



City of Worcester Conservation Commission Meeting Agenda

Monday, May 16, 2016

Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, 3rd floor at 5:30 P.M.

Commission Members

Joseph Charpentier – *Chair*
Peter McKone - *Vice Chair*
Amanda Amory
Jordan Berg Powers
Henry Fields

Contacting the Commission

Division of Planning & Regulatory Services serves as the Commission's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 260
- **Email:** planning@worcesterma.gov

The Conservation Commission is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call 508-799-1400 x260 in advance of the scheduled meeting.

Division of Planning & Regulatory Services

Our Mission:

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

Division Staff:

Stephen S. Rolle, Assistant Chief
Development Officer
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Proj. Mgr.
Michelle M. Smith, Senior Planner
Michael Antonellis, Planning Analyst
Deborah Steele, Prin. Staff Assistant
Marlyn Feliciano, Staff Assistant III

Upcoming Meetings

June 6, 2016
June 27, 2016
July 25, 2016
August 15, 2016
September 12, 2016
September 26, 2016
October 24, 2016
November 14, 2016
December 12, 2016

Call to Order: 5:30 pm

Approval of Minutes:

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Request for Determination of Applicability:

1. 69 Delawanda Drive & 13 Monticello Drive (MBL 42-006-00224 & 42-026-00003) (CC-2016-011)

Application: Request for Determination of Applicability

Applicant: Justin Savage

Project: To seek determination as to whether or not the work/area associated with the removal of ~20 mature trees along with associated site work, located at 69 Delawanda Drive & 13 Monticello Drive, is subject to the Commission's jurisdiction.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal may occur within the 100' buffer to a bordering vegetated wetland

Constructive Grant Deadline: WPA –6/7/2016; WPO – n/a

Unfinished Business – Notices of Intent:

2. 275 Harrington Way (MBL 17-032-00023) (CC-2016-007)

Application: Notice of Intent

Applicant: Good Shephard Ghana Methodist Church

Project: For the construction of a ~6,113 SF structure, to be used as a place of worship, and associated 87 space parking area, along with associated grading, drainage, and site work, on property located at 275 Harrington Way

Jurisdiction: The City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the Stormwater Protection Zone

New Business – Requests for Determination of Applicability:

3. 651 Park Avenue (MBL 08-024-00011) (CC-2016-020)

Application: Request for Determination of Applicability

Applicant: Salloom Realty Corp

Project: To seek determination as to whether or not the proposed work to demolish and remove the existing foundation and few remaining portions of the existing structure (e.g. drive-through canopy, vault, etc.) and associated utilities (e.g. conduits, piping, etc.); conduct underground explorations and removal and remediation associated with any underground storage tanks, if discovered; and re-grading/stabilization of the site located at 651 Park Avenue, is subject to the Commission's jurisdiction

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within bordering land subject to flooding, associated with Beaver Brook, and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – n/a; WPO – 6/11/2016

Constructive Grant Deadline: WPA –5/18/2016; WPO – n/a

New Business – Notices of Intent:

4. 123 Holden Street (MBL 33-041-00001) (CC-2016-019)

Application: Notice of Intent
Applicant: Colony Retirement Homes IV, Inc.
Project: The construction of a ~10 space parking lot expansion, as well as re-paving of the existing parking area, sidewalks, and driveway, along with associated site work, grading, utility and drainage improvements, on property located at 123 Holden Street
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland, associated with an unnamed perennial stream, within the riverfront area associated with the unnamed perennial stream, and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 5/16/2016; WWPO – 6/9/2016

5. 633 Salisbury Street (MBL 50-018-00006) (CC-2016-021)

Application: Notice of Intent
Applicant: Paxton Lawn Maintenance Co., Inc. d/b/a Busy Bee Nursery
Project: The replacement of a collapsed culvert headwall located to the north of the existing driveway, along with associated site work and improvements on property located at 633 Salisbury Street.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the bank and land underwater associated with an unnamed perennial stream, its associated riverfront area, and the 100' buffer zone to the bank thereof, as well as associated bordering vegetated wetlands

Public Hearing Opening Deadline: WPA – 5/18/2016; WWPO - 6/11/2016

6. 148 Moreland Street (MBL 25-045-04R-1) (CC-2016-022)

Application: Notice of Intent
Applicant: Anthony Romeo
Project: To construct a single family detached dwelling and driveway, along with associated site work, grading, utility and drainage, on property located at 148 Moreland Street.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer to a bordering vegetated wetland, associated with an unnamed intermittent stream, and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 5/18/2016; WWPO - 6/11/2016

7. 516 Plantation Street (MBL 46-014-00023) (CC-2016-023)

Application: Notice of Intent
Applicant: Tallage Adams, LLC
Project: The construction of a single family semi-detached dwelling (duplex) and related parking along with associated site work, grading, utility and drainage improvements, on property located at 516 Plantation Street.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone

Public Hearing Opening Deadline: WPA – n/a; WWPO – 6/11/2016

8. 1 & 15 Webster Street (MBL 08-031-00015 & 08-031-00014) (CC-2016-024)

Application: Notice of Intent
Applicant: 1-15 Webster Street, LLC
Project: The construction of a ~6,300 SF addition to the existing structure (at 15 Webster Street), an expansion of the parking area and re-configuration of site access along with associated site work, grading, utility and drainage improvements, on property located at 1 & 15 Webster Street
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within Bordering Land Subject to Flooding associated with Beaver Brook, and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 5/18/2016; WWPO - 6/11/2016

New Business – Notices of Intent:

9. 385 Plantation Street (MBL 57-004-00A-2) (CC-2016-025)

Application: Notice of Intent
Applicant: Massachusetts Department of Transportation (MassDOT)
Project: Construction of a ~65,220 SF four-story structure, to be used as the MassDOT District 3 offices, operation center, and garage, two associated off-street parking areas (~178 spaces) and a vehicle fueling station, along with associated site work, grading, utility and drainage improvements, on the NW part of the site.
Jurisdiction: The Massachusetts Wetlands Protection Act and Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100' buffer to a bordering vegetated wetland and the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – 5/18/2016; WWPO - 6/11/2016

Other Business:

10. Clarification regarding the conditions associated with the Negative Determination for 19 (aka 25) Quinsigamond Avenue (CC-2016-003)

11. Request for Determination of Significance and Subsequent Action due to a Project Change for:

- a. 20 & 0 (aka 30) Quinsigamond Avenue (CC-2016-013)
- b. 0 El Caney Road (CC-2015-069)

12. Requests for Extension of Time Permit for Order of Conditions for 128 Alvarado Avenue (CC-2008-045 & DEP #349-963); originally issued 6/3/2009 & expires on 6/3/2016

13. Enforcement Order Updates:

- a. Arboretum Village Estates (CC-EO-2016-002)
 - i. Turbidity Sampling/Monitoring Data from various dates; from EcoTec, Inc.
- b. Goldthwaite Road (Burncoat Gardens Phase I & V) (CC-EO-2015-007)
- c. 604 Burncoat Street (aka Burncoat Heights) (CC-EO-2015-011)
- d. 0 Granite Street – Broadmeadow Brook (CC-EO-2016-003)

14. Requests for Certificate of Compliance:

- a. Lot 7 (aka 87 Fourth St.) of Hilltop Estates Subdivision (DEP #349-723 & CC-2001-076 & -077)
- b. 1-15 Webster Street (DEP #349-1111 & CC-2015-029)

15. Request for Signature of City of Worcester's 2016 Yearly Operational Plan for Right-of-Way Maintenance

16. Communication:

- a. City of Worcester's 2016 Yearly Operational Plan for Right-of-Way Maintenance (per 333 CMR 11.00); from City of Worcester Department of Public Works & Parks; received 5/3/2016.
- b. Providence & Worcester Rail Road Co - Notice of Treatment & 2016 Yearly Operational Plan for Right-of-Way Maintenance (per 333 CMR 11.00); from Tec Associates; received 5/6/2016.
- c. Pan Am Railways, Inc.- Notice of Treatment & 2016 Yearly Operational Plan for Right-of-Way Maintenance (per 333 CMR 11.00); from Keith L. Morris, Environmental Consultant; received 5/9/2016.
- d. Notice of Treatment re: National Grid's 2016 Yearly Operational Plan for Right-of-Way Maintenance (per 333 CMR 11.00); from National Grid; received 4/27/2016.
- e. Notice of Soil Remediation Activities at 939 Southbridge Street; from National Grid; received 4/29/2016.

17. Review of a Conservation Restriction for 501-505 Mill Street

18. List of City Owned Properties where Care, Custody, and Control is held by the Conservation Commission

19. Discussion of Special Conditions and Issuance of Orders of Conditions:

- a. Request for duplicate signature page for Order of Conditions for 7 Egan Avenue (CC-2015-040)
- b. Request for duplicate signature page for Order of Conditions for 128 Alvarado Avenue (CC-2008-045)

20. Signing of Decisions

Adjournment