# 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.

## 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

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**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  
Marilyn 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
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

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

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

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

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
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

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)


13. Enforcement Order Updates:
   a. Arboretum Village Estates (CC-E0-2016-002)
      i. Turbidity Sampling/Monitoring Data from various dates; from EcoTec, Inc.
   b. Goldthwaite Road (Burncoat Gardens Phase I & V) (CC-E0-2015-007)
   c. 604 Burncoat Street (aka Burncoat Heights) (CC-E0-2015-011)
   d. 0 Granite Street – Broadmeadow Brook (CC-E0-2016-003)

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.
   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