



# City of Worcester Conservation Commission Meeting Agenda

Monday, June 27, 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@worchesterma.gov](mailto:planning@worchesterma.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

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 – Requests for Determination of Applicability:**

### 1. 457 Granite Street (MBL 45-003-00032) (CC-2016-016)

Application: Request for Determination of Applicability  
Applicant: Haimnotha Mandaen Community Organization  
Project: To seek determination as to whether or not the proposed work to remove vegetation, woody debris, and trash and to move rocks to the north & south of the existing stream and to install a perimeter fence on property located at 457 Granite Street 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 25' riverfront area; along the bank of the stream; the 100' buffer zone associated with the bank of an unnamed perennial stream and/or any associated bordering vegetated wetlands; and within the stormwater protection zone (

Constructive Grant Deadline: WPA –7/26/2016; WPO – n/a

**Unfinished Business – Notices of Intent:**

### 2. 150 Blackstone River Road (MBL 31-022-00003)(CC-2016-028)

Application: Notice of Intent  
Applicant: 150 Blackstone River Road, LLC  
Project: Project Phase III which includes: the construction of off-street parking areas; the demolition of existing utilities and pavement; site grading; installation of a new drainage system and utilities; and related site work and dewatering activities associated with construction activities on property located at 150 Blackstone River Road and associated with a re-constructed building (previously approved as part of Phase II per CC-2016-015)  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within: bordering land subject to flooding, the 100' buffer zone, and the 25' riverfront area - each associated with the bank of the Blackstone River; within the bank of the Blackstone River; and within the Stormwater Protection Zone

**New Business – Requests for Determination of Applicability:**

**3. 10 Lake Avenue North (aka Regatta Point - Quinsigamond State Park) (MBL 57-005-00002) (CC-2016-030)**

Application: Request for Determination of Applicability  
Applicant: The Massachusetts Department of Conservation & Recreation  
Project: To seek determination as to whether or not the proposed work associated with sand replenishment and beach maintenance, on the eastern portion of property located at 10 Lake Avenue North (aka Regatta Point - Quinsigamond State Park), is subject to the Commission's jurisdiction.  
Jurisdiction: The Massachusetts Wetlands Protection Act & the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone, associated with the Bank of Lake Quinsigamond, and Bordering Land Subject to Flooding  
Public Hearing Opening Deadline: WPA – n/a; WPO – 7/14/2016  
Constructive Grant Deadline: WPA –6/20/2016; WPO – n/a

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**4. 231 Brooks Street (MBL 37-023-00011) (CC-2016-032)**

Application: Request for Determination of Applicability  
Applicant: Norse Environmental Services, Inc.  
Project: To seek determination as to whether or not the proposed work/area associated with the demolition of the existing structure and associated pedestrian access improvements and construction of a ~8,545 SF structure, utilities, grading, drainage and associated site work, on property located at 231 Brooks Street, is subject to the Commission's jurisdiction.  
Jurisdiction: The Massachusetts Wetlands Protection Act & the City of Worcester Wetlands Protection Ordinance – The proposal may occur within the 100' buffer zone associated with the bank of an unnamed stream and/or bordering vegetated wetland and/or within the stormwater protection zone  
Public Hearing Opening Deadline: WPA – n/a; WPO – 7/23/2016  
Constructive Grant Deadline: WPA –6/29/2016; WPO – n/a

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**5. 550 Grove Street (aka City of Worcester Morgan Park) (MBL 21-INX-00012) and within part of Grove Street Right-of-Way (from Eagle Road to 495 Grove Street) & part of Eagle Road Right-of-Way (8 Eagle Road to Grove Street) (CC-2016-033)**

Application: Request for Determination of Applicability  
Applicant: Lighttower Fiber Networks  
Project: To seek determination as to whether or not the proposed work/area associated with the construction of ~1,116 linear feet of underground conduit, along with associated site work, on property located at 550 Grove Street and within part of Grove Street Right-of-Way (from Eagle Road to 495 Grove Street) and part of Eagle Road Right-of-Way (8 Eagle Road to Grove Street), is subject to the Commission's jurisdiction.  
Jurisdiction: The Massachusetts Wetlands Protection Act & the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone associated with the bank of Indian Lake and/or its associated bordering vegetated wetlands, bordering land subject to flooding, and the Stormwater Protection Zone  
Public Hearing Opening Deadline: WPA – n/a; WPO – 7/25/2016  
Constructive Grant Deadline: WPA –7/1/2016; WPO – n/a

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**New Business – Notices of Intent:**

**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 – 6/27/2016; WWPO - 6/27/2016

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**New Business – Notices of Intent:**

**7. 0 (aka 42), 0 (aka 30), & 20 Quinsigamond Avenue (MBL 05-022-01+02, 05-022-0102A, & 05-022-0102B) (CC-2016-029)**

Application: Amendment to an Order of Conditions  
Applicant: NSTAR Gas Company d/b/a Eversource Energy  
Project: An Amendment to an Order of Conditions with the Worcester Conservation Commission for the clean-up/remediation (e.g. excavation, processing, and disposal) of hazardous materials (e.g. contaminated soil, water, and debris), in compliance with the requirements of the Massachusetts Contingency Plan, along with site work associated therewith, on property located at 0 (aka 42), 0 (aka 30), & 20 Quinsigamond Avenue. The applicant seeks to amend the current Order to include an additional property - located at 0 (aka 42) Quinsigamond Avenue – to the scope of work along with ancillary changes to the proposed work.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within bordering land subject to flooding and the Stormwater Protection Zone  
Public Hearing Opening Deadline: WPA – 6/27/2016; WWPO - 6/27/2016

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**8. 231 Lake Avenue (MBL 17-029-00002) (CC-2016-031)**

Application: Notice of Intent  
Applicant: One Waterfront, LLC  
Project: Construction of a single-family detached dwelling with associated off-street parking, grading, utilities, and drainage, along with associated site work, on property located at 231 Lake Avenue.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone associated with the bank of Lake Quinsigamond and an unnamed perennial stream and the 100' buffer zone to bordering vegetated wetlands and within the Stormwater Protection Zone  
Public Hearing Opening Deadline: WPA – 6/28/2016; WWPO – 7/22/2016

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**9. 85 (aka 115) Shore Drive (aka City of Worcester Shore Park) (MBL 37-025-00002) (CC-2016-034)**

Application: Notice of Intent  
Applicant: City of Worcester Department of Public Works & Parks  
Project: Updates to the recreational facility, including the demolition of the existing building and the construction of a restroom and lifeguard building, addition of accessible route to the beach, beach maintenance (sand replenishment), modifications and improvements to utilities and pavement, and related vegetation removal, grading, and site work on property located at 85 (aka 115) Shore Drive (aka City of Worcester Shore Park).  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within: bordering land subject to flooding; the 100' buffer zone, associated with the bank of Indian Lake and/or associated bordering vegetated wetlands; and the Stormwater Protection Zone  
Public Hearing Opening Deadline: WPA – 7/4/2016; WWPO – 7/28/2016

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**Other Business:**

**10. Request for Determination of Significance and Subsequent Action due to a Project Change –**

- a. Avery Estates (CC-2008-019)

**11. Enforcement Order Updates:**

- a. Arboretum Village Estates (CC-EO-2016-002)
  - i. Turbidity Sampling Results from May 2016; from EcoTec, Inc.; received 6/9/2016.
  - ii. Response to MassDEP's 5/31/2016 Request for Information regarding an Administrative Consent Order with Penalty (ACOP) for Arboretum; from Arboretum Village, LLC; received 6/20/2016.
- 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)
- e. 128 Alvarado Avenue & 100 Nonquit Street (CC-EO-2016-004)

**Other Business:**

**12. Requests for Certificate of Compliance:**

- a. Avery Estates (1 Avery Path & Avery Path Right-of-Way, Wyola Drive Right of Way, ~750' west of Avery Path, & 159-176, and a portion of 190 & 192, Brookline Street & Brookline Street Right-of-Way, ~930' east of 190 & 192 Brookline Street) (CC-2008-019)
- b. Partial for Lots B-2 & B-3 (aka 29 & 31) Drexel Street (CC-2005-079 & DEP #349-866)
- c. Partial for Lot B-2A (aka 29) Drexel Street (CC-2010-001 & DEP #349-985)

**13. Communication:**

- a. Public Conservation Funding in New England: Recent Trends in Government Spending on Land Protection; from Wildlands & Woodlands; received 5/10/2016.
- b. Stormwater Pollution Prevention Plan for 112 Harding Street; Nover-Armstrong Associates, Inc.; received 6/3/2016.
- c. MACC Membership - Annual Subscription; from MACC; received 6/17/2016.
- d. Notice of treatment for Duck Pond (aka Green Hill Pond), Burncoat Pond (70 N. Parkway), Elm Park Pond, and Crystal Park Pond; from Solitude Lake Management; received 6/21/2016.

**14. Information Regarding Protection of City owned land held in the Care, Custody, and Control of the Conservation Commission**

**15. Review of Proposed Revisions to the Order of Conditions Special Conditions Template**

**16. Update Regarding Electronic Submissions & Process for Amending the Wetlands Protection Regulations**

**17. Discussion of Special Conditions and Issuance of Orders of Conditions**

**18. Signing of Decisions**

**Adjournment**