



# City of Worcester Conservation Commission Meeting Agenda Monday, September 12, 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](mailto: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

## Upcoming Meetings

September 26, 2016  
October 24, 2016  
November 14, 2016  
December 12, 2016

**Call to Order:** 5:30 pm

**Approval of Minutes:** 2/22/2016

**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 –9/27/2016; WPO – n/a

**Unfinished Business – Notices of Intent:**

**2. 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 Opened : 7/25/2016

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

**3. 123 Glendale Street (MBL 48-019-00043) (CC-2016-045)**

Application: Request for Determination of Applicability  
Applicant: David Minasian  
Project: To seek determination as to whether or not the proposed work associated with the repair/replacement of structural elements of an existing accessory structure, along with related site work, on property located 123 Glendale 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 to Patch Reservoir and within bordering land subject to flooding associated therewith  
Public Hearing Opening Deadline: WPA – n/a; WPO – 10/6/2016  
Constructive Grant Deadline: WPA –9/12/2016; WPO – n/a

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**4. 78 Circuit Avenue North (MBL 14-022-00019) (CC-2016-047)**

Application: Request for Determination of Applicability  
Applicant: Robert F. Morus  
Project: To seek determination as to whether or not the proposed work associated with the installation of a patio and associated infrastructure, along with related site work and grading, on property located at 78 Circuit Avenue North, 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 to the bank of Coes Reservoir and within bordering land subject to flooding associated therewith  
Public Hearing Opening Deadline: WPA – n/a; WPO – 10/8/2016  
Constructive Grant Deadline: WPA –9/14/2016; WPO – n/a

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**5. 121 Glendale Street (MBL 48-019-00042) (CC-2016-049)**

Application: Request for Determination of Applicability  
Applicant: David Coyne  
Project: To seek determination as to whether or not the proposed work associated with the removal of the existing garage as well as a portion of the existing driveway, along with related site work and re-grading, on property located at 121 Glendale 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 to Patch Reservoir  
Public Hearing Opening Deadline: WPA – n/a; WPO –10/8/2016  
Constructive Grant Deadline: WPA –9/14/2016; WPO – n/a

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**New Business – Notices of Intent:**

**6. 0 & 9 Hemans Street and part of 40 Milton Street (MBL 09-030-007-2, 09-030-00009 & 09-030-00004) (CC-2015-055)**

Application: Notice of Intent  
Applicant: John Boggia of JNBB, LLC  
Project: The demolition of the existing structure on-site and the construction of three multi-family high-rise dwellings (a total of 93 dwelling units) and associated off-street parking along with related grading, utilities, and site work  
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 – 9/12/2016

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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 – 9/12/2016; WWPO - 9/12/2016

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**8. 185 Salisbury Street (MBL 20-014-00010) (CC-2016-043)**

Application: Notice of Intent  
Applicant: The American Antiquarian Society  
Project: To construct a ~7,000 SF addition to the existing structure, along with related grading, drainage, and site work, on property located at 185 Salisbury 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 – 9/30/2016

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**9. 48 Tory Fort Lane (MBL 40-041-00005) (CC-2016-044)**

Application: Notice of Intent  
Applicant: Sparhawk Realty, LLC  
Project: The construction of two single-family detached dwellings and associated parking as well as related grading and site work on property located at 48 Tory Fort Lane.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone to a bordering vegetated wetland  
Public Hearing Opening Deadline: WPA – 9/9/2016; WWPO – 10/3/2016

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**10. 640 Park Avenue (MBL 08-023-00001) (CC-2016-046)**

Application: Notice of Intent  
Applicant: Branded Realty Group II, LLC  
Project: To demolish the existing structure and to construct two new commercial buildings and an associated surface parking lot, along with related grading and site work, on property located at 640 Park Avenue.  
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 – 9/13/2016; WWPO – 10/7/2016

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**11. 0 & 770 Franklin Street (MBL 17-024-0203A & 17-024-02+03) (CC-2016-048)**

Application: Notice of Intent  
Applicant: Cesmir Spiro  
Project: The construction of a new road (aka Kiara Drive), 9 single-family semi-detached dwellings (duplexes), and associated off-street parking, along with related grading, drainage, utilities, and site work, on property located at 0 & 770 Franklin Street.  
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 a bordering vegetated wetland and within the Stormwater Protection Zone  
Public Hearing Opening Deadline: WPA – 9/14/2016; WWPO – 10/8/2016

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**Other Business:**

**12. 47 Quinsigamond Avenue (aka 40, 47, & 50 Canton Street or Crompton Park) & partially within the Harding Street, Canton Street, & Endicott Street Right-of-Ways (MBL 05-022-00003) (CC-2016-050)**

Application: Amendment to an Order of Conditions  
Applicant: City of Worcester Department of Public Works & Parks  
Project: An Amendment to an Order of Conditions with the Worcester Conservation Commission (CC-2015-021) for the proposed installation of two basketball courts and improvements to pedestrian amenities, along with associated demolition activities, related grading, and site work, at Crompton 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 and the stormwater protection zone  
Public Hearing Opening Deadline: WPA – 9/14/2016; WWPO - 10/8/2016

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**13. 301 Green Hill Parkway (aka Green Hill Park – Vietnam Veterans Memorial) (MBL 57-003-00003) (CC-2016-051)**

Application: Notice of Intent  
Applicant: City of Worcester Department of Public Works & Parks  
Project: Improvements to pedestrian amenities and repair of the pond edge, along with related site work and grading, on property located at Green Hill Park and associated with an unnamed pond at the Vietnam Veterans Memorial.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone, bank, and land under water, each associated with an unnamed pond and an unnamed intermittent stream, and within the stormwater protection zone  
Public Hearing Opening Deadline: WPA – 9/14/2016; WWPO – 10/8/2016

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**14. Consideration of Proposed Amendment to the City of Worcester Wetlands Protection Regulations**

In accordance with the requirements of the City of Worcester Wetlands Protection Ordinance (City of Worcester Revised Ordinance, Part 1, B. 6. § 10) and the City of Worcester Wetlands Protection Regulations (Section 1.4), the City of Worcester Conservation Commission seeks to amend the existing Wetlands Protection Regulations (last revised 7/1/2007) to require electronic submission of applications and associated materials.

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**Other Business:**

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

- 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. 125 Olean Street (CC-2004-034 & DEP #349-800)
- c. 0 Greenwood Street (aka Greenwood Street Landfill Solar Connection Project) (CC-2016-027 & DEP #349-1133)

**16. Enforcement Order Updates:**

- a. Arboretum Village Estates (CC-EO-2016-002)
- b. Goldthwaite Road (Burncoat Gardens Phase I & V) (CC-EO-2015-007)
- c. 0 Granite Street – Broadmeadow Brook (CC-EO-2016-003)
- d. 128 Alvarado Avenue & 100 Nonquit Street (CC-EO-2016-004)
- e. 21 (aka 29) Quaboag Street (CC-EO-2016-005)

## **Other Business:**

### **17. 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. 125 Olean Street (CC-2004-034 & DEP #349-800)
- c. 981 Grafton Street (CC-2014-010 & DEP# 349-1080)
- d. 20-24 Rockdale Street (CC-2015-034 & DEP# 349-1103)
- e. 20 (aka Lot 1) Whisper Drive (CC-2007-056)
- f. Burncoat Gardens (aka 72 Goldthwaite Road) Phase I – Units #5-8 (CC-2013-057 & DEP# 349-1075)

### **18. Communication:**

- a. Notice of Issuance of Drought Warning by Massachusetts Executive Office of Energy and Environmental Affairs relative to the Wetlands Protection Act; from MACC; received 8/12/2016.
- b. Notice of Treatment for Crystal Park Pond (DEP# 349-425) on 8/25/2016; from Solitude Lake Management; received 8/17/2016.
- c. Notice of Treatment for Little Indian Lake (DEP# 349-678) on 8/25/2016; from Solitude Lake Management; received 8/19/2016.
- d. Communication about and photos of 655 Salisbury Street Pond from Jamie Vander Salm – re: 0 (aka 697 or Lot 7) Salisbury Street (CC-2015-070); received 8/26/2016.
- e. Environmental Notification Form (ENF) for Route 20 Sewer Extension Project; from Tighe & Bond, Inc. on behalf of the City of Worcester; received 9/1/2016.
- f. Construction Report & Turbidity Monitoring data for Lots 1-5 or 10 Iroquois Street, 0 (aka 12) Quissett Street and 48 & 50 Wamsutta Avenue (per Order of Conditions for CC-2015-039); from EcoTec, Inc.; received 9/6/2016.

### **19. Land Acquisition and Land Management:**

- a. Land Management Updates:
  - i. Update about Land Management Activities at Cascades East; from Greater Worcester Land Trust; received 8/23/2016.
  - ii. Photos from Land Management Activities at Crow Hill - Black Oak Savannah; from the Greater Worcester Land Trust; received 9/6/2016.
- b. Draft Policy on Priority Property Acquisitions Criteria
- c. Potential Property Acquisitions (via Tax Title Foreclosure):
  - i. 64 & 66 Rockrimmon Road (MBL 47-007-10-12 & 47-007-00013)
  - ii. 40R Venus Drive (MBL 33-34B-00128)
  - iii. 6 Passageway Six (MBL 42-023-00124)

### **20. Discussion of Special Conditions and Issuance of Orders of Conditions**

### **21. Signing of Decisions**

## **Adjournment**