



City of Worcester Conservation Commission Meeting Agenda

Monday, October 24, 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

Upcoming Meetings

November 14, 2016
December 12, 2016
January 9, 2017
January 30, 2017
February 27, 2017
March 20, 2017
April 3, 2017
May 1, 2017
May 22, 2017
June 12, 2017
July 10, 2017
July 31, 2017
August 21, 2017
September 11, 2017
October 2, 2017

Call to Order: 5:30 pm

Approval of Minutes: 2/22/2016

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Notices of Intent:

1. 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:

2. 58 Pierce Avenue (MBL 39-020-00038) (CC-2016-058)

Application: Request for Determination of Applicability

Applicant: Anthony M. Maina and Lucy N. Mwangi

Project: To seek determination as to whether or not the proposed work associated with the construction of a carport and shed, modifications to a retaining wall, and the re-grading of the yard, along with related site work, on the property located at 58 Pierce 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 the 100' buffer zone to a bordering vegetated wetland, associated with the bank of an unnamed intermittent stream, and may occur within the stormwater protection zone (CC-2016-058)

Public Hearing Opening Deadline: WPA – n/a; WPO – 10/24/2016

Constructive Grant Deadline: WPA –11/15/2016; WPO – n/a

New Business – Notices of Intent:

3. 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 – 10/24/2016

4. 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 – 10/44/2016; WWPO – 10/24/2016

5. 550 Grove Street (aka City of Worcester, Morgan Park) and a portion of Indian Lake (MBL 21-INX-00012 & MA-DEP-INDIA) (CC-2016-052)

Application: Notice of Intent
Applicants: City of Worcester Department of Public Works & Parks & the Massachusetts Department of Fish and Game
Project: To remove and replace a concrete boat ramp, along with related site work, on property located at the City of Worcester Morgan Park and within Indian Lake.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within, bank, and the 100' buffer thereto, land under water, and bordering land subject to flooding, each associated with Indian Lake

Public Hearing Opening Deadline: WPA – 10/24/2016; WWPO - 10/24/2016

6. 201 Plantation Street (aka City of Worcester Holmes Field) (MBL 19-014-00003) (CC-2016-053)

Application: Notice of Intent
Applicant: City of Worcester Department of Public Works & Parks
Project: To construct improvements to existing recreational amenities (e.g. hockey court, playground, etc.) and install new recreational and pedestrian amenities (e.g. lighting, pathways, tennis courts, etc.), along with related site work, on the northern portion of property located at Holmes Field.
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 – 10/24/2016

7. 10 Clapp Street (MBL 07-041-0008A) (CC-2016-055)

Application: Notice of Intent
Applicant: Van Nguyen
Project: To construct a single-family semi-detached dwelling (a duplex) with two dwelling units, along with associated parking and related site work, on property located at 10 Clapp 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 and the stormwater protection zone

Public Hearing Opening Deadline: WPA – 10/24/2016; WWPO - 10/24/2016

New Business – Notices of Intent:

8. 10 (aka 10A & 40) Pullman Street (MBL 23-01A-00007) (CC-2016-059)

Application: Notice of Intent
Applicant: James Chacharone, on behalf of Grove Street Properties, LLC
Project: To construct a ~150 space parking area, along with related grading, paving, drainage, and site work, on the western portion of property located at 10 (aka 10A & 40) Pullman 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 – 11/19/2016

9. 0 (aka lot 6A or 677 and fka Lot 4) Salisbury Street (MBL 50-023-00003) (CC-2016-060)

Application: Notice of Intent
Applicant: Salisbury Holdings, LLC
Project: To construct a single-family detached dwelling and associated off-street parking, along with related site work and grading, on property located at 0 (aka lot 6A or 677 and fka Lot 4) Salisbury 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 the bank of an unnamed stream and possibly within riverfront area associated therewith
Public Hearing Opening Deadline: WPA – 10/26/2016; WWPO - 11/19/2016

10. 240 Mill Street (aka Coes Reservoir) (MBL 51-016-00002) (CC-2016-061)

Application: Notice of Intent
Applicants: City of Worcester Department of Public Works & Parks and the Tatnuck Brook Watershed Association
Project: To conduct an annual drawdown of Coes Reservoir for the purposes of improving water quality and managing invasive species, along with related site work, on property located at 240 Mill Street (aka Coes Reservoir)
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within land under water, bank and the 100' buffer associated therewith, bordering vegetated wetlands and the 100' buffer associated therewith, riverfront area, and bordering land subject to flooding, each associated with Coes Reservoir and/or Tatnuck Brook
Public Hearing Opening Deadline: WPA – 10/28/2016; WWPO - 11/21/2016

11. 1 (aka Lot 7) Soheili Circle (aka Olean Circle) (MBL 40-012-00007) (CC-2016-062)

Application: Amendment to an Order of Conditions
Applicant: Mahmoud Soheili Arshadi
Project: An Amendment to an Order of Conditions (CC-2004-034; aka 125 Olean Street Subdivision) with the Worcester Conservation Commission to revise the location of one single-family detached dwelling and associated driveway, along with related site work, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4, on property located at 1 (aka Lot 7) Soheili Circle (aka Olean Circle).
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 intermittent stream
Public Hearing Opening Deadline: WPA – 10/29/2016; WWPO - 11/21/2016

Other Business:

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

- a. 1 (aka Lot 7) Soheili Circle (fka Olean Circle) (aka part of 125 Olean Street) (CC-2004-034 & DEP #349-800)
- b. 42 (aka 40) 20 & 0 (aka 30) Quinsigamond Avenue (CC-2016-029 (fka CC-2016-013) & DEP #349-1127)
- c. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025 & DEP #349-931)

13. Possible Violation Updates:

- a. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025 & DEP #349-931)
 - i. Request to set form of Security

14. Enforcement Order Updates:

- a. 21 (aka 29) Quaboag Street (CC-EO-2016-005)

15. Requests for Certificate of Compliance:

- a. 16 Dixon Avenue South (CC-2015-054)
- b. 80 Dawson Road (CC-2012-009)
- c. 2 Coppage Drive (CC-2015-002)

16. Communication:

- a. Draft Waterways License Application No. W16-4720 for Blackstone Gateway Park – notice of approval; from MassDEP; received 10/4/2016.
- b. 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 10/14/2016.
- c. Comments Submitted re: Accreditation Application to Land Trust Accreditation Commission associated with a request for comments from the Greater Worcester Land Trust; submitted by DPRS staff on 10/17/2016.
- d. Workshop Flyer for - The importance of Forest Stewardship: Bird Habitat and Beyond; from Mass Audubon; received 10/18/2016.

17. Request for consideration of “late fee” waiver relative to 48 Tory Fort Lane (CC-2016-044 & DEP #349-1141)

18. Update Regarding Electronic Submissions per Amendment to the City’s Wetlands Protection Regulations

19. Updates to Abutter Notification Guidance Document

20. Draft Policy Regarding Project Changes

21. Land Acquisition and Land Management:

- a. Draft Policy on Priority Property Acquisitions Criteria
- b. Potential Property Acquisitions (via Tax Title Foreclosure):
 - i. 13 Kimball Street (MBL 33-008-00069)

22. Discussion of Special Conditions and Issuance of Orders of Conditions

23. Signing of Decisions

Adjournment