City of Worcester
Conservation Commission Meeting Agenda
Monday, November 14, 2016
Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, 3rd floor at 6:30 P.M.

Call to Order: 5:30 pm
Approval of Minutes: 2/22/2016

Requests for Continuances, Postponements, Withdrawals:

Public Hearing Items:

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: Haimotha 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 –12/13/2016; WPO – n/a

New Business – Requests for Determination of Applicability:
2. 514 Mill Street (MBL 30-027-001+5) (CC-2016-063)
   Application: Request for Determination of Applicability
   Applicant: D.S. Landscape Construction
   Project: To seek determination as to whether or not the proposed work associated with the construction of a retaining wall, patio, and stairs, along with related grading and site work, on the rear (eastern) portion of the property located at 514 Mill 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 Patch Reservoir and possibly within the 100’ buffer to the bank of a culverted stream (located within the Mill Street Right-of-Way)
   Public Hearing Opening Deadline: WPA – n/a; WPO – 12/10/2016
   Constructive Grant Deadline: WPA –11/16/2016; WPO – n/a

3. Huntington Avenue Right-of-Way, from Poplar Street westerly (CC-2016-065)
   Application: Request for Determination of Applicability
   Applicant: NSTAR Gas Company
   Project: To seek determination as to whether or not the proposed work associated with the replacement of a gas main, along with related site work, in the Huntington Avenue ROW, is subject to the Commission’s jurisdiction
   Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100’ buffer zone associated with the Bank of Indian Lake and within the stormwater protection zone
   Constructive Grant Deadline: WPO – n/a
New Business – Requests for Determination of Applicability:

4. Florida Avenue Right-of-Way (from Brookman Street, westerly); Stetson Road Right-of-Way (from Holden Street, easterly); Parkton Avenue Right-of-Way (from Holden Street, easterly) & 550 Grove Street (aka City of Worcester, Morgan Park) (MBL 21-INX-00012) (CC-2016-066)

   Application: Request for Determination of Applicability
   Applicant: City of Worcester Department of Public Works & Parks
   Project: To seek determination as to whether or not the proposed work associated with the installation of three stormwater treatment devices (i.e. Hydroguard units), within the existing stormdrain system in each of the Florida Avenue, Stetson Road, and Parkton Avenue right-of-ways, and the installation of two bio-retention areas, at Morgan 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 to the bank of an unnamed stream and associated bordering vegetated wetlands and/or to Indian Lake and/or within the stormwater protection zone

   Public Hearing Opening Deadline: WPA – n/a; WPO – 12/18/2016
   Constructive Grant Deadline: WPA – 11/24/2016; WPO – n/a

New Business – Notices of Intent:

5. 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 – 11/14/2016

6. 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


7. 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
New Business – Notices of Intent:

8. 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

9. Northerly portion of 2 (aka 4) Hillcroft Avenue (MBL 12-43C-00025) (CC-2016-064)

Application: Notice of Intent
Applicant: Van Nguyen
Project: To construct a single-family dwelling, along with associated parking and related site work, on property located at 4 Hillcroft Avenue.
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 – 12/10/2016

Public Meeting Items:

Other Business:

10. Requests for Extension of Time for an Order of Conditions for the Drawdown of Lake Quinsigamond & Flint Pond (CC-2006-075 & DEP #349-912)

11. Enforcement Order Updates:
   a. Arboretum Village Estates (CC-EO-2016-002)
      i. Turbidity Sampling Results for the month of September; from EcoTec, Inc., received 10/11/2016.
      ii. Correspondence from regarding 10/21/2016 rain event; MassDEP; last received 10/31/2016.
   b. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-EO-2016-006)
   c. 21 (aka 29) Quaboag Street (CC-EO-2016-005)

12. 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)

13. Request 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. Aroostook Street Right-of-Way (CC-2015-032)
   c. 501-505 Mill Street “Center Hill” Project (CC-2001-027)

**Other Business:**

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

16. Emergency Certifications

17. Miscellaneous Project Updates

18. Communication:
   a. Chapter 91 Waterways License (Application No. W16-4720) for Blackstone Gateway Park – notice of issuance; from MassDEP; received 10/24/2016.
   b. Notification Regarding an Increase in MACC FY18 Dues; from Massachusetts Association of Conservation Commissions; received 10/25/2016.
   c. Notice of Annual Conservation Restriction Inspection Coordination; from Mass Audubon; received 10/28/2016.
   d. 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 11/7/2016.

19. Review and Discussion of the “Report on Local Land Use Standards in Relation to Low Impact Development” (a technical assistance project by CMRPC and Mass Audubon)

20. Draft Policy Regarding Project Changes

21. Appointment of a Lake Quinsigamond Commission Representative

22. Land Acquisition and Land Management:
   a. Land Management Updates
   b. Draft Policy on Priority Property Acquisitions Criteria
   c. Potential Property Acquisitions (via Tax Title Foreclosure):
      i. 13 Kimball Street (MBL 33-008-00069)

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

24. Signing of Decisions

**Adjournment**