



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.**

Commission Members

Joseph Charpentier – *Chair*
Peter McKone - *Vice Chair*
Amanda Amory
Jordan Berg Powers

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

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
October 23, 2017
November 13, 2017
December 4, 2017

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: 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 –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

Public Hearing Opening Deadline: WPO – 12/10/2016

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
Public Hearing Opening Deadline: WPA –11/14/2016; WWPO – 11/14/2016

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
Public Hearing Opening Deadline: WPA – 11/14/2016; WWPO - 11/19/2016

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)

14. Request for Performance Bond Release for 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