



City of Worcester

Conservation Commission Agenda

Special Meeting - Monday, December 19, 2016 at 5:30 p.m.

Worcester City Hall, 455 Main St., 3rd Fl., Esther Howland Chamber (Rm 302)

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

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:

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. 222 Harrington Way (MBL 19-029-00001) (CC-2016-069)

Application: Request for Determination of Applicability

Applicant: Worcester Natural History Society (d/b/a EcoTarium)

Project: To seek determination as to whether or not the proposed work/area associated with the resurfacing of portions of the existing parking area and walkways located to the north of the existing structures and the demolition and renovation of portions of existing structures and the construction of new structures, along with associated drainage improvements and site work, all on the eastern portion of property located at 222 Harrington Way, 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 intermittent stream and associated bordering vegetated wetlands and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – n/a; WPO – 1/7/2017

Constructive Grant Deadline: WPA – 12/14/2016; 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 – 12/12/2016

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 – 12/12/2016; WWPO – 12/12/2016

5. 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 – 12/12/2016

6. 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 – 12/12/2016; WWPO - 12/12/2016

7. 20 Jolma Road (MBL 38-24A-00004) (CC-2016-067)

Application: Notice of Intent
Applicant: Rob Otto, of Landry's Bicycles
Project: To construct a ~5,203 SF structure, to be used as a warehouse, along with associated re-configuration of the parking areas and related site work, on property located at 20 Jolma Road.
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 and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – 12/1/2016; WWPO – 12/25/2016

New Business – Notices of Intent:

8. 326 Chandler Street (MBL 14-033-00006) (CC-2016-068)

Application: Notice of Intent
Applicant: Worcester Youth Center, Inc.
Project: To demolish a ~5,000 SF portion of the existing structure, along with related site work, on the westerly portion of property located at 326 Chandler 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, associated with Beaver Brook, and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – 12/9/2016; WWPO – 1/2/2017

9. 3 A & B – 11 A & B Burncoat Heights & 608 (fka 604) Burncoat Street (MBL 32-055-0003A & -0003B through -0011A & -0011B) (CC-2016-070)

Application: Notice of Intent
Applicant: Burncoat Heights Trust
Project: To construct a subdivision, including a cul-de-sac and 10 single-family semi-detached dwellings (duplexes), along with associated infrastructure and site work, on the properties located at Burncoat Heights.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone

Public Hearing Opening Deadline: WWPO – 1/7/2017

Other Business:

10. Requests for Extension of Time:

- a. Order of Conditions for Southbridge Street, Lafayette Street, McGrath Boulevard, and Quinsigamond Avenue (CC-2009-040 & DEP #349-981)
- b. Order of Conditions for 1280-1284 Main Street (CC-2013-054)

11. Enforcement Order Updates:

- a. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025 & DEP #349-931) (CC-EO-2016-005)
- b. 21 (aka 29) Quaboag Street (CC-EO-2016-005)

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

- a. New England Power Re-Conducting Project (CC-2015-070) Access Route Update; From VHB; received 12/2/2016.

13. Emergency Certifications

14. Miscellaneous Project Updates

15. Request for Certificate of Compliance:

- a. Lot 7 (aka 11) Devonshire Street (CC-1997-098)

16. Land Acquisition and Land Management

- a. Land Management Updates
 - i. Conservation Restriction Walk with Mass Audubon
 - ii. EcoTarium West Public Amenities Project
- b. Draft Policy on Priority Property Acquisitions Criteria

Other Business:

17. Draft Policy Regarding Project Changes

18. Communication:

- a. Notice of Annual Vegetation Maintenance National Grid Properties; from Lewis Tree Service, Inc.; received 11/18/2016.
- 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 11/30/2016.
- c. Conservation Commission Sign-on Opportunity regarding Interstate Gas Pipelines; from Massachusetts Association of Conservation Commissions; received 12/1/2016.
- d. Increasing Forest Resiliency for an Uncertain Future; by Paul Catanzaro, Anthony D'Amato, and Emily Silver Huff; Published 2016.
- e. Downstream - Fall 2016 (Number 35); from the Department of Conservation & Recreation; received 12/6/2016.
- f. Yearly Operational Plan (associated with 5-Year Vegetation Management Plan) for New England Power Company and/or Massachusetts Electric Company; from National Grid; Received 12/8/2016.
- g. Greening Your Community with Cost-Effective LID Solutions – Fact Sheets; from Mass Audubon; received 12/13/2016.

19. Suggestions for Changes with Regard to the City of Worcester Wetlands Protection Regulations

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

21. Signing of Decisions

- a. Request for Issuance of Duplicate Signature Page for Order of Conditions for Southbridge Street, Lafayette Street, McGrath Boulevard, and Quinsigamond Avenue (CC-2009-040 & DEP #349-981)

Adjournment