City of Worcester
Conservation Commission Meeting Agenda
Monday, April 3, 2017

Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, 3rd floor at 5:30 P.M.

Call to Order: 5:30 pm

Approval of Minutes: 8/4/2016

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Request for Determination of Applicability:
1. 18 Bullard Avenue (MBL 46-022-307-2) (CC-2017-016)
   Application: Request for Determination of Applicability
   Applicant: JEEK, LLC
   Project: To seek determination as to whether or not the proposed work associated with the construction of a single-family detached dwelling and related site work is subject to the Commission’s jurisdiction
   Jurisdiction: The City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the stormwater protection zone
   Public Hearing Opened 3/20/2017; Constructive Grant Deadline: TBD

Unfinished Business – Notices of Intent:
2. 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 Opened: 1/9/2017

3. 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 Opened: 12/19/2016

Commission Members
Joseph Charpentier, Chair
Peter McKone, Vice Chair
Amanda Amory
Tunde Baker
Jordan Berg Powers
Christian Escobar

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. 31440
 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 x31440 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
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings
April 10, 2017* Special Meeting
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
Unfinished Business – Notices of Intent:

4. 400 Southwest Cutoff (aka Lot A Latti Farm Road) (MBL 45-006-00002) (CC-2017-006)

Application: Notice of Intent
Applicant: K. Martin Linder, of KEL Leasing, Inc.
Project: To construct a ~10,000 SF commercial structure with associated parking along with related grading, drainage and site work at property located at 400 Southwest Cutoff.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100’ buffer to bank and/or a bordering vegetated wetland, associated with an intermittent stream, and within the stormwater protection zone


Unfinished Business – Request to Amend Order of Conditions:

5. 7 Egan Avenue (MBL 34-038-00157) (CC-2017-019)

Application: Request to Amend an Order of Conditions
Applicant: EBT, Inc.
Project: To modify the original approval (CC-2015-040) to construct a single-family detached dwelling and related site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100’ buffer zone to the bank and/or bordering vegetated wetlands, associated with a stream, within the bank thereto, and within the stormwater protection zone

Public Hearing Opened: 3/20/2017

New Business – Requests for Determination of Applicability:

6. 10 Lake Avenue North (MBL 57-005-00002) aka Quinsigamond State Park – Regatta Point and within a portion of Lake Quinsigamond (CC-2017-020)

Application: Request for Determination of Applicability
Applicant: Massachusetts Department of Conservation and Recreation
Project: To seek determination as to whether or not the proposed work associated with the replacement of the existing floating docks with new floating docks, along with related site work, is subject to the Commission’s jurisdiction.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance - The 100’ buffer zone associated to the bank of a Lake Quinsigamond, and/or associated bordering vegetated wetlands, within land under water or Bordering Land Subject to Flooding, each associated with Lake Quinsigamond and within the stormwater protection zone

Public Hearing Opening Deadline: WPO - 4/24/2017
Constructive Grant Deadline: WPA - 3/31/2017

New Business – Request to Amend Order of Conditions:

7. 128 Alvarado Avenue (MBL 41-026-00137) (CC-2017-017)

Application: Request to Amend an Order of Conditions
Applicant: Eli Realty Trust
Project: To modify the original approval (CC-2008-045) to construct a subdivision with five single-family homes and related improvements, including grading, paving, and drainage, along with related site work
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

New Business – Notices of Intent:

8. 164, 182 & 188 Southwest Cutoff (MBL 34-034-00003; 34-034-00012) (CC-2017-021)

Application: Notice of Intent
Applicant: Dario Diesel, Inc.
Project: For the demolition of existing site infrastructure and the construction of a new truck maintenance facility and associated parking areas, along with related grading, paving and site work.
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.


Application: Notice of Intent
Applicant: Sedler Corporation (Beechwood Hotel)
Project: For the reconstruction of the north pavilion, addition of outdoor pedestrian and site amenities, related grading, landscaping, drainage, 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 – 4/30/2017

Other Business:

10. Request for Determination of Significance and Subsequent Action due to a Project Change relative to an Order of Conditions for Salisbury Hill (CC-2001-071 & DEP #349-721)


12. Requests for Extension of Time

   a. Order of Conditions for Arboretum Village Estates – Phase IV (Bittersweet Boulevard; Indigo Circle; Snowberry Circle) (CC-2009-042; DEP #349-1031)
   b. Order of Conditions for Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025 & DEP #349-931)
   c. Order of Conditions for Eskow Road (CC-2009-001; DEP #349-964)
   d. Order of Conditions for 121 Russell Street (aka Elm Park) (CC-2014-012; DEP #349-1081)
   e. Order of Conditions for Pond Management at 222 Harrington Way (aka the Ecotarium) (CC-2010-014; DEP #349-995)

13. Enforcement Order Updates:

   a. Arboretum Village Estates (CC-2009-042 & DEP #349-979; CC-EO-2016-002)
      i. Turbidity Sampling Results for the months of November & December 2016 and January 2017 and other select dates; from EcoTec, Inc.; received on various dates.
   b. 128 Alvarado Avenue (CC-2008-045 & DEP #349-963; CC-EO-2016-004)
   c. 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)
   d. 21 (aka 29) Quaboag Street (CC-2017-009 & DEP #349-1157; CC-EO-2016-005)
   e. 100 (fka) Goldthwaite Road (aka White Birch Commons; fka Burncoat Gardens) (CC-2013-057 & DEP #249-1075 (CC-EO-2017-001))
Other Business:

14. Requests for Certificate of Compliance:
   b. 501-505 Mill Street “Center Hill” Project (CC-2001-027)

15. Request for Performance Bond Release for 501-505 Mill Street “Center Hill” Project (CC-2001-027)

16. Communication:
   b. Shaping the Future of Your Community free Workshop Program; from Mass Audubon; received on 3/24/2017.
   c. Correspondence regarding turbidity at Arboretum Village Estates; from Attorney James Vander Salm; received 3/27/2017.

17. Land Acquisition and Land Management:
   a. Land Management Updates
      i. Invitation to Cascades East Earth Day Clean up on April 8, 2017, from Greater Worcester Land Trust; received 3/20/2017.
      ii. Worcester Waterways and Waterbodies – draft contacts list.
   b. Land Acquisition Updates
      i. Fowler Gorge (501-505 Mill Street) Conservation Restriction

18. Draft Policy Regarding Project Changes

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

20. Discussion of General Processes and Procedures

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

22. Signing of Decisions

Adjournment