



# City of Worcester Conservation Commission Meeting Agenda

Monday, May 22, 2017

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

## 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](mailto: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

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

**Requests for Continuances, Postponements, Withdrawals:**

**Public Hearings:**

**Unfinished Business – Notices of Intent:**

**1. 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

**2. 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

Public Hearing Opened: 2/27/2017

**3. 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.

Public Hearing Opened: 4/3/2017

**Unfinished Business – Notices of Intent:**

**4. 173, 190 & 192 Brookline Street (MBL 42-008-53+54 & 42-031-00012) (CC-2017-027)**

Application: Notice of Intent  
Applicant: Norcross Development, LLC  
Project: To demolish existing site infrastructure and construct a roadway extension (Brookline Street) and four single-family detached dwellings, along with related grading, paving, drainage, 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

Public Hearing Opened: 5/1/2017

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**5. 501 Salisbury Street (aka Brookside Gardens) (MBL 25-042-006+5) (CC-2017-028)**

Application: Notice of Intent  
Applicant: Brookside Gardens, Inc.  
Project: To construct six single-family detached dwellings, associated parking areas and pedestrian amenities, related grading, paving, drainage, along with related site work including wetland replication.  
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/or bank associated with a perennial stream, within riverfront area, within the stormwater protection zone, and possibly within a bordering vegetated wetland

Public Hearing Opened: 5/1/2017

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**Unfinished Business – Request to Amend Order of Conditions:**

**6. 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

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**New Business – Requests for Determination of Applicability:**

**7. 141 & 493-495 Grove Street & the abutting portion of the Grove Street Right-of-Way (ROW), 40 Webster Street & the abutting portion of the Webster Street ROW, 2 Coppage Drive & Goddard Memorial Drive ROW (Coppage Drive to Airport Drive) & Airport Drive ROW, 1 & 12 New Bond Street & New Bond Street ROW, the Main Street ROW adjacent to 1082 & 1094-1102 Main Street, 381 Plantation Street & the abutting portion of the Plantation Street ROW, 60 Quinsigamond Avenue, 75 Lovell Street, Park Avenue ROW (from Mill Street to 585 Park Avenue), Mill Street ROW (from Main Street to Park Avenue), Hamilton Street ROW (from Harrington Way to Boston Avenue), May Street ROW (Florence Street to Woodland Street), Woodland Street ROW (Claremont Street to Woodland Street), Claremont Street ROW (from Woodland Street to 15 Claremont), Canterbury Street ROW (S. Crystal Street to Walpole Street), 129 Southgate Street & Southgate Street RPW (from Walpole Street to Camp Street) and Pleasant Street ROW (Flagg Street to Interval Road) (CC-2017-034)**

Application: Request for Determination of Applicability  
Applicant: Lighttower Fibers Network  
Project: To seek determination as to whether or not the previously conducted work to install ~ 70,000 LF of communications conduit, 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 proposal occurred within the 100' buffer associated to the bank and/or bordering vegetated wetlands, within Bordering Land Subject to Flooding, land under water, and riverfront area, and within the stormwater protection zone

Deadlines: Public Hearing Opening: WPA – n/a; WWPO - 6/17/2017; Constructive Grant: WPA - 5/24/2017; WWPO - TBD

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**New Business – Notices of Intent:**

**8. 21 (aka 29) Quaboag Street (MBL 51-002-56+57) (CC-2017-009)**

Application: Notice of Intent  
Applicant: Zaymir Kallasi  
Project: To seek retroactive approval to construct additions to the existing single-family detached dwelling and to construct accessory structures along with related site work.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal occurred within the 100' buffer to the bank of Tatnuck Brook, within its associated riverfront area and bordering land subject to flooding, and within the stormwater protection zone  
Public Hearing Opening Deadline: WPA – 5/22/2017; WWPO - 6/13/2017

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**9. 72 Bay Edge Drive (MBL 41-011-00019) (CC-2017-014)**

Application: (Abbreviated) Notice of Intent  
Applicant: Joseph M. Fontecchio  
Project: To remove a deck and construct an addition to an existing single-family detached dwelling, along with related grading, drainage, and site work, on property located at 72 Bay Edge Drive.  
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance – 100' buffer to the bank of Lake Quinsigamond and within the stormwater protection zone  
Public Hearing Opening Deadline: WPA – 5/22/2017; WWPO – 6/13/2017

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**10. 14 Bay Edge Lane (MBL 41-013-00007)(CC-2017-030)**

Application: Notice of Intent  
Applicant: Renee Shakour  
Project: To construct a deck and an addition to the existing single-family dwelling, 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/or bank associated with Lake Quinsigamond, possibly within bordering land subject to flooding and/or riverfront area, and within the Stormwater Protection Zone  
Public Hearing Opening Deadline: WPA – 5/10/2017; WWPO – 6/3/2017

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**11. 15 & 17 Wheeler Avenue (MBL 20-036-005-2 & -005-3) (CC-2017-031)**

Application: Notice of Intent  
Applicant: James Chacharone  
Project: To construct two single-family detached dwellings with associated grading, paving, 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 – 6/15/2017

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**12. 1 & 2 Agrand Street, 207, 223, & 241 Greenwood Street (MBL 29-047-00001; -00002; -00003; & -0003A), and within the abutting portions of the Warmland Street and Agrand Street Right-of Ways (CC-2017-033)**

Application: Notice of Intent  
Applicant: Rand-Whitney Container, LLC  
Project: To construct a 45,400 SF addition to an existing structure, create a new access driveway, and re-configure and expand existing parking and traffic circulation areas, along with related grading, drainage, and site work, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to bordering vegetated wetlands and/or bank, associated with an unnamed intermittent stream, and within the stormwater protection zone  
Public Hearing Opening Deadline: WPA – 5/24/2017; WWPO – 6/17/2017

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**New Business – Notices of Intent:**

**13. 32 Brooks Street & 6-8 Mount Avenue (MBL 12-029-00004)(CC-2017-036)**

Application: Notice of Intent  
Applicant: Silver Tree Realty  
Project: To construct a single-family semi-detached dwelling (a duplex) along with related grading, drainage, paving, 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 – 6/22/2017

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**14. Knapp Avenue, Luther Avenue, Myrick Avenue, Pelican Avenue, Phoebe Way, & Toronita Avenue Right of Ways and abutting sewer & drain easements including, but not limited to, portions of 21 Myrick Avenue (MBL 33-019-00164), 0 & 10 Luther Avenue (MBL 33-019-00214), and 31 & 35 Phoebe Way (MBL 33-019-00428 & 33-019-00422) (CC-2017-038)**

Application: Notice of Intent  
Applicant: City of Worcester Department of Public Works & Parks  
Project: Public conversion of various existing private streets along with related grading, paving, drainage & utility installation, and site work.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within a bordering vegetated wetland and/or bank, within the 100' buffer to a bordering vegetated wetland and/or Bank, and within the Stormwater Protection Zone  
Public Hearing Opening Deadline: WPA – 5/31/2017; WWPO – 6/24/2017

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**Request to Amend Order of Conditions:**

**15. 150 Blackstone River Road (MBL 31-022-00003) (CC-2017-035)**

Application: Request to Amend Order of Conditions  
Applicant: 150 Blackstone River Road, LLC  
Project: Seeks to Amend the Order of Conditions for Project Phase III which includes: the construction of off-street parking areas; the demolition of existing utilities and pavement; site grading; installation of a new drainage system and utilities; and related site work and dewatering activities associated with construction activities on property located at 150 Blackstone River Road and associated with a re-constructed building (previously approved as CC-2016-015 & -028).  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within: bordering land subject to flooding, the 100' buffer zone, and the 25' riverfront area - each associated with the bank of the Blackstone River; within the bank of the Blackstone River; and within the Stormwater Protection Zone  
Public Hearing Opening Deadline: WPA – 5/26/2017; WWPO – 6/19/2017

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**Other Business:**

**16. Project Change Requests** (Request for Determination of Significance and Subsequent Action due to a Project Change):

- a. Order of Conditions for 28 Bullard Avenue (CC-2015-010)

**17. Requests for Extension of Time**

- a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; & DEP #349-963)
- b. Eskow Road (CC-2009-001 & DEP #349-964)

**18. Informal Presentations:**

- a. 90 Barber Avenue - Proposed development by Bohler Engineering
- b. 770-780 Grove Street (aka Nick's Woods) - Proposed trail improvements and stream crossing, on behalf of Greater Worcester Land Trust, by Patrick Brassard

## **Other Business:**

### **19. Enforcement Order Updates:**

- a. Arboretum Village - Phase IV (CC-EO-2016-002; CC-2009-042; DEP #349-979)
  - i. Correspondence regarding turbidity and environmental monitoring activities for Arboretum Village (CC-2009-042; DEP #349-979); from EcoTec, Inc.; received on various dates including 4/4/2017; 4/6/2017; 4/21/2017; 5/11/2017; 5/15/2017.
  - ii. Notice of Non-compliance for Arboretum Village LLC; from MassDEP CERO (NON-CE-17-6W001) regarding Mass DEP #349-979; received 5/16/2017.
- b. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- c. 21 (aka 29) Quaboag Street (CC-2017-009; CC-EO-2016-005)
- d. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2016-006)
- e. 100 (fka) Goldthwaite Road (aka White Birch Commons, fka Burncoat Gardens) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)

### **20. Requests for Certificates of Compliance:**

- a. 43 Swan Avenue (CC-2003-075; DEP #349-1075)

### **21. Requests for Emergency Certifications**

- a. 120 Sears Island Drive & Sears Island Drive Right-of-Way, from BSC Group, on behalf of National Grid
- b. 635 Grove Street – Beaver Dam, from Beaver Solutions, Inc., on behalf of the Armenian Apostolic Church

### **22. Request for Signature of City of Worcester's 2016 Yearly Operational Plan for Right-of-Way Maintenance**

### **23. Communication:**

- a. City of Worcester's 2016 Yearly Operational Plan for Right-of-Way Maintenance (per 333 CMR 11.00); from City of Worcester Department of Public Works & Parks; received 5/5/2016.
- b. Certificate of Non-Compliance and Dam Safety Order for Leesville Pond Dam; from Massachusetts Department of Conservation and Recreation; received 5/1/2017.
- c. Discovery Report and Update regarding FEMA's RiskMAP updates for the Nashua Watershed; from FEMA, received 5/2/2017.
- d. Worcester Regional Airport Yearly Operational Plan (YOP) Update regarding 2012 Vegetation Management Plan Updates (CC-2011-037& DEP #349-1022); from Santec, Consulting Services; received 5/5/2017.
- e. Free Workshops; from Massachusetts Audubon Society, received 5/9/2017.
- f. Notification of Utility Maintenance Exemption for Proposed Natural Gas Main Relay for Bigelow Street, from Eversource Energy; received 5/10/2017.
- g. Environmental Notification Form for Worcester Biomanufacturing Campus – Belmont Street, Worcester; from Nover-Armstrong Associates, Inc.; received 5/11/2017.

### **24. Land Acquisition and Land Management:**

- a. Land Management Updates
- b. Land Acquisition Updates
  - i. Crow Hill North Baseline and Land Management Plan (2014) – Duplicate Signature Request

### **25. Discussion of Special Conditions and Issuance of Orders of Conditions**

### **26. Signing of Decisions**

## **Adjournment**