City of Worcester
Conservation Commission Meeting Agenda
Monday, November 13, 2017
Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, 3rd floor at 5:30 P.M.

Call to Order: 5:30 pm

Requests for Continuances, Postponements, Withdrawals:

Approval of Minutes: 8/4/2016; 12/19/2016; 10/2/2017; & 10/23/2017

Public Hearings:

Unfinished Business – Notices of Intent:

1. Northerly portion of 90 Barber Avenue (MBL 22-001-00001) (CC-2017-075)
   Application: Notice of Intent
   Applicant: Worcester Storage Partners, LLC
   Project: To construct a commercial structure, to be used as a self-storage facility, and associated parking area, along with related utility, grading, paving, site work, and wetland replication, 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 a bordering vegetated wetland, associated with an unnamed intermittent stream, within the 100’ buffer thereto, and within the stormwater protection zone
   Public Hearing Opened: 9/11/2017

2. 16 Bullard Avenue (MBL 46-022-00326) (CC-2017-085)
   Application: Notice of Intent
   Applicant: Donald Anger, of DJA Builders, LLC
   Project: To construct a single-family detached dwelling, along with related utility, grading, paving, drainage, and site work.
   Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone.
   Public Hearing Opened: 10/23/2017

New Business – Requests for Determination of Applicability:

3. 2 Coppage Drive (MBL 56-INX-00M-2) (CC-2017-092)
   Application: Request for Determination of Applicability
   Applicant: The City of Worcester, Department of Emergency Communications
   Project: To seek determination as to whether or not the work to install a concrete pad and communications tower, along with associated site work, is subject to the Commission's jurisdiction.
   Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100’ bufferzone to a bordering vegetated wetland and/or bank and within the Stormwater Protection Zone.
   Deadlines: Public Hearing (WWPO) - 12/14/2017; Constructive Grant (WPA) - 11/20/2017
Request to Amend Orders of Conditions:

4. 13 Moreland Street & 1 Columbine Road (MBL 25-015-00001 & -001-2) (CC-2017-091)
   Application: Request to Amend Order of Conditions
   Applicant: Mohammad Djamshidi & Sharon Thomas
   Project: To modify the approved plans associated with the construction of two single-family detached dwellings, along with related utility, grading, paving, drainage, and site work (previously CC-2017-024).
   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 – 12/11/2017

New Business – Notices of Intent:

5. 26 Lanesboro Road (MBL 49-024-052-5) (CC-2017-087)
   Application: Notice of Intent
   Applicant: Richard Black, Jr.
   Project: To construct a single-family detached dwelling, along with related utility, grading, paving, 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 – 12/9/2017

6. 206 May Street (MBL 14-002-00019) (CC-2017-088)
   Application: Notice of Intent
   Applicant: Monroe Management, LLC
   Project: To construct a parking lot, to be used in association with the existing multi-family structure on the premises, along with related utility, grading, paving, 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 – 12/9/2017

7. 11 & 6-12 Sever Street (MBL 06-005-00039 & -17-24) (CC-2017-089)
   Application: Notice of Intent
   Applicant: The Community Builders
   Project: To re-configure pedestrian amenities and re-surface and re-configure the existing on-site parking lots, used in association with the existing multi-family structures on the premises, along with related utility, grading, paving, 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 – 12/9/2017

8. 384 Southwest Cutoff (MBL 45-033-00002) (CC-2017-090)
   Application: Notice of Intent
   Applicant: Joseph F. Shay, Jr.
   Project: To create a granite quarry along with related grading, paving, drainage and site work and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
   Jurisdiction: The Massachusetts Wetland 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 an intermittent stream and within the stormwater protection zone.
Other Business:

9. Informal Presentations:
   a. Proposed Remediation Project at 45 Clarendon St., by the City of Worcester Department of Public Works & Parks.
   b. Proposed Improvements to Institute Park, on behalf of the City of Worcester Department of Public Works & Parks, by Weston & Sampson.

10. Request for Project Change (Determination of Significance and Subsequent Action) for:
    a. Order of Conditions for 13 Moreland Street & 1 Columbine Road (CC-2017-024)
    b. Order of Conditions for 0 & 28 Bullard Avenue (CC-2015-010)
    c. Lot 7 Olean (aka Soheili) Circle (CC-2004-034; CC-2016-062)

11. Enforcement Order Updates:
    a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
    b. 21 (aka 29) Quaboag Street (CC-2017-009; CC-EO-2016-005)
    c. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2016-006)
    d. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
    e. 9 Luther Avenue (and abutting portions of the Toronita Avenue and Luther Avenue ROWs) (CC-EO-2017-002)
    f. 21 Paradox Drive (CC-EO-2017-004)
    g. 457 Granite Street (CC-EO-2017-008)
    h. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2017-009)

12. Requests for Certificate of Compliance:
    a. 13 Moreland Street & 1 Columbine Road (CC-2017-024; CC-EO-2017-005)
    b. 148 Moreland Street (CC-2005-016)
    c. 27 Commonwealth Avenue (CC-2016-071)

13. Request for Emergency Certification – To breach a second beaver dam at the Worcester Regional Airport (aka 277 Airport Drive & 16 Coppage Drive); Received from Massport and USDA, APHIS - Wildlife Services.


15. Communication:
    a. MACC Membership Notice; from the Massachusetts Association of Conservation Commissioners, dated 10/24/2017.
    b. Notice of annual drawdown for Coes Pond (scheduled for 11/1/2017, per CC-2016-061; DEP #349-1147); from DPW&P Lakes & Ponds; received 10/30/2017.
    c. Microbac Certificate of Analysis; from Nilton Lisboa regarding 28 Bullard Avenue; received 10/31/2017.

16. Updates from the Commission’s Representative to the Lake Quinsigamond Commission

17. Updates from the Commission’s Representative to the Broadmeadow Brook Sanctuary Advisory Committee

18. Land Acquisition and Land Management
    a. Land Management Updates:
       i. Notice of Demolition of the Worcester State Hospital Water Tower, sent to Conservation Restriction Grantees; from the Commonwealth of Massachusetts, Dept. of Capital Asset Management and Maintenance
       ii. Broadmeadow Brook Conservation Area – 2017 Monitoring Activities Update

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

20. Signing of Decisions

Adjournment