City of Worcester
Conservation Commission Meeting Agenda
Monday, July 30, 2018
Worcester City Hall
Levi Lincoln Chamber, 3rd floor (Room 309), 455 Main Street at 5:30 p.m.

Call to Order: 5:30 pm

Requests for Continuances, Postponements, Withdrawals:

Approval of Minutes: 4/9/2018

Public Hearings:

Unfinished Business – Notices of Intent:

1. 47R Fourth Street (MBL 42-035-00100): Notice of Intent by Lee Homes, Inc. (CC-2017-052, DEP #349-####)
   Project: To construct nine dwelling units and an associated access drive, along with related grading, drainage, paving, and site work and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.
   Jurisdiction: The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance
   Public Hearing Opened: 7/31/2017; Discussion: 7/18/2018

2. 0 Whippoorwill Drive & 0 Danielle’s Way (aka Malden Woods Subdivision) (MBL 32-011-0001A & B through -0007A & B; -00008 through -0013; -0014A & B; & -0015A & B); the Whippoorwill Drive Right-of-Way; and the westerly portion of the Castine Street Right-of-Way: Notice of Intent by the Winsor Companies (CC-2017-095, DEP #349-####)
   Project: To construct a subdivision consisting of a roadway network, including the extension of Castine Street and Whippoorwill Drive right-of-ways, and approximately 30 residential dwelling units, along with related utility, grading, paving, drainage, and site work.
   Jurisdiction: The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance
   Public Hearing Opened 3/19/2018, Discussion: 4/9/2018

   Project: To conduct, partially retroactive, activities to remove vegetation and construction debris and to re-grade and stabilize portions of the site, along with associated site work.
   Jurisdiction: The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance
   Public Hearing Opened: 1/10/2018

4. Lots 2, 3 & 4: 30 & 32 Chiltern Hill Drive (MBL 30-030-00009 and -30A-008A): Notice of Intent by Silver Tree Realty, LLC (CC-2018-037; -038; -039)
   Project: To renovate the existing single family dwelling and construct three single family dwellings along with related grading, paving, drainage and site work on three new lots.
   Jurisdiction: The City of Worcester Wetlands Protection Ordinance
   Public Hearing Opened: 5/21/2018
Unfinished Business – Notices of Intent

   
   **Project:** To construct patios and upgrade and expand the parking lot with related utility, grading, paving, drainage, and site work.
   
   **Jurisdiction:** The City of Worcester Wetlands Protection Ordinance
   
   **Public Hearing Opened:** 7/18/2018

   
   **Project:** To construct a restaurant with drive through, parking areas, landscaping, utilities and stormwater management features and associated paving, grading and related site work.
   
   **Jurisdiction:** The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance
   
   **Public Hearing Opened:** 7/18/2018

Unfinished Business – Requests for Determination of Applicability

   
   **Project:** To conduct grading, fill and planting.
   
   **Jurisdiction:** The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance
   
   **Public Hearing Opened:** 7/18/2018

New Business – Requests for Determination of Applicability

   
   **Project:** To install a pool, associated with a residential dwelling, and conduct related site work.
   
   **Jurisdiction:** The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

New Business – Notices of Intent

   
   **Project:** To construct an office building with utilities, expansion of the existing parking areas and related site work.
   
   **Jurisdiction:** The City of Worcester Wetlands Protection Ordinance

10. **35 Modoc Street (MBL 38-017-0001A): Notice of Intent by St. Anthony Realty, LLC (CC-2018-055, DEP #349-####)**
    
    **Project:** To construct an ~500’ extension of Modoc Street along with 17 residential dwelling units and conduct related grading, drainage, paving, utility installation, and site work.
    
    **Jurisdiction:** The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

    
    **Project:** To construct a single-family dwelling and conduct related grading, paving, utility installation, and site work.
    
    **Jurisdiction:** The City of Worcester Wetlands Protection Ordinance
New Business – Notices of Intent

12. 86 King Philip Road (MBL 12-042-005+7): Notice of Intent by KLA Holdings, LLC (CC-2018-057)

Project: To construct two single family semi-detached dwellings (total of four dwelling units) and conduct related grading, paving, utility installation, and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance

13. 54 Huntington Avenue (MBL 13-018-00004): Notice of Intent by Scott Boyle (CC-2018-058, DEP #349-###)

Project: To replace a retaining wall and construct a patio, associated with a residential dwelling, and to conduct related grading and site work.

Jurisdiction: The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

Other Business

14. Emergency Certification for 6 Ideal Terrace and 10 Bay Edge Lane

15. Requests for Certificate of Compliance

   a. 150 Blackstone River Road (CC-2016-028, CC-2017-035, DEP #349-1137)
   b. Jasmeen Place Subdivision (Fatima Lane and Naumann Lane) (CC-2004-076, DEP #349-815)
   c. 190 East Mountain Street (Country Club Acres) (CC-2007-025, DEP #349-931)
      I. Partial Release Requested for Units 1-14 on Myra Lane, Units 15-18 on Cobblestone Lane and Units 19-49 on Enaya Circle.
   d. 125 Olean Street aka Soheil Circle (CC-2016-062, DEP# 349-800)
      I. Partial Release for Lot 7 aka 1 Soheil circle
   e. 851-861 Grafton Street (CC-1994-11-051)
   f. 134 Mower Street (CC-2010-042, DEP# 349-1004)

16. Extension Permit Requests:

   a. 125 Olean Street (CC-2016-062; DEP# 349-800)

17. 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; DEP #349-1157; CC-EO-2016-005)
   c. 100 (fka) Goldthwaite Road (aka White Birch Commons (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
   d. 9 Luther Avenue (and abutting portions of the Toronita Avenue and Luther Avenue ROWs) (CC-EO-2017-002)
   e. 21 Paradox Drive (CC-2018-002; CC-EO-2017-004)
   f. 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; UAO-CE-18-6W001)
   g. 93 Chicopee Street (CC-EO-2018-001)
   h. 40 Sutton Lane (CC-EO-2018-002)
   i. 170 South Flagg Street (CC-EO-2018-003)
**Other Business**

18. Communication:
   a. Turbidity Monitoring Reports for 170 Apricot Street (CC-2018-0); from EndPoint, LLC; received 7/12/2018 & 7/24/2018.
   b. Letter re: Nutrients and Lawns; from Ocean River Institute; received 7/13/2018.
   c. Notification of Treatment (7/23/2018) of Worcester Ponds (Burncoat Pond, Crystal Park Pond, Elm Park Pond, & Green Hill Park Pond); from Solitude Lake Management; received 7/16/2018.
   d. Notification of Treatment (7/27/2018) of Worcester Ponds (Burncoat Pond, Crystal Park Pond, Elm Park Pond, & Green Hill Park Pond); from Solitude Lake Management; received 7/16/2018.
   e. Update Regarding the Public Lands Preservation Act; from Philip Saunders Associates; received 7/17/2018.

19. Land Management/Acquisition Updates

20. Discussion of Commission Processes & Procedures

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

22. Signing of Decisions

Adjournment