



# 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.

## Commission Members

Joseph Charpentier, *Chair*  
Christian Escobar, *Vice Chair*  
Amanda Amory  
Jordan Berg Powers  
Devin Canton  
Peter McKone

## 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 8:30 a.m.-2:00 p.m.
- **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 ext. 31440 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  
Michael Antonellis, Senior Planner  
Michelle M. Smith, Senior Planner  
Susan Arena, Preservation Planner  
Deborah Steele, Prin. Staff Assistant

## Upcoming Meetings

August 20, 2018  
September 10, 2018  
October 1, 2018  
October 22, 2018  
November 19, 2018  
December 17, 2018  
January 7, 2019  
January 28, 2019  
February 11, 2019  
March 11, 2019  
April 1, 2019  
April 22, 2019  
May 13, 2019  
June 3, 2019  
June 24, 2019

## 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 -00013; -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

### **3. 21 Paradox Drive (MBL 25-052-00028): Notice of Intent by Raymond Sansoucy (CC-2018-002, DEP #349-1182)**

**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**

**5. 100 Century Drive (MBL 53-002-01+1B): Notice of Intent by Worcester Behavioral Innovations (CC-2018-053)**

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

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**6. 725 Grafton Street (MBL 38-004-00001): Notice of Intent by Thebes Enterprises, LLC (CC-2018-048, DEP #349-####)**

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

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### **Unfinished Business – Requests for Determination of Applicability**

**7. 201 (aka 197 & 199) Providence Street (MBL 35-030-0001A): Request for Determination of Applicability by the Worcester Housing Authority (CC-2018-051)**

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

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

**8. 95 South Ludlow Street (MBL 28-028-00002): Request for Determination of Applicability by Cristian Chica (CC-2018-059)**

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

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### **New Business – Notices of Intent**

**9. 11 Nathaniel Court (MBL 41-027-00074): Notice of Intent by David Abramo (CC-2018-025)**

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

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**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

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**11. 3 Oak Hill Road (MBL 25-032-00017): Notice of Intent by Katherine Sakaloglou (CC-2018-056)**

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

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## **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

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### **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

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## **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 Soheili Circle (CC-2016-062, DEP# 349-800)
  - I. Partial Release for Lot 7 aka 1 Soheili 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**