



# City of Worcester Conservation Commission Meeting Agenda Monday, August 20, 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

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  
Jul 15, 2019

## Call to Order: 5:30 pm

## Requests for Continuances, Postponements, Withdrawals:

## Approval of Minutes: 7/30/2018

## 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 #349-12##)**

**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

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### **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 #349-12##)**

**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

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### **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

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### **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, construct three new single family dwellings and conduct related grading, paving and site work.

**Jurisdiction:** The City of Worcester Wetlands Protection Ordinance

**Public Hearing Opened:** 5/21/2018

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### **Unfinished Business – Notices of Intent**

- 5. 82 (aka 120 & 140) Salisbury Street (aka 143 Grove Street and Institute Park) (MBL 01-01x03-05 and 01-1-X-0PARK): Notice of Intent by the City of Worcester Department of Public Works & Parks (CC-2018-052, DEP #349-12##)**

Project: To construct a boardwalk and trail and related 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: 7/18/2018

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- 6. 496 Hamilton Street (MBL 17-045-00323): Notice of Intent by 496 Hamilton Street, LLC (CC-2018-054)**

Project: To construct three two-family dwellings along 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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### **New Business – Requests for Determination of Applicability**

- 7. 0 Curtis Street & 33 Stafford Street (MBL 08-030-00020 & 08-028-00017) and abutting portions of the Stafford Street Right of Way: Request for Determination of Applicability by Massachusetts Electric Company d/b/a National Grid (CC-2018-061)**

Project: To replace an existing utility pole and conduct vegetation removal activities, along with related site work.

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

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- 8. 72 James Street (aka 239 Ludlow Street) (MBL 28-031-00008): Request for Determination of Applicability by EDI Realty, LLC (CC-2018-062)**

Project: To conduct vegetation management and related site work, associated with maintenance of an engineered soil cap barrier required by the MCP.

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

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

- 9. 35 Modoc Street (MBL 38-017-0001A): Notice of Intent by St. Anthony Realty, LLC (CC-2018-055, DEP #349-1210)**

Project: To construct a ~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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- 10. 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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- 11. 54 Huntington Avenue (MBL 13-018-00004): Notice of Intent by Scott Boyle (CC-2018-058, DEP #349-12##)**

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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- 12. 440 Lincoln Street (MBL 22-038-00001): Notice of Intent by 440 Lincoln Street Holding Co., LLC (CC-2018-060, DEP #349-1211)**

Project: To re-configure existing water connections and conduct related 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

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

### **13. 1 College Street (aka College of the Holy Cross) (MBL 10-040-00001): Notice of Intent by College of the Holy Cross (CC-2018-065)**

Project: To construct a ~278 space parking area and conduct related grading, paving, drainage, and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance

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## **New Business – Requests to Amend Orders of Conditions**

### **14. 170 (aka 140) Apricot Street (aka South High Community School & Sullivan Middle School Property) (MBL 56-016-00013): Amendment to Order of Conditions by City of Worcester Department of Public Works & Parks (CC-2018-063, DEP #349-1194)**

Project: To construct the new South High Community School, associated drives, parking areas and athletic facilities, including the eventual demolition of the existing high school, to conduct 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

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### **15. 72 (fka 78) Upland Street (MBL 29-039-0034B): Amendment to Order of Conditions by Mark R. and Mark S. Farnham (CC-2018-024, DEP #349-1112)**

Project: To construct three single-family attached residential structures (for a total of 14 dwelling units) and to conduct related grading, drainage, paving, and site work.

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

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## **Other Business**

### **16. Project Change Request (Determination of Significance and Subsequent Action)**

- a. 446 & 520 Mill Street (aka Patch Reservoir) (CC-2017-096, DEP #349-1179)
- b. 37 Whitla Drive (CC-2017-001, DEP #349-1150)
- c. 90 Barber Avenue (CC-2017-0, DEP #349-11)

### **17. Emergency Certification for 6 Ideal Terrace and 10 Bay Edge Lane**

### **18. Requests for Certificate of Compliance**

- a. 190 East Mountain Street (Country Club Acres) (CC-2007-025, DEP #349-931) - Partial Release for Units 1-14 on Myra Lane, Units 15-18 on Cobblestone Lane and Units 19-49 on Enaya Circle.
- b. 134 Mower Street (CC-2010-042, DEP# 349-1004)
- c. 661 Salisbury Street (CC-2015-080, DEP# 349-1123)
- d. 14 Bay Edge Lane (CC-2017-030, DEP #349-1161)
- e. 148 Moreland Street (CC-2016-020, DEP #349-1134)

### **19. Extension Permit Request - Order of Conditions for 72 (fka 78) Upland Street (CC-2015-024; DEP #349-1112)**

### **20. Enforcement Order Updates:**

- a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- b. 100 (fka) Goldthwaite Road (aka White Birch Commons (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- c. 21 Paradox Drive (CC-2018-002; CC-EO-2017-004)
- d. 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)
- e. 93 Chicopee Street (CC-EO-2018-001)
- f. 40 Sutton Lane (CC-EO-2018-002)
- g. 170 South Flagg Street (CC-EO-2018-003)

## **Other Business**

### **21. Communication:**

- a. City of Worcester Conservation Agent Job Posting; from EOED DPRS Staff; received 7/26/2018.
- b. Turbidity Monitoring Reports for the Curtis Pond Dam Repair Project (CC-2018-007); from BSC Group; received 7/28/2018.
- c. Notification of Treatment (8/6/2018) of Little Indian Lake; from Solitude Lake Management; received 7/30/2018.
- d. Notification of Treatment (8/9/2018) of Worcester Ponds (Burncoat Pond, Crystal Park Pond, Elm Park Pond, & Green Hill Park Pond); from Solitude Lake Management; received 8/1/2018.
- e. Notification of Utility Maintenance Exemption for Activities on Shoreham Street; from EverSource Energy; received 8/2/2018.
- f. Notification of Treatment (8/7/2018) of Coes Reservoir; from Solitude Lake Management; received 8/3/2018.
- g. Introductory Letter and Services Brochure; from Solid Earth Technologies; received 8/13/2018.
- h. Notification of Treatment (8/20/2018) of Little Indian Lake; from Solitude Lake Management; received 8/15/2018.
- i. Notification of Treatment (8/23/2018) of Worcester Ponds (Burncoat Pond, Crystal Park Pond, Elm Park Pond, & Green Hill Park Pond); from Solitude Lake Management; received 8/15/2018.
- j. Environmental Notification Form for Amendment #3 to the Union Station Urban Revitalization Plan; from the Worcester Redevelopment Authority; received 8/15/2018.
- k. Turbidity Monitoring Reports for 170 Apricot Street (CC-2018-024); from EndPoint, LLC; received 8/16/2018.

### **22. Land Management/Acquisition Updates**

### **23. Discussion of Commission Processes & Procedures**

- a. Application guidance and requirements

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

### **25. Signing of Decisions**

- a. Request for duplicate signature page for Order of Conditions - 7-9 Richards Street (CC-2017-074)
- b. Request for duplicate signature page for Certificate of Compliance - 441 Lake Avenue (CC-2005-083, DEP #349-872)

## **Adjournment**