



### Commission Members

Joseph Charpentier, *Chair*  
Amanda Amory  
Devin Canton  
Azal Khaled  
Sarah French

### 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. 31441

**Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)

**Website:** [worcesterma.gov/planning-regulatory](http://worcesterma.gov/planning-regulatory)

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 Rolle, Asst. Chief  
Development Officer  
Michelle Smith, Chief Planner  
Amanda Molina Dumas, Senior Planner  
Stefanie Covino, Conservation Planner  
Michelle Johnstone, Preservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Deborah Steele, Principal Staff Assistant  
Ariel Lim, Staff Assistant

### Upcoming Meetings

November 16, 2020  
December 7, 2020  
December 28, 2020  
January 25, 2021  
February 8, 2021  
March 1, 2021  
April 12, 2021  
May 24, 2021  
June 14, 2021

# City of Worcester Conservation Commission Meeting Agenda Monday, October 26, 2020 at 5:30PM\*

To participate, please call 415-655-0001 (Access Code: 160 973 4358)

\*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Conservation Commission will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand) and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) after the meeting.

**To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 160 973 4358) for the Conservation Commission.**

If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged.

**CALL TO ORDER: 5:30PM**

### **REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS**

### **APPROVAL OF MINUTES**

### **PUBLIC HEARINGS**

### **OLD BUSINESS –**

#### **1. 115 Northeast Cutoff (MBL 52-006-01+02)**

File #: CC-2020-012; DEP#349-1268

Applicant: 115 Northeast Cutoff Realty Trust

Project: To construct four parking lots, driveways, stormwater management, grading, and associated site work and a waiver of the City of Worcester Wetlands Protection Ordinance Performance Standard 4.2.4.

Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

### **NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY**

#### **2. 264 Stafford Street (MBL 28-042-08-17)**

File #: CC-2020-059

Applicant: Worcester East Side Community Development Corporation

Project: To construct residential dwellings, parking areas, landscaping, storm water management components, and associated utilities and site work.

Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**3. 12 aka 510 Southbridge Street (MBL 07-043-26-32)**

File #: CC-2020-060  
Applicant: Thompson & Liston Associates, Inc.  
Project: To, partially retroactively, demolish an existing fire-damaged building, construct a new commercial building, and perform related site work  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**NEW BUSINESS – NOTICES OF INTENT**

**4. 10 Circuit Avenue West, 200 and 240 Mill Street (AKA Coes Pond) (MBL 14-020-00007, 51-016-00003, 51-016-00002)**

File#: CC-2020-035; DEP#349-1283  
Applicant: City of Worcester Department of Public Works and Parks  
Project: To construct new trail systems, boardwalks, piers and overlooks, fencing, benches, information kiosks, and associated site work as well as a waiver of performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**5. 3 Knollwood Drive and 15 Jamesbury Drive (MBL 43-01D-00007; 43-01D-00074)**

File #: CC-2020-040; DEP#349-1284  
Applicant: John Parretti  
Project: To remove fill and perform grading, stabilization, and associated site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**6. 145 Blithewood Avenue (MBL 34-29D-14-20)**

File #: CC-2020-041  
Applicant: Hoffner Blithewood Nominee Trust  
Project: To construct a parking lot and perform associated grading and site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**7. 11 Canterbury Street (MBL 07-027-00010)**

File #: CC-2020-054  
Applicant: Jake Properties, LLC.  
Project: To construct an approximately 20,000 square foot commercial building and associated parking area, utilities, stormwater management, and related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**8. 516 Plantation Street (MBL 46-014-00023)**

File #: CC-2020-056  
Applicant: Gold Star Builders, Inc.  
Project: To construct a single family semi-detached dwelling (duplex) and associated site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**9. 3 DiGregorio Drive (MBL 34-022-014-1)**

File #: CC-2020-058  
Applicant: Melissa Mercadante  
Project: To construct a single family dwelling and associated grading, utilities, driveway, and related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**OTHER BUSINESS**

**10. Consideration of Potential Property Acquisitions (via Tax Title Foreclosure)**

- a. 0 Roosevelt Avenue (45-011-0006A, 45-011-0008A)

**11. Issuance of Orders of Conditions for Closed Public Hearings**

- a. 0 Whippoorwill Drive & 0 Danielle's Way (aka Malden Woods Subdivision) (CC-2019-074; DEP#349-1266)
- b. Bittersweet Boulevard, Indigo Circle, and Snowberry Circle (aka Arboretum Village Subdivision Phase IV) (CC-2019-068)

**12. Request for Extension of Time**

- a. 128 Alvarado Avenue (CC-2008-045 / CC-2017-017; DEP#349-963)

**13. Requests for Certificates of Compliance**

- a. 19 Heard Street AKA Hadwen Park Boardwalk (CC-2019-030; DEP#349-1248)

#### **14. Enforcement Order and Violation Updates**

- a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-2013-057; DEP#349-1075) (CC-EO-2017-001)
- b. Arboretum Village (CC-EO-2019-004)
- c. 3 Knollwood Drive (CC-EO-2020-002)
- d. 84 Holden Street (AKA Intersection of Holden Street/Drummond Avenue/Shore Drive) (CC-EO-2020-003)
- e. 217 Lake Avenue (CC-EO-2020-004)
- f. 219 Lake Avenue (CC-EO-2020-005)
- g. 449 Massasoit Road (CC-EO-2020-006)
- h. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)
- i. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)
- j. 99 Wildwood Avenue (CC-EO-2020-009)
- k. 137 Clover Street (CC-EO-2020-010)
- l. 166 Moreland Street (CC-EO-2020-011)
- m. 305 Belmont (WuXi) (CC-EO-2020-012)
- n. 305 Belmont (WBDC Stockpile) (CC-EO-2020-013)
- o. 522 Grove Street (CC-EO-2020-014)

#### **ADJOURNMENT**