



Commission Members

Andrew Truman, *Chair*
Devin Canton, *Vice Chair*
Stuart Kirshner
Timothy Magliaro
Lindsay Nystrom

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.-5:00 p.m.

Phone: 508-799-1400 ext. 31441

Email: planning@worcestermma.gov

Website: worcestermma.gov/planning-regulatory

The Conservation Commission is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of two business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अद्य आवासह अ-म अनरोधपचात उ उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përktimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyereasee ene akwanya afororo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

Division Staff

Michelle M. Smith, ACDO
Victor Panak, Chief Planner
Eric Flint, Conservation Planner/Agent
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Andreaa Brenner, Planning Analyst
Olivia Holden, Planning Analyst
Mattie VandenBoom, Asst. Conservation Agent
Amy Beth Laythe, Administrative Assistant

Upcoming Meetings

May 20, 2024
June 10, 2024
July 1, 2024
July 22, 2024
August 12, 2024
September 9, 2024

City of Worcester Conservation Commission Meeting Agenda Monday, May 6, 2024 at 5:30PM **Virtual Meeting – Remote Participation Only**

<https://cityofworchester.webex.com/meet/conservationcommissionwebex>
or Call 1-844-621-3956 (Access Code: 2631 737 2697)

This Worcester Conservation Commission meeting will be held remotely at the date and time listed above. Meeting attendees will have options to participate remotely by joining online or by phone:

- **Use the following link** to join the meeting via computer
<https://cityofworchester.webex.com/meet/conservationcommissionwebex>
- **Call 1-844-621-3956** (Access Code: **2631 737 2697**) for the Conservation Commission.

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 please contact the Planning Division by email (preferred) at planning@worcestermma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcestermma.gov or (508) 799-1400 x 31440.

CALL TO ORDER: 5:30PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

PUBLIC HEARINGS

NEW BUSINESS – REQUEST FOR DETERMINATION OF APPLICABILITY

1. 3 Aster Place (MBL 27-002-00023)

File #: CC-2024-030

Applicant: Amy Aviles

Project: To determine if removing an existing stairway and replacing with wooden deck is subject to the Commission's jurisdiction.

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

2. 301 Green Hill Parkway (aka Green Hill Golf Course) (MBL 57-003-00003)

File #: CC-2024-031

Applicant: City of Worcester Department of Public Works and Parks

Project: To determine if the installation of a new subdrain, rebuilding of existing subdrain, and related sitework is subject to the Commission's jurisdiction.

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

OLD BUSINESS – NOTICES OF INTENT

3. 1256 West Boylston Street (MBL 32-039-00114)

File #: CC-2023-076 & DEP#349-1379

Applicant: Leonard & James Chirchigno

Project: To construct a single-family home, driveway, wetland crossing, wetland replication area, and related site work, and to request a waiver of performance standard 4.2.4.

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

4. 116 Northeast Cutoff (MBL 52-006-00008)

File #: CC-2023-068 & DEP#349-1378

Applicant: 115 Northeast Cutoff Realty Trust

Project: To construct a driveway, wetland crossing, and related site work associated with the construction of two commercial buildings in the Town of Shrewsbury, and to request a waiver of performance standard 4.2.4.

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

5. 0 Myrick Avenue and the Myrick Avenue Right-of-Way (MBL 33-019-154-5)

File #: CC-2024-008 & DEP#349-13XX

Applicant: Kendall Homes, Inc.

Project: To construct four single-family homes, street improvements, stormwater management infrastructure, driveways, utility connections, a retaining wall, and related site work, and to request a waiver from performance standard 4.2.4.

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

6. 10 Aphorp Street (aka Lots 1A & 1B) (MBL 32-024-287-1)

File #: CC-2024-017 & DEP#349-1392

Applicant: JV Realty LLC

Project: To construct a duplex, driveways, rain garden, and related sitework.

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

7. 49 & 39 Upland Street (MBL 29-040-00002 & 29-038-00038)

File #: CC-2024-019 & DEP#349-1393

Applicant: Henchy LLC

Project: To construct two apartment buildings, parking lots, driveways, stormwater management infrastructure, landscaping, and related sitework.

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

8. 79 Pullman Street (MBL 23-01A-0006A)

File #: CC-2024-021

Applicant: Lacy Topaz, LLC

Project: To remove all existing site improvements, and to construct a new food service building, parking area, stormwater management infrastructure, landscaping, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

9. 0 Meadowbrook Road, 501 Salisbury Street, and the Meadowbrook Road Right-of-Way (MBL 25-042-0003A, 25-042-0003B, & 25-042-006+5)

File #: CC-2023-043 & DEP#349-13XX

Applicant: Joseph Goodman

Project: To construct a cul-de-sac, single-family house, driveway, utility connections, stormwater management improvements, grading, and related site work.

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

10. 487 Park Avenue (MBL 08-006-0004A)

File #: CC-2023-058

Applicant: Gjinko Realty, LLC

Project: To demolish existing site improvements and construct a mixed-use building, parking lot, drainage, fencing, landscaping, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

11. 99 Ararat Street (MBL 37-007-46+48)

File #: CC-2024-023 & DEP#349-1391

Applicant: Henchy LLC

Project: To construct a single-family home, driveway, landscaping and related sitework.

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

12. Third Street (Lots 2L/2R & 3L/3R) (aka 24 Second Street) (MBL 42-029-00078)

File #: CC-2024-027

Applicant: George Markopoulos

Project: To construct two duplexes, driveways, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

13. 37 & 60 Great Brook Valley Avenue, 67 & 69 Tacoma Street, 180 Constitution Avenue, and the Great Brook Valley Avenue & Brookview Drive Rights-of-Way (aka Curtis Apartments - Phase 2) (MBL 52-INX -0001A, -0001G, -0003H, -0003B, 52-004-00001)

File #: CC-2024-028

Applicant: Trinity Curtis Phase Two Limited Partnership

Project: To demolish existing site improvements and to construct seven new residential and mixed use buildings, stormwater infrastructure, landscaping, redesign of public roadways and parking areas, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

14. 100 New Bond Street (aka 167 West Boylston Drive) (MBL 13-035-00001)

File #: CC-2024-029

Applicant: Saint-Gobain Abrasives

Project: To construct a new office building, stormwater infrastructure, redesign of existing parking lot and driveway, and related sitework.

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

15. 630 Grafton Street (MBL 34-006-00002)

File #: CC-2024-032

Applicant: Gold Star Builders

Project: To construct three single-family attached dwellings, driveways, landscaping, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

16. 70 Webster Street (MBL 27-032-02+2A)

File #: CC-2024-033 & DEP#349-13XX

Applicant: Worcester Affordable Housing, LLC

Project: To redevelop existing mill building into an apartment building, and construct parking lots, stormwater management, and related sitework and to request a waiver of performance standard 4.2.4.

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

17. Lincoln Pond (121 Russell Street), Green Hill Veterans Memorial Pond (301 Green Hill Parkway), Wawecus Road Pond (70 North Parkway), Crystal Pond (965 Main Street) (MBL 02-INX-00001, 57-003-00003, 22-INX-00001, 07-007-01+02)

File #: CC-2024-034 & DEP#349-13XX

Applicant: City of Worcester Department of Sustainability and Resilience

Project: To manage invasive and nuisance aquatic plant and algae species in City ponds using herbicides, algaecides, and physical removal.

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

NEW BUSINESS – REQUEST FOR AMENDED ORDERS OF CONDITIONS

18. 235 (aka 231) Lake Avenue (MBL 17-029-00002)

File #: CC-2024-025 (CC-2022-068) & DEP#349-1336

Applicant: EPH Investments, LLC

Project: To construct a single family home, driveway, stormwater management, stairway, deck, and related sitework, and to request a waiver of performance standard 4.2.4.

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

19. 241 (aka 231) Lake Avenue (MBL 17-029-00002)

File #: CC-2024-026 (CC-2022-074) & DEP#349-1338

Applicant: EPH Investments, LLC

Project: To construct a single family home, driveway, stormwater management, stairway, deck, and related sitework, and to request a waiver of performance standard 4.2.4.

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

OTHER BUSINESS

20. Request for Certificate of Compliance

- a. 177, 178, 190 Brookline Street (CC-2017-027 & DEP# 349-1167)
- b. Leesville Pond Dam (aka 225 Webster St.) (CC-2017-093 & DEP# 349-1180)
- c. 219 Lake Avenue (CC-2018-049 & DEP# 349-1208)
- d. 221 Lake Avenue (CC-2019-033 & DEP# 349-1249)
- e. 219 & 221 Lake Avenue (CC-2020-006 & 349-1289)
- f. 115 Northeast Cutoff (CC-2020-012 & DEP#349-1268)
- g. 115 Northeast Cutoff (CC-2022-004 & DEP#349-1314)
- h. 311 Bridal Path (CC-2023-072 & DEP# 349-1380)

21. Enforcement Order and Violation Updates

- a. 99 Wildwood Avenue (CC-EO-2020-009)
- b. 166 Moreland Street (CC-EO-2020-011)
- c. 522 Grove Street (CC-EO-2020-014)
- d. 0 Myrick Avenue (CC-EO-2020-015)
- e. 75 Harrington Way (CC-EO-2021-003)
- f. 40 June Street Terrace (CC-EO-2021-004)
- g. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- h. 269 James Street (CC-EO-2021-007)
- i. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- j. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- k. 3 Aster Place (CC-EO-2022-005)
- l. Hospital Drive ROW (CC-EO-2022-006)
- m. 215 Lake Avenue (CC-EO-2022-007)
- n. 4 Tiffany Avenue (CC-EO-2023-001)
- o. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- p. 265 Lake Avenue (CC-EO-2023-006)
- q. 0 Harrington Way (CC-EO-2023-009)
- r. 570 Lincoln Street (CC-EO-2023-010)
- s. 3 Knollwood Drive (CC-EO-2020-002 & DEP#349-1284)
- t. 198 Granite Street (CC-EO-2024-001)
- u. 3 Knollwood Drive (CC-EO-2024-002)
- v. 86 Webster Street (CC-EO-2024-003)
- w. Hemans Street (CC-EO-2024-004)

22. Communications

- a. Providence and Worcester Railroad 2024 Vegetation Control Plan
- b. Army Corp Engineers Culvert Replacement Notice
- c. CSX Vegetation Management Notice

23. Approval of Minutes – 04/08/2024

24. Open Space Discussion

- a. God's Acre – Referral from City Council
- b. Urban Tree Canopy Assessment

25. Policies & Procedures

ADJOURNMENT