

**MINUTES OF THE PROCEEDINGS OF THE  
CONSERVATION COMMISSION OF THE CITY OF WORCESTER**

**July 15, 2013**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Conservation Commission Members Present:**

Jeremy Theerman, Acting Chair  
Mia McDonald  
Jack Donahue  
Paul Franco

**Members Absent:**

Stefanie Wood, Chair  
Jordan Berg Powers  
Joseph Charpentier

**Staff Present:**

Jonathan Gervais, Department of Public Works & Parks  
Nancy Tran, Division of Planning & Regulatory Services

**1. 140 Goddard Memorial Drive (CC-2013-033)**

Engineer Michael Andrade appeared on behalf of the applicant, 140 Goddard Memorial Drive, for a Notice of Intent to construct a 500 space non-accessory parking lot on an undeveloped lot for Worcester State University. He said the site has significant grade changes (6'-10'), will have five levels of terraced parking two access points, a closed drainage system, two underground recharge areas that will outflow to a level spreader. Mr. Andrade said the closest wetlands are outside the parcel boundary, that there will be minimal disturbance and the project will abide to the 15' no disturbance and 30' no structure buffers. He added that stormwater will descend away from Goddard Memorial Drive, funneled north and treated. Snow storage will not be located near the discharge area, minimal fill will be temporarily stored on site but outside the required buffers with all excess material to be trucked off-site and following Stormwater Pollution Plan (SWPP) in place. He stated that the project was designed for high pollution as the proposed system includes stormwater chambers lined with filter fabric to achieve 80% TSS removal.

Colin Novick asked whether the applicant considered potential pollution effects on the vernal pools that are located on the adjacent site. Mr. Andrade replied that the project is in full compliance with the SWPP and there will be no release of hydrocarbons or sand from the site to disturb the habitat.

Mr. Gervais stated that DPW&P had no comments.

Commissioner McDonald inquired whether the snow storage will be located within the bermed area and allowed to enter the treatment system after melting. Mr. Andrade said 2/3 of it will enter a treatment system.

Chair Theerman and Commissioner McDonald stated their preference for all snow to be treated.

Commissioner McDonald recommended that snow be built up to a certain height and any excess to be hauled off site.

Chair Theerman suggested that the snow not be placed on pervious areas.

Mr. Andrade stated he was amenable to the Commission's recommendations.

Upon a motion by Commissioner Franco and seconded by Commissioner McDonald, the Commission voted 4-0 to close the public hearing.

Discussion regarding issuance of Order of Conditions for both was held to the end of the meeting.

**List of Exhibits:**

Exhibit A: Notice of Intent Application for Parking Lot, 140 Goddard Memorial Drive submitted by 140 Goddard Memorial Drive LLC; received June 11, 2013.

Exhibit B: Stormwater Report for Parking Lot, 140 Goddard Memorial Drive; prepared by Graves Engineering, Inc. dated June 10, 2013 and received June 11, 2013.

Exhibit C: Definitive Site Plan for Parking Lot, 140 Goddard Memorial Drive; prepared by Graves Engineering, Inc. dated June 10, 2013; received June 11, 2013.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Conservation Commission; re: 140 Goddard Memorial Drive - NOI; dated July 9, 2013.

**2. 7, 11 & 15 Lancaster Street (CC-2013-034)**

Mr. Andrade appeared on behalf of the applicant, Massachusetts College of Pharmacy and Health Sciences for its Notice of Intent under the local bylaws to reconstruct the existing parking area at 7-11-15 Lancaster Street for 17 off-street parking spaces associated with the redevelopment of the site for dormitory use. He stated that the area is entirely developed with some grass; the applicant sought to reconstruct the parking area and sidewalks for dimensional and ADA compliance. The proposed work will decrease the site's impervious area by 1,300 SF, increase green space and upgrade the drainage system. Mr. Andrade said two catchbasins in the parking area will be repaired and discharge into the stormwater system.

Mr. Gervais stated that DPW&P had no comments.

Upon a motion by Commissioner Franco and seconded by Commissioner Donahue, the Commission voted 4-0 to close the public hearing.

Discussion regarding issuance of Order of Conditions for both was held to the end of the meeting.

**List of Exhibits:**

Exhibit A: Notice of Intent Application for 7, 11 & 15 Lancaster Street submitted by Massachusetts College of Pharmacy and Health Sciences; received June 25, 2013.

Exhibit B: Stormwater Report for Massachusetts College of Pharmacy and Health Sciences, 7 11, 15 Lancaster Street; prepared by Graves Engineering, Inc. dated and received June 25, 2013.

Exhibit C: Definitive Site Plan for Massachusetts College of Pharmacy and Health Sciences, 7 11, 15 Lancaster Street; prepared by Graves Engineering, Inc. dated June 11, 2013; revised June 24, 2013 and received June 25, 2013.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Conservation Commission; re: 7, 11 & 15 Lancaster Street - NOI; dated July 9, 2013.

### **3. 277 Airport Drive (Worcester Regional Airport) (CC-2013-035)**

Gene Crouch, Senior Environmental Scientist at Vanasse Hangen Brustlin, Inc., appeared on behalf of the applicant – Rectrix Commercial Aviation Services for a Notice of Intent. The applicant proposed to install an above ground fuel farm that consisting of: two 20,000 gallon jet fuel tanks, one 5,000 gallon AV gas tank and one 500 gallon diesel fuel tank. Other associated site work was also proposed including the construction of a 2,690 SF concrete pad, access drive modifications and stormwater management improvements.

Mr. Crouch said the existing underground storage tank which was installed in the 1980s will be decommissioned and that the proposed concrete slab/footings were to support the tanks. He stated that the entire system will be surrounded by berms to contain any spills, pitches near the trench drain and a manual pump for the oil separator, which will discharge treated water to a biovegetated area and then overflow into the wetland. All work will be located within the buffer zone.

Engineer Chris Novack explained that the project is able to mitigate a 100-year flow to pre-existing conditions through a multi-stage treatment system: (1) stormwater collected in a retention basin for sedimentation accumulation goes to a underground drainage system; (2) large overtop catchbasin to swale; and (3) larger channelized catchbasin berm to swale.

Chair Theerman asked how the manual pump will be handled and its capacity to hold without being pumped out. Mr. Novack said that there will be a 6” berm with slight pitch and have high storage capacity in case the manual pump.

Mr. Crouch said that MassPort will remove the decommissioned underground storage tank because there is need for larger storage capacity. He added that he provided the tank plan for the file as requested by Chair Wood.

Mr. Gervais said DPW&P had no comments.

Upon a motion by Commissioner Franco and seconded by Commissioner McDonald, the Commission voted 4-0 to close the public hearing.

Discussion regarding issuance of Order of Conditions for both was held to the end of the meeting.

#### **List of Exhibits:**

Exhibit A: Notice of Intent Application for Replacement Fuel Farm (277 Airport Drive, Worcester Regional Airport); submitted by Rectrix Commercial Aviation Services, Inc.; dated June 2013 and received June 26, 2013.

Exhibit B: Stormwater Report for Replacement Fuel Farm (277 Airport Drive, Worcester Regional Airport); prepared by Vanasse Hangen Brustlin, Inc.; dated June 2013; received June 26, 2013.

- Exhibit C: Site Plans for Replacement Fuel Farm (277 Airport Drive, Worcester Regional Airport); prepared by Vanasse Hangen Brustlin, Inc.; dated and received June 26, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Conservation Commission; re: Worcester Airport - NOI; dated July 9, 2013.
- Exhibit E: Site Plan (Fuel Plans) for Rectrix Aerodrome Centers – Worcester ORH; prepared by Fuel Tech Inc.; dated June 7, 2013; received July 15, 2013.

#### **4. Coes Reservoir (CC-2013-036)**

Philip Guerin, Water Resource Coordinator with the Worcester Department of Public Works & Parks, appeared before the Commission for a Request for Determination of Applicability to remove invasive Water Chestnut (*Trapa Natans*) plant species within the north cove of Coes Reservoir bounded by Hemlock Street, June Street, Judith Road and Botany Bay Road. Mr. Guerin said the invasive weeds annually produce seeds that can be dangerous to the public. He said the City proposes in a 3-5 year program to control the weeds using a weed harvester – a paddlewheel boat with cutting blades). He added that the Tatnuck Brook Watershed Association volunteered to handpull the weeds which will then be removed from the site by DPW&P. The harvesting needed to be completed in by late July/early August before the seeds are released to the bottom of the reservoir.

Colin Novick, Executive Director of Greater Worcester Land Trust, expressed his support of the work and stated that it will minimally impact the resource area and address the invasive species.

Lance McKee (10 Circuit Avenue) of the Tatnuck Brook Watershed Association along with two residents on Botany Bay expressed their support of the project. They also asked if information could be provided regarding the Hydrilla infestation.

David Tiber, (1 Bayberry Lane) Chair of the Botany Bay Trust, expressed his support of the project.

Commissioner McDonald asked if a post-treatment survey will be provided. Mr. Guerin said a report will be available at the end of September.

Mr. Gervais stated that DPW&P had no comments.

Upon a motion by Commissioner McDonald and seconded by Commissioner Franco, the Commission voted 4-0 to issue a Negative Determination of Applicability.

#### **List of Exhibits:**

- Exhibit A: Request for Determination of Applicability Application for Coes Reservoir submitted by City of Worcester Department of Public Works & Parks; received June 27, 2013.
- Exhibit B: Aerial Maps (2), Habitat Map, Water Chesnut Fact Sheet and Mechanical Harvesting excerpt; undated; received July 5, 2013.
- Exhibit C: Memorandum from the City of Worcester Department of Public Works & Parks to the Conservation Commission; re: Coes Reservoir - RDA; dated July 9, 2013.

## **5. 283 Lake Avenue (CC-2013-038)**

Engineer Matthew Bellisle of Pare Corporation appeared before the Commission on behalf of the applicant, MassDCR for its Request for Determination of Applicability to stabilize an existing retaining wall and repair the southern stairway at the beach at Lake Park. Mr. Bellisle said the stone masonry, stairs and ramp have been undermined and causing quick erosion. The applicant sought to repair the existing wall, placing it on concrete footing and install a chimney drain behind the wall for drainage. He said all work will be within the buffer zone and that there will be no impacts to the resource area. He explained that a small hydro equipment excavator will be used to pour the concrete, open areas will be minimized to 3-4 areas at a time to avoid affecting the wall's structural integrity. He said that the applicant proposes to commence work within 2 weeks and complete it within 3-4 weeks.

Chair Theerman asked whether additional weepholes will be provided, to which Mr. Bellisle replied in the affirmative.

Mr. Gervais stated that DPW&P had no comments.

Upon a motion by Commissioner McDonald and seconded by Commissioner Donahue, the Commission voted 4-0 to issue a Negative Determination of Applicability.

### **List of Exhibits:**

Exhibit A: Request for Determination of Applicability Application for 283 Lake Avenue submitted by Massachusetts Department of Conservation and Recreation; received July 5, 2013.

Exhibit B: Site Location Map, Aerial Map, Retaining Wall Detail and Sequence of Work for Lake Park, Lake Quinsigamond State Park; prepared by Pare Corporation; dated July 2013 and received July 5, 2013.

Exhibit C: Memorandum from the City of Worcester Department of Public Works & Parks to the Conservation Commission; re: 283 Lake Avenue - RDA; dated July 9, 2013.

## **6. Project Briefing – Massachusetts Port Authority – Worcester Airport CAT3 & Taxiway Improvement Project Overview**

Stewart Dalzell (Deputy Director of Environmental Planning and Permitting), Robert Leger (Engineer) and Jim Stolecki (Senior Environmental Project Manager) appeared before the Commission to discuss future improvements to Worcester Airport. The proposed work will upgrade the facility to comply with FAA requirements. While still in the research and design phase, MassPort was looking into upgrading the instrument landing system navigation aids and improving the taxiways. Mr. Dalzell said the applicant is aware of the sensitive areas around the airport and aims to minimize adverse impacts. Other proposed work includes improvements to parking, hangars and additional light towers. The work could have wetland impacts beyond 5,000 SF and will go through MassDEP, FAA, MEPA and NEPA reviews.

Commissioner Franco asked if most of the work will be completed in Leicester, to which Mr. Stolecki replied in the affirmative.

The Commission took no action on this item.

## **7. Enforcement order Update – 14 Ada Street (CC-EO-2011)**

Chair Theerman said he visited the site and said that the granite stones were moved to the side, the tree looked undermined due to erosion. He asked Mr. Gervais if there were any recommendations for the owner to address the area.

Mr. Gervais said that the stones can be rearranged to better protect the bank and tree. If the additional stones were brought in and built up and then backfilled to act like a retaining wall, then the tree may be saved.

Commissioner McDonald inquired about the trees condition.

Mr. Gervais said it looked healthy. He also said that the stones are outside the watercourse and not blocking the meandering water flow. He said the Commission had kept the Enforcement Order to allow the owner to make repairs. He stated that he did not think keeping the enforcement order was necessarily as the granite stones were placed there to protect the area from erosion.

Upon a motion by Commissioner Franco and seconded by Commissioner McDonald, the Commission voted 4-0 to lift the Enforcement Order. The Commission also asked staff to inform the owner that should further work is performed, a Notice of Intent or Request for Determination of Applicability should be submitted to the Division of Planning & Regulatory Services.

**8. Portion of 145 Harrington Way (MBL 19-29A-00002)** – a request for a formal Conservation Commission approval to pursue an Executive Office of Energy & Environmental Affairs LAND Grant in cooperation with the Greater Worcester Land Trust to acquire a portion of Ecotarium West property (apx. 13 acres) to be added to the existing Crow Hill Conservation Area.

Mr. Novick provided a brief overview of the City's Open Space plan and its collaboration with the Greater Worcester Land Trust to preserve open areas. He explained to the Commission that 21 acres of land owned by Ecotarium is available for purchase and would connect to existing open space areas owned by the City and subject to Conservation Restrictions held by the Greater Worcester Land Trust (GWLT). Mr. Novick said that there was an opportunity to submit a land grant requesting up to \$400,000 to purchase the land and include it within the Commission land holdings. He said that GWLT needed signatures from the Commission prior to grant submission.

Chair Theerman expressed his support of the grant.

Commissioner Franco disagreed and expressed his belief that the land should be left alone to allow for different developments. He asked who would pay for the land, to which Mr. Novick said that the State would provide 70% with the remaining split between the City and GWLT – of which CSX mitigation funds will cover the City's portion.

Chair Theerman said that vote to support the L.A.N.D. grant application submission did not mean that funds will be award but instead the only the first step of many before purchase.

Commissioner Franco expressed is concern with using public funds to purchase land.

Commissioner Donahue said he was comfortable with a Conservation Restriction held in perpetuity.

Upon a motion by Commissioner McDonald and seconded by Commissioner Donahue, the Commission voted 3-1 (Commissioner Franco voting against) to support and sign the L.A.N.D. grant application.

#### **9. Communication Items:**

- a. Letter from NSTAR; re: Natural Gas Pipe Service Insert & Service – 22 Eskow Road; dated July 1, 2013
- b. Letter from NSTAR; re: Natural Gas New Service Installation – Chandler Street; dated July 1, 2013
- c. Letter from NSTAR; re: Natural Gas Main Extension – Leslie Road; dated July 1, 2013
- d. Letter from NSTAR; re: Natural Gas Pipe Relay – Norbach Avenue; dated July 1, 2013
- e. Letter from NSTAR; re: Natural Gas Main Extension & Service – 50 Pine View Avenue; dated July 1, 2013

The Commission reviewed the communication items but did not take any action on them.

#### **10. Scheduling of Site Visits**

The Commission asked staff to check with Chair Wood whether site visits are needed for future projects.

#### **11. Discussion of conditions for public hearings closed on 7/15/13**

Upon a motion by Commissioner McDonald and seconded by Commissioner Franco, the Commission voted 4-0 to issue these conditions as discussed for 140 Goddard Memorial Drive.

Upon a motion by Commissioner McDonald and seconded by Commissioner Franco, the Commission voted 4-0 to issue the conditions as discussed for 7-11-15 Lancaster Street

Upon a motion by Commissioner McDonald and seconded by Commissioner Franco, the Commission voted 4-0 to issue the conditions as discussed for 277 Airport Drive.

#### **12. Signing of Decisions**

- 140 Goddard Memorial Drive (CC-2013-033) – Notice of Intent
- 7-11-15 Lancaster Street (CC-2013-034) – Notice of Intent
- 277 Airport Drive (Worcester Regional Airport) (CC-2013-035) – Notice of Intent
- Coes Reservoir (240 Mill Street) (CC-2013-036) – Request for Determination of Applicability
- 283 Lake Avenue (Lake Park in Quinsigamond State Park) (CC-2013-038) – Request for Determination of Applicability
- Portion of 145 Harrington Way (MBL 19-29A-00002) – L.A.N.D. grant

#### **Adjournment**

Upon a motion by Commissioner Franco and seconded by Commissioner McDonald, the Commission voted 4-0 to adjourn the meeting at 7:48pm.