



City of Worcester Conservation Commission Meeting Agenda

Monday, April 13, 2015

Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, Room 309, 3rd floor
5:30 P.M.

Commission Members

Stefanie Wood – *Chair*
John Donahue – *Vice-Chair*
Jordan Berg Powers
Joseph Charpentier
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 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 260
- **Email:** planning@worcesterma.gov
- Contact us if you would like to sign-up for our *Land Use News* electronic newsletter.

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 x260 in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services

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, Director
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Proj. Mgr.
Michelle Smith, Planning Analyst
Deborah Steele, Prin. Staff Assistant
Marlyn Feliciano, Staff Assistant III

Upcoming Meetings

May 4, 2015
May 18, 2015*
June 8, 2015
June 29, 2015
July 20, 2015
August 10, 2015
August 31, 2015
September 21, 2015 *

*To be held at Esther Howland

Call to Order – 5:30 pm

Approval of the Minutes – 3/2/2015

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business – Requests for Determination of Applicability

1. 10 Lake Avenue North aka Regatta Point State Park (MBL 57-005-00002) (CC-2015-013)

Application: Request for Determination of Applicability

Applicant: Commonwealth of Massachusetts Department of Conservation and Recreation

Project: Seek determination as to whether the work related to the proposed construction of a 1,600 SF rain garden with two underdrains connected to the existing parking lot drainage system, and a new trench drain within the existing paved driveway, along with associated site work, on the southeastern side of the existing northern parking area at property located at 10 Lake Avenue North, aka Regatta Point State Park, is subject to the jurisdiction of the Massachusetts Wetlands Protection Act and/or City of Worcester Wetlands Protection Ordinance

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100-ft buffer zones to a Lake, an Inland Bank, and Land Under Water, each associated with Lake Quinsigamond

Public Hearing Opened: 3/23/2015

Unfinished Business – Notice of Intent

2. 79 Joppa Road (MBL 47-004-00060) & Rockrimmon Road Right-Of-Way (CC-2015-006)

Application: Notice of Intent

Applicant: James Spahiu

Project: Construct two single-family detached dwellings along with associated grading, paving, site work, and landscaping on property located at 79 Joppa Road. Roadway work is also proposed to extend the Rockrimmon Road right-of-way ~90 ft. southerly beyond the existing edge-of-pavement

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – the proposal shall occur within 30-ft wetland buffer zone to Bordering Vegetated Wetland and within the Stormwater Protection Zone

Public Hearing Opened: 3/2/2015

Unfinished Business – Notice of Intent

3. 20 (aka 10) & 24 (aka 28) Rockdale Street (MBL 12-028-09+9A & 12-030-00004) (CC-2015-007)

Application: Notice of Intent
Applicant: Elias Hanna, of Rockdale Brooks, LLC
Project: To demolish the existing southernmost structure at 24 Rockdale Street and to construct a ~13,000 SF parking area with 18 accessory off-street parking spaces, to be used in association with an educational use at 20 Rockdale Street, along with associated grading, paving, drainage, and site work on the southern portion of the 24 Rockdale Street property and the northern side of the 20 Rockdale Street property
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Riverfront Area, the 15-ft buffer zone to an Inland Bank, Land Under Water, and a Stream, each associated with Weasel Brook, and within the Stormwater Protection Zone

Public Hearing Opened: 3/23/2015

New Business – Requests for Determination of Applicability

4. 40 Stoneleigh Road (MBL 49-040-0007A) (CC-2015-016)

Application: Request for Determination of Applicability
Applicant: Scott and Sharon Krug
Project: Seek determination as to whether the work at property located at 40 Stoneleigh Road related to a proposed partial demolition of the eastern portion of the existing structure and re-construction thereof within a smaller footprint and with the addition of a deck is subject to the jurisdiction of the Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance. Presently the structure is located ~95 ft. from a resource area, with the proposed addition receding further from said area, ~105 ft. away
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100-ft buffer zones to a River, an Inland Bank, and Land Under Water, each associated with a stream and within the 100 ft. buffer zone to a Bordering Vegetated Wetland

Public Hearing Opening Deadline: WPA – N/A; WWPO – 5/10/2015

New Business – Notices of Intent

5. 0 (aka 0S) Boxford Street (MBL 12-026-00016) (CC-2015-015)

Application: Notice of Intent
Applicant: Lawrence Hammond, of Aitch Properties, LLC
Project: To construct a single-family semi-detached dwelling (duplex) with associated drainage, grading, paving, site work, and landscaping on property located at 0 Boxford Street
Jurisdiction: City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – N/A; WWPO – 5/2/2015

6. 1088 A-C (fka 1098) West Boylston Street (MBL 32-020-00001) (CC-2015-017)

Application: Request to Amend the existing Order of Conditions for property located at 1088 A-C (fka 1098) West Boylston Street (CC-2012-023)
Applicant: Ricky Sampson, of Sure Developers, LLC
Project: The applicant seeks to modify the original plan to construct a single-family attached dwelling with three-units and 6 parking spaces. Modifications include the re-location of the structure and associated changes to the grading, paving, drainage, and site work on property located at 1088 A-C (fka 1098) West Boylston Street.
Jurisdiction: City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – N/A; WWPO – 5/9/2015

Other Business

7. Enforcement Order Updates

- a. Arboretum Village Estates (CC-EO-2013-003)
- b. 20-24 Rockdale Street (CC-EO-2015-002)

8. Requests for Certificate of Compliance

- a. 11 Good Harbor Drive (CC-2003-018)
- b. 17 Gilman Street (CC-2006-057)
- c. 365 Plantation Street (CC-2010-34) – duplicate
- d. 0 (aka 0S) Boxford Street (CC-2010-025)

9. Communication:

- a. Yearly Operational Plan for Vegetation Maintenance / Herbicide Application re: Providence & Worcester Railroad Company (RR-ROW-000PW); from Tec Associates; dated March 25, 2015 and received 3/26/2015.
- b. Yearly Operational Plan for Vegetation Maintenance / Herbicide Application re: Keolis Commuter Services (RR-ROW-0CSXT); from Tec Associates; dated March 25, 2015 and received 3/26/2015.
- c. Update regarding ATV use in the City of Worcester

10. Signing of Decisions

Adjournment