



# City of Worcester Conservation Commission Meeting Agenda Monday, May 4, 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](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 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 M. Smith, Senior Planner  
Deborah Steele, Prin. Staff Assistant  
Marlyn Feliciano, Staff Assistant III

## Upcoming Meetings

May 18, 2015\*  
June 8, 2015  
June 29, 2015  
July 20, 2015  
August 10, 2015  
August 31, 2015  
September 21, 2015\*  
October 5, 2015\*  
October 19, 2015  
November 16, 2015  
December 7, 2015

\*To be held at Esther Howland

## Call to Order – 5:30 pm

## Approval of the Minutes – 3/2/2015 & 3/23/2015

## Requests for Continuances, Extensions of Time, Postponements, Withdrawals

## Unfinished Business – Requests for Determination of Applicability

### 1. 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 Opened: 4/13/2015

## 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. 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.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone

Public Hearing Opened: 4/13/2015

---

**New Business – Requests for Determination of Applicability**

**4. 31 & 39 Caroline Street (MBL 18-009-0005C & 18-009-0005A) (CC-2015-019)**

Application: Request for Determination of Applicability  
Applicant: Botany Bay Construction Company, Inc.  
Project: The applicant seeks determination as to whether an isolated vegetated wetland on the property located at 31 & 39 Caroline Street is subject to the jurisdiction of the Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance.

Public Hearing Opening Deadline: WPA – ; WWPO – 5/25/2015

---

**New Business – Notices of Intent**

**5. 31 & 39 Caroline Street & Caroline Street Right-of-Way (MBL 18-009-0005C & 18-009-0005A) (CC-2015-018)**

Application: Notice of Intent  
Applicant: Botany Bay Construction Company, Inc.  
Project: To construct three, three-story, multi-family low-rise dwellings (with a total of ~28,440 GFA) and with 30 one-bedroom units and 60 accessory off-street surface parking spaces along with associated site work related to utilities, grading, and paving at property located at 31 & 39 Caroline Street. Additionally, proposed are grading, paving, and drainage within the Caroline Street Right-of-Way to extend the existing end of pavement easterly to meet Ingleside Avenue.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – ; WWPO – 5/24/2015

---

**6. 29 Webster Street (MBL 08-031-00007) (CC-2015-020)**

Application: Notice of Intent  
Applicant: Massachusetts Electric Company  
Project: Limited Project to replace four transformers, install two firewalls, four lightning masts, and a new temporary fence, and relocate two capacitor banks along with associated site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – The proposal shall occur within Bordering Land Subject to Flooding and within the 100-ft buffer zones to a River, an Inland Bank, and Land Under Water, each associated with Middle River.

Public Hearing Opening Deadline: WPA – 5/5/2015; WWPO – 5/29/2015

---

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

### **7. 47 Quinsigamond Avenue (aka 40, 47 & 50 Canton Street/Crompton Park) (MBL 05-022-00003) (CC-2015-021)**

Application: Notice of Intent  
Applicant: City of Worcester Department of Public Works & Parks  
Project: To demolish and relocate the existing tennis courts, to re-locate parking on-site to allow for 31 new parking spaces, and to add two hand ball courts and various pedestrian amenities, along with associated grading, paving, drainage, site work, and landscaping.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – The proposal shall occur within Bordering Land Subject to Flooding and within the Stormwater Protection Zone.  
Public Hearing Opening Deadline: WPA – 5/6/2015; WWPO –5/30/2015

---

## **Other Business**

### **8. Enforcement Order Updates**

- a. Arboretum Village Estates (CC-EO-2013-003)

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

- a. 0 (aka 0S) Boxford Street (CC-2010-025)
- b. 501-505 Mill Street (CC-2001-027)

### **10. Communication:**

- a. Notice of Pan Am Railways, Inc. 2015 Yearly Operational Plan for Right-of-Way Management (Re: Herbicide Application); from Keith Morris, Environmental Consultant; dated 3/31/2015 and received 4/10/2015.
- b. Notice of CSX 2015 Yearly Operational Plan for Right-of-Way Management (Re: Herbicide Application); from Amec Foster Wheeler; dated 4/6/2015 and received 4/9/2015.
- c. Notice from National Grid re: 2015 Yearly Operational Plan & Vegetation Management Plan and Emerald Ash Borer Brochure; dated 4/21/2015 and received 4/23/2015.
- d. Notice re: Proposed Flood Plain Protection Measures at 29 Webster Street Substation; dated and received 4/22/2015.
- e. North Quabbin Regional Landscape Partnership “Your Land, Your Legacy” Newsletter; received 4/23/2015.
- f. MACC Spring 2015 Newsletter, received 4/24/2015.
- g. Update regarding ATV use in the City of Worcester

### **11. Issuance of Orders of Conditions**

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

## **Adjournment**