



City of Worcester Conservation Commission Meeting Agenda

Monday, January 4, 2016

Worcester City Hall, 455 Main Street, **Esther Howland Chamber**, 3rd floor at 5:30 P.M.

Commission Members

Stefanie Wood – *Chair*
Joseph Charpentier – *Vice Chair*
Amanda Amory
Jordan Berg Powers
Henry Fields
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

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.

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 S. Rolle, Assistant Chief Development Officer
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Proj. Mgr.
Michelle M. Smith, Senior Planner
Michael Antonellis, Planning Analyst
Deborah Steele, Prin. Staff Assistant
Marlyn Feliciano, Staff Assistant III

Upcoming Meetings

January 25, 2016
February 22, 2016
March 14, 2016
April 4, 2016
April 25, 2016
May 16, 2016
June 6, 2016
June 27, 2016
July 25, 2016
August 15, 2016
September 12, 2016
September 26, 2016
October 24, 2016

Call to Order – 5:30 pm

Requests for Continuances, Postponements, Withdrawals

New Business – Requests for Determination of Applicability:

1. 939 Southbridge Street (MBL 26-036-00001) & Southbridge Street Right of Way (CC-2015-077)

Application: Request for Determination of Applicability

Applicant: Massachusetts Electric Company

Project: To seek determination as to whether or not the work/area associated with the installation of an asphalt berm in the existing parking area along with associated site-work and vegetation maintenance, on the northern portion of the property located at 939 Southbridge Street and partially within the Southbridge Street Right-of-Way is subject to the Commission's jurisdiction.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance - the proposal shall occur partially within the stormwater protection zone.

Public Hearing Opening Deadline: WPA – n/a; WWPO – 1/29/2016

2. 8 Teddy Road (MBL 42-020-00005) (CC-2015-079)

Application: Request for Determination of Applicability

Applicant: Uyen Nguyen

Project: To seek determination as to whether or not the work/area associated with repair of the existing structure's foundation walls, and associated ground disturbance and site work, on property located at 8 Teddy Road, is subject to the Commission's jurisdiction.

Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - the proposal shall occur within the 100 ft. buffer zone to the bank of an unnamed stream and/or associated bordering vegetated wetlands

Public Hearing Opening Deadline: WPA – n/a; WWPO - 1/29/2016

Constructive Grant Deadline: WPA – 1/5/2016

3. 102 Shore Drive (MBL 37-027-00005) (CC-2015-082)

Application: Request for Determination of Applicability

Applicant: James Chacharone of Lakeview Court, LLC

Project: To seek determination as to whether or not the work/area associated with the construction of a ~240 SF concrete pad associated with a proposed telecommunications facility, along with associated grading and site work, on property located at 102 Shore Drive, is subject to the Commission's jurisdiction and whether or not the boundaries of the resource areas, as delineated on the plans, are accurate.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100 ft. buffer zone to a bordering vegetated wetland and within the stormwater protection zone.

Public Hearing Opening Deadline: WPA – n/a; WWPO - 1/29/2016

Constructive Grant Deadline: WPA – 1/5/2016

New Business – Requests for Determination of Applicability:

4. 34 (aka 20) Sherburne Avenue or Indian Lake Park (MBL 13-006-00001) (CC-2015-083)

Application: Request for Determination of Applicability
Applicant: The City of Worcester Department of Public Works – Sewer Division
Project: To seek determination as to whether or not the work/area associated with the construction of a ~640 SF porous concrete slab in the existing parking area along with associated drainage infrastructure and site work, on property located at 34 (aka 20) Sherburne Avenue, is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100 ft. buffer zone to the Bank of Indian Lake and associated bordering land subject to flooding .
Public Hearing Opening Deadline: WPA – n/a; WWPO - 2/1/2016
Constructive Grant Deadline: WPA – 1/8/2016

New Business – Notices of Intent:

5. 0 & 9 Hemans Street and part of 40 Milton Street (MBL 09-030-007-2, 09-030-00009 & 09-030-00004) (CC-2015-055)

Application: Notice of Intent
Applicant: John Boggia of JNBB, LLC,
Project: For the demolition of the existing structure on-site and the construction of three multi-family high-rise dwellings (a total of 93 dwelling units) and associated off-street parking along with related grading, utilities, and site work
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – n/a; WWPO – 1/4/2016

6. 500 Salisbury Street (MBL 55-004-00001) (CC-2015-078)

Application: Notice of Intent
Applicant: Assumption College
Project: For construction of a ~59,594 SF academic center and associated pedestrian and vehicular access, along with grading, paving, utilities, and site work on property located at 500 Salisbury Street.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone.
Public Hearing Opening Deadline: WPA – n/a; WWPO – 1/29/2016

7. 661 (aka 663) Salisbury Street (MBL 50-022-00002) (CC-2015-080)

Application: Notice of Intent
Applicant: Temple Emanuel Sinai
Project: For the construction of a ~3,025 SF addition to the existing temple and the repairs/improvements to portions of the existing lower parking areas, reconfiguring associated pedestrian amenities, and related grading, utilities, and site work on property located at 661 (aka 663) Salisbury Street.
Jurisdiction: City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer to a Bordering Vegetated Wetland associated with an unnamed intermittent stream and pond and within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – 1/5/2016; WWPO – 1/29/2016

Over →

Other Business:

8. Salisbury Hill (CC-2004-059) - Request for Determination of Action Required due to a Project Change

9. Enforcement Order Updates:

- a. Arboretum Village Estates (CC-EO-2015-005)
- b. 181 Lake Avenue (CC-EO-2015-006)
- c. Goldthwaite Road (Burncoat Gardens Phase I & V) (CC-EO-2015-007)
- d. Pierce Avenue (Burncoat Gardens Phase IV) (CC-EO-2015-008)
- e. 27 New Street Extension (CC-EO-2015-009)
- f. 149-151 Lake Avenue (CC-EO-2015-010)
- g. 604 Burncoat Street (aka Burncoat Heights) (CC-EO-2015-011)
- h. 21 Quaboag Street (CC-EO-2015-012)

10. Requests for Certificate of Compliance:

- a. 501-505 Mill Street (CC-2001-027)
- b. Whippoorwill Drive (CC-2004-059)
- c. Whippoorwill Drive (CC-2014-020)

11. Communication:

- a. Notice of Forum on the Emerald Ash Borer on 1/6/2016; by the Massachusetts Pest Taskforce; received 12/7/2015.
- b. Memorandum to the City Manager re: the Emerald Ash Borer in Worcester; from Paul Moosey, Commissioner of DPW&P; dated 12/9/2015.
- c. Notice of MassDEP Review of Recent Studies on Precipitation Rates in MA; from MassDEP; received 12/15/2015
- d. Executed, recorded, Bond Agreement for Burncoat Gardens Phase I & V (aka 72 Goldthwaite Road); W.R.O.D. Book 54719, Page 57; per Order for CC-2013-057 & CC-EO-2015-007.
- e. Salisbury Hill 2015 Stormwater System Monitoring; from Peoples Engineering; received 12/23/2015; per Order for CC-2001-071.

12. Issuance of Orders of Conditions

13. Discussion and Signing of Decisions

Adjournment