



City of Worcester Conservation Commission Meeting Agenda

Monday, September 26, 2016

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

Commission Members

Joseph Charpentier – *Chair*
Peter McKone - *Vice Chair*
Amanda Amory
Jordan Berg Powers
Henry Fields

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

Upcoming Meetings

October 24, 2016
November 14, 2016
December 12, 2016

Call to Order: 5:30 pm

Approval of Minutes:

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Notices of Intent:

1. 48 Tory Fort Lane (MBL 40-041-00005) (CC-2016-044)

Application: Notice of Intent

Applicant: Sparhawk Realty, LLC

Project: The construction of two single-family detached dwellings and associated parking as well as related grading and site work on property located at 48 Tory Fort Lane.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone to a bordering vegetated wetland

Public Hearing Opened: 9/12/2016

2. 640 Park Avenue (MBL 08-023-00001) (CC-2016-046)

Application: Notice of Intent

Applicant: Branded Realty Group II, LLC

Project: To demolish the existing structure and to construct two new commercial buildings and an associated surface parking lot, along with related grading and site work, on property located at 640 Park Avenue.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within bordering land subject to flooding, associated with Beaver Brook, and within the stormwater protection zone

Public Hearing Opened: 9/12/2016

New Business – Requests for Determination of Applicability:

3. 8 Lake Avenue North & 11 Lake Avenue (along the Kenneth Burns Memorial Bridge aka Rt. 9 or Belmont Street) (MBL 57-005-00001 & 17-017-00002) (CC-2016-054)

Application: Request for Determination of Applicability

Applicant: Massachusetts Department of Transportation

Project: To seek determination as to whether or not the proposed work associated with the installation of a permanent security fence, along with related site work, on property located at 8 Lake Avenue North & 11 Lake Avenue and/or within the Belmont Street Right-of-Way, is subject to the Commission's jurisdiction

Jurisdiction: The Massachusetts Wetlands Protection Act & the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone to Lake Quinsigamond and bordering land subject to flooding associated therewith

Public Hearing Opening Deadline: WPA – n/a; WPO – 10/22/2016

Constructive Grant Deadline: WPA –9/28/2016; WPO – n/a

New Business – Requests for Determination of Applicability:

4. 730 Plantation Street (MBL 46-49A-00010) (CC-2016-056)

Application: Request for Determination of Applicability
Applicant: City of Worcester Department of Public Works & Parks
Project: To seek determination as to whether or not the proposed work associated with a geotechnical boring, along with related site work, on property located at 730 Plantation Street, is subject to the Commission's jurisdiction.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone to a bordering vegetated wetland and/or bank associated with Poor Farm Brook
Public Hearing Opening Deadline: WPA – n/a; WPO – 10/28/2016
Constructive Grant Deadline: WPA – n/a; WPO – n/a

5. 283 Lake Avenue (aka Lake Park, Quinsigamond State Park) (MBL 41-047-00004) (CC-2016-057)

Application: Request for Determination of Applicability
Applicant: Massachusetts Department of Conservation and Recreation
Project: To seek determination as to whether or not the proposed work associated with trail maintenance, including the repair and paving of existing pathways, resurfacing of existing paved pathways, and the addition of erosion prevention measures, along with related site work, on the southern portion of property located at 283 Lake Avenue, is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetlands Protection Act & the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone to the bank of Lake Quinsigamond and an unnamed, partially culverted, intermittent stream and associated bordering vegetated wetlands and within the stormwater protection zone
Public Hearing Opening Deadline: WPA – n/a; WPO – 10/29/2016
Constructive Grant Deadline: WPA – 10/5/2016; WPO – n/a

New Business – Notices of Intent:

6. 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: 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 – 9/12/2016

7. 0 & 770 Franklin Street (MBL 17-024-0203A & 17-024-02+03) (CC-2016-048)

Application: Notice of Intent
Applicant: Cesmir Spiro
Project: The construction of a new road (aka Kiara Drive), 9 single-family semi-detached dwellings (duplexes), and associated off-street parking, along with related grading, drainage, utilities, and site work, on property located at 0 & 770 Franklin Street.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone, associated with a bordering vegetated wetland and within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – 9/14/2016; WWPO – 10/8/2016

New Business – Notices of Intent:

8. 550 Grove Street (aka City of Worcester, Morgan Park) and a portion of Indian Lake (MBL 21-INX-00012 & MA-DEP-INDIA) (CC-2016-052)

Application: Notice of Intent
Applicants: City of Worcester Department of Public Works & Parks & the Massachusetts Department of Fish and Game
Project: To remove and replace a concrete boat ramp, along with related site work, on property located at the City of Worcester Morgan Park and within Indian Lake.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within, bank, and the 100' buffer thereto, land under water, and bordering land subject to flooding, each associated with Indian Lake
Public Hearing Opening Deadline: WPA – 9/22/2016; WWPO - 10/16/2016

9. 201 Plantation Street (aka City of Worcester Holmes Field) (MBL 19-014-00003) (CC-2016-053)

Application: Notice of Intent
Applicant: City of Worcester Department of Public Works & Parks
Project: To construct improvements to existing recreational amenities (e.g. hockey court, playground, etc.) and install new recreational and pedestrian amenities (e.g. lighting, pathways, tennis courts, etc.), along with related site work, on the northern portion of property located at Holmes Field.
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 – 10/22/2016

Other Business:

10. Request for Determination of Significance and Subsequent Action due to a Project Change –

- a. 125 Olean Street (CC-2004-034 & DEP #349-800)
- b. New England Power Company's Utility Reconductoring Project - located to the east of the Leicester/Worcester town-line, south of Stafford Street, west of Nixon Avenue and north of Clover Street (CC-2015-074)

11. Informal Presentation Regarding a Possible Filing for Drawdown of Coes Reservoir

12. Enforcement Order Updates:

- a. Arboretum Village Estates (CC-EO-2016-002)

13. Possible Violation Updates

- a. Salisbury Street (various lots -including lots 4 (aka 671), 6 (aka 675), & 7 (aka 697) Salisbury Street)
- b. Maverick Street

14. Requests for Certificate of Compliance:

- a. 125 Olean Street – Lots 3 & 4 – (CC-2004-034 & DEP #349-800)
- b. 30 Nippnapp Trail aka Greenwood Street Landfill (CC-2012-046, 2013-016, & DEP# 349-1042)
- c. 61 Dawson Road (CC-1998-041 & DEP# 349-584)
- d. 501-505 Mill Street (CC-2001-027)

15. Request for Performance Bond Release for 501-505 Mill Street "Center Hill" Project (CC-2001-027)

16. Update Regarding Electronic Submissions per Amendment to the City's Wetlands Protection Regulations

17. Approval of Updated Application Checklist to Require Electronic Submissions

18. Emergency Certification for Mill Street Bridge Work – Between Park Avenue and Main Street

Other Business:

19. Communication:

- a. Notice of Treatment for Crystal Park Pond (DEP# 349-425) on 9/21/2016; from Solitude Lake Management; received 9/19/2016.
- b. Notice of Treatment for Little Indian Lake (DEP# 349-678) on 9/21/2016; from Solitude Lake Management; received 9/19/2016.
- c. Communication about and photos of 655 Salisbury Street Pond from Jamie Vander Salm – re: 0 (aka 697 or Lot 7) Salisbury Street (CC-2015-070); received 8/26/2016 & 9/12/2016.
- d. Membership Update for FY 2017; from the Massachusetts Association of Conservation Commissions; dated 9/12/2016.
- e. Request for Comments re: Accreditation Application to Land Trust Accreditation Commission; from Greater Worcester Land Trust; received 9/19/2016.

20. Land Acquisition and Land Management:

- a. Draft Policy on Priority Property Acquisitions Criteria
- b. Potential Property Acquisitions (via Tax Title Foreclosure):
 - i. 64 & 66 Rockrimmon Road (MBL 47-007-10-12 & 47-007-00013)
 - ii. 6 Passageway Six (MBL 42-023-00124)

21. Discussion of Special Conditions and Issuance of Orders of Conditions

22. Signing of Decisions

Adjournment