



City of Worcester Conservation Commission Meeting Agenda

Monday, May 1, 2017

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
Tunde Baker
Jordan Berg Powers
Christian Escobar

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. 31440
- **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 x31440 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
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings

May 22, 2017
June 12, 2017
July 10, 2017
July 31, 2017
August 21, 2017
September 11, 2017
October 2, 2017
October 23, 2017
November 13, 2017
December 4, 2017

Call to Order: 5:30 pm

Approval of Minutes: 8/4/2016

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Notices of Intent:

1. 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 Opened: 1/9/2017 and continued on 1/30/2017; 3/20/2017; & 4/3/2017

2. 0 (aka lot 6A or 677 and fka Lot 4) Salisbury Street (MBL 50-023-00003) (CC-2016-060)

Application: Notice of Intent

Applicant: Salisbury Holdings, LLC

Project: To construct a single-family detached dwelling and associated off-street parking, along with related site work and grading, on property located at 0 (aka lot 6A or 677 and fka Lot 4) Salisbury Street.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland associated with the bank of an unnamed stream and possibly within riverfront area associated therewith

Public Hearing Opened: 12/19/2016

3. 400 Southwest Cutoff (aka Lot A Latti Farm Road) (MBL 45-006-00002) (CC-2017-006)

Application: Notice of Intent

Applicant: K. Martin Linder, of KEL Leasing, Inc.

Project: To construct a ~10,000 SF commercial structure with associated parking along with related grading, drainage and site work at property located at 400 Southwest Cutoff.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to bank and/or a bordering vegetated wetland, associated with an intermittent stream, and within the stormwater protection zone

Public Hearing Opened: 2/27/2017

Unfinished Business – Notices of Intent:

4. 164, 182 & 188 Southwest Cutoff (MBL 34-034-00003; 34-034-00012) (CC-2017-021)

Application: Notice of Intent
Applicant: Dario Diesel, Inc.
Project: For the demolition of existing site infrastructure and the construction of a new truck maintenance facility and associated parking areas, along with related grading, paving and site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and within the Stormwater Protection Zone.
Public Hearing Opened: 4/3/2017

Unfinished Business – Request to Amend Order of Conditions:

5. 7 Egan Avenue (MBL 34-038-00157) (CC-2017-019)

Application: Request to Amend an Order of Conditions
Applicant: EBT, Inc.
Project: To modify the original approval (CC-2015-040) to construct a single-family detached dwelling and related site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone to the bank and/or bordering vegetated wetlands, associated with a stream, within the bank thereto, and within the stormwater protection zone
Public Hearing Opened: 3/20/2017

New Business – Requests for Determination of Applicability:

6. 37 Stafford Street (MBL 08-028-00003) (CC-2017-025)

Application: Request for Determination of Applicability
Applicant: Steve Okun of Dube-Plus Construction, Inc.
Project: To seek determination as to whether or not the proposed work associated with partial demolition and repairs to the existing fire-damaged structure, along with related site work, is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100' buffer zone associated to the bank and/or bordering vegetated wetlands associated with Curtis Pond, within Bordering Land Subject to Flooding, and possibly within the stormwater protection zone
Public Hearing Opening Deadline: WPA – n/a; WWPO - 5/27/2017
Constructive Grant Deadline: WPA - 5/3/2017; WWPO - TBD

7. 75 & 102 Shore Drive (MBL 37-032-03+4A & 37-027-00005) & within the Shore Drive Right-of-Way (CC-2017-026)

Application: Request for Determination of Applicability
Applicant: Charter Communications
Project: To seek determination as to whether or not the proposed work associated with the installation of ~600' of underground cable conduit, along with related site work, is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100' buffer zone associated with the bank and/or bordering vegetated wetlands associated with a stream, possibly within riverfront area, and within the stormwater protection zone
Public Hearing Opening Deadline: WPA – n/a; WWPO - 5/27/2017
Constructive Grant Deadline: WPA - 5/3/2017; WWPO - TBD

New Business – Notices of Intent:

8. 21 (aka 29) Quaboag Street (MBL 51-002-56+57) (CC-2017-009)

Application: Notice of Intent
Applicant: Zaymir Kallasi
Project: To seek retroactive approval to construct additions to the existing single-family detached dwelling and to construct accessory structures along with related site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal occurred within the 100' buffer to the bank of Tatnuck Brook, within its associated riverfront area and bordering land subject to flooding, and within the stormwater protection zone
Public Hearing Opening Deadline: WPA – 3/1/2017; WWPO - 3/25/2017

9. 72 Bay Edge Drive (MBL 41-011-00019) (CC-2017-014)

Application: (Abbreviated) Notice of Intent
Applicant: Joseph M. Fontecchio
Project: To remove a deck and construct an addition to an existing single-family detached dwelling, along with related grading, drainage, and site work, on property located at 72 Bay Edge Drive.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance – 100' buffer to the bank of Lake Quinsigamond and within the stormwater protection zone
Public Hearing Opening Deadline: WPA – 5/1/2017; WWPO – 5/1/2017

10. 500 Salisbury Street (MBL 55-004-00001) (CC-2017-023)

Application: Notice of Intent
Applicant: Assumption College
Project: To conduct landscaping and install a patio area, associated with the (previously permitted) construction of a new academic center, along with the conversion of an existing dirt parking area into a paved parking lot, each located in the center of campus, along with related grading, drainage, and site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – 5/1/2017; WWPO – 5/25/2017

11. 13 Moreland Street & 1 Columbine Road (MBL 25-015-00001 & -001-2) (CC-2017-024)

Application: Notice of Intent
Applicant: Mohammad Djamshidi
Project: For, partially retroactive, construction of two single-family detached dwellings and associated off-street parking, along with related grading, drainage, 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 – 5/26/2017

12. 173, 190 & 192 Brookline Street (MBL 42-008-53+54 & 42-031-00012) (CC-2017-027)

Application: Notice of Intent
Applicant: Norcross Development, LLC
Project: To demolish existing site infrastructure and construct a roadway extension (Brookline Street) and four single-family detached dwellings, along with related grading, paving, drainage, and site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – 5/4/2017; WWPO – 5/28/2017

New Business – Notices of Intent:

13. 501 Salisbury Street (aka Brookside Gardens) (MBL 25-042-006+5) (CC-2017-028)

Application: Notice of Intent
Applicant: Brookside Gardens, Inc.
Project: To construct six single-family detached dwellings, associated parking areas and pedestrian amenities, related grading, paving, drainage, along with related site work including wetland replication.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and/or bank associated with a perennial stream, within riverfront area, within the stormwater protection zone, and possibly within a bordering vegetated wetland

Public Hearing Opening Deadline: WPA – 5/4/2017; WWPO – 5/28/2017

14. Beaver Brook Park - 15 Mann Street & 300 Chandler Street (MBL 14-033-0001B; 14-033-0001A) and a portion of the former Beaver Brook Parkway Layout (CC-2017-029)

Application: Notice of Intent
Applicant: City of Worcester, Department of Public Works & Parks
Project: To construct a ~17,000 SF fenced dog park and associated site amenities, along with related grading, drainage, paving, and site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and/or bank, within riverfront area, and within bordering land subject to flooding, each associated Beaver Brook, and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 5/5/2017; WWPO – 5/29/2017

Other Business:

15. Project Change Requests (Request for Determination of Significance and Subsequent Action due to a Project Change):

- a. Order of Conditions for Crompton Park (aka 47 Quinsigamond Avenue & 40, 47 & 50 Canton Street) (CC-2015-021 & CC-2016-050; MassDEP #: 349-1105)
- b. Order of Conditions for Elm Park (aka 121 Russell Street) (CC-2014-012; MassDEP #: 349-1081)
- c. Order of Conditions for 28 Bullard Avenue (CC-2015-010)

16. Requests for Certificate of Compliance:

- a. 0 Eustis Street (CC-2015-012)
- b. "Lot 4" Basswood Boulevard - part of 100 Goldthwaite Road (aka White Birch Commons; fka Burncoat Gardens) (CC-2013-057 & DEP #249-1075)

17. Enforcement Order Updates:

- a. 181 Lake Avenue (CC-EO-2015-006)
- b. 128 Alvarado Avenue (CC-EO-2016-004)
- c. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025 & DEP #349-931) (CC-EO-2016-005)
- d. 21 (aka 29) Quaboag Street (CC-EO-2016-005)
- e. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057 & DEP #249-1075 (CC-EO-2017-001))

18. Miscellaneous Project & Violation Updates

19. Requests for Extension of Time

Other Business:

Communication:

- a. Conservation Quarterly - Spring 2017 Edition; from Massachusetts Association of Conservation Commissions.
- b. Providence & Worcester Railroad Company's 2017 Yearly Operational Plan; from TEC Associates, Consulting Engineers; received 4/3/2017.
- c. Correspondence regarding Draft Priority Habitat Map of rare species updates and public comment period; from Division of Fisheries & Wildlife; received 4/11/2017.
- d. Correspondence regarding turbidity and environmental monitoring activities for Quissett Street & Iroquois Street (CC-2015-039); from Scott Morrison of EcoTec, Inc.; received 4/17/2017.
- e. CSX Transportation Inc.'s 2017 Yearly Operational Plan; from Amec Foster Wheeler; received 4/21/2017.
- f. Pan Am Railways, Inc.'s 2017 Yearly Operational Plan; from Keith L. Morris; received 4/26/2017.
- g. National Grid's 2017 Yearly Operational Plan; from National Grid; received 4/26/2017.

20. Land Acquisition and Land Management:

- a. Land Management Updates
- b. Land Acquisition Updates
 - I. Fowler Gorge (501-505 Mill Street) Baseline

21. Draft Policy Regarding Project Changes & Extension Permits

22. Suggestions for Changes with Regard to the City of Worcester Wetlands Protection Regulations

23. Discussion of & Proposed Updates to General Processes, Procedures, and Checklists

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

- a. Request for issuance of duplicate signature page for Order of Conditions for property located at 37 Sigel Street (CC-2015-059)

25. Signing of Decisions

Adjournment