



# City of Worcester Conservation Commission Meeting Agenda

Monday, July 31, 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](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 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

August 21, 2017  
September 11, 2017  
October 2, 2017  
October 23, 2017  
November 13, 2017  
December 4, 2017

**Call to Order:** 5:30 pm

**Requests for Continuances, Postponements, Withdrawals:**

**Approval of Minutes:** 12/19/2016

**Public Hearings:**

**Unfinished Business – Requests for Determination of Applicability:**

**1. 20 Sophia Drive (MBL 29-11A-0027R) (CC-2017-050)**

Application: Request for Determination of Applicability

Applicant: Arjana Guri

Project: To seek determination as to whether or not the work/area associated with the retroactive installation of a shed is subject to the Commission's jurisdiction.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal occurred within the 100' buffer to a bordering vegetated wetland and/or bank associated with an unnamed intermittent stream.

Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/5/2017

**Unfinished Business – Notices of Intent:**

**2. 0 (aka lot 6A or 677 and fka Lot 3) 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 3) 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; Constructive Grant Deadline: Extended to 8/1/2017

**3. Knapp Avenue, Luther Avenue, Myrick Avenue, Pelican Avenue, Phoebe Way, & Toronita Avenue Right of Ways and abutting sewer & drain easements including, but not limited to, portions of 21 Myrick Avenue (MBL 33-019-00164), 0 & 10 Luther Avenue (MBL 33-019-00214), and 31 & 35 Phoebe Way (MBL 33-019-00428 & 33-019-00422) (CC-2017-038)**

Application: Notice of Intent

Applicant: City of Worcester Department of Public Works & Parks

Project: Public conversion of various existing private streets along with related grading, paving, drainage & utility installation, and site work.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within a bordering vegetated wetland and/or bank, within the 100' buffer to a bordering vegetated wetland and/or bank, and within the Stormwater Protection Zone

Public Hearing Opened: 5/22/2017; Additional Discussion: 7/10/2017

Constructive Grant Deadline: Extended to 8/1/2017

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

**4. 27 & 27A Pineland Avenue and 8 Pointe Rok Drive (MBL 41-036-042-2; -00042 & 41-037-00008) (CC-2017-053)**

Application: Request for Determination of Applicability  
Applicant: New England Power Company, d/b/a National Grid  
Project: To seek determination as to whether or not the work to remove existing utility poles, along with related site work, is subject to the Commission's jurisdiction.  
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' bufferzone to bank and/or bordering vegetated wetlands and within bordering land subject to flooding, associated with Flint Pond.

Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/20/2017

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**5. Sears Island Drive Right of Way (~200' SW of Doran Road) & 120 Sears Island Drive (MBL 13-034-66+67) (CC-2017-054)**

Application: Request for Determination of Applicability  
Applicant: Massachusetts Electric Company, d/b/a National Grid  
Project: To seek partially retroactive determination as to whether or not the work to remove, replace, and/or relocate two utility poles, along with related site work, is subject to the Commission's jurisdiction.  
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal occurred within bordering land subject to flooding and possibly within the 100' bufferzone to bank and/or bordering vegetated wetlands, each associated with Indian Lake.

Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/20/2017

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**6. 535 & 545 Salisbury Street (MBL 25-042-00006 & -006+2) (CC-2017-055)**

Application: Request for Determination of Applicability  
Applicant: Illyrian Gardens Apartments  
Project: To seek determination as to whether or not the work to re-pave the existing parking area, driveway, and associated improvements, along with related site work, is subject to the Commission's jurisdiction.  
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, and within the Stormwater Protection Zone.

Public Hearing Opening Deadline: WPA – 7/31/2017; WWPO – 8/24/2017

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**7. 7 (aka 9) Island Road (MBL 27-018-00001) (CC-2017-057)**

Application: Request for Determination of Applicability  
Applicant: Swedish Cemetery Corporation  
Project: To seek determination as to whether or not the area/work associated with the construction of a ~1,256 SF addition to the existing facility, along with an associated driveway and related site work.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal may occur within bordering land subject to flooding, the 100' buffer to bank and/or bordering vegetated wetlands, each associated with Leesville Pond, and the stormwater protection zone.

Public Hearing Opening Deadline: WPA – 8/1/2017; WWPO – 8/25/2017

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**8. 10 Lake Avenue North (MBL 57-005-00002) aka Quinsigamond State Park – Regatta Point (CC-2017-059)**

Application: Request for Determination of Applicability  
Applicant: Massachusetts Department of Conservation and Recreation  
Project: To seek determination as to whether or not the work associated with conducting soil borings is subject to the Commission's jurisdiction.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal may occur within bordering land subject to flooding and shall occur within the 100' buffer to bank and/or bordering vegetated wetlands, each associated with Lake Quinsigamond.

Public Hearing Opening Deadline: WPA – 8/7/2017; WWPO – 8/31/2017

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**New Business – Abbreviated Notice of Resource Area Delineation:**

**9. 140 & 170 Apricot Street (aka South High School and Sullivan Middle School property) (MBL 56-016-00013) (CC-2017-056)**

Application: Abbreviated Notice of Resource Area Delineation  
Applicant: City of Worcester Department of Public Works & Parks  
Project: To delineate jurisdictional resource areas on and affecting the subject property which may include land under water, bank, bordering vegetated wetlands, and riverfront area.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance.  
Public Hearing Opening Deadline: WPA – 8/1/2017; WWPO – 8/25/2017

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**New Business – Notices of Intent:**

**10. 47R Fourth Street (MBL 42-035-00100) (CC-2017-052)**

Application: Notice of Intent  
Applicant: Lee Homes, Inc.  
Project: To construct nine dwelling units and an associated access drive, 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 associated with an unnamed stream, and within the stormwater protection zone, and may occur within riverfront area.  
Public Hearing Opening Deadline: WPA – 7/31/2017; WWPO – 8/22/2017

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**11. 193-195 Lake Avenue (MBL 17-028-00005) (CC-2017-058)**

Application: Notice of Intent  
Applicant: Michael T. Madulka  
Project: To replace an existing retaining wall at the edge of the lake, 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 bank, bordering land subject to flooding, and within the 100' buffer to a bordering vegetated wetland and/or bank associated with Lake Quinsigamond, and within the stormwater protection zone.  
Public Hearing Opening Deadline: WPA – 8/1/2017; WWPO – 8/25/2017

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**Other Business:**

**12. Requests for Extension of Time:**

- a. Eskow Road (CC-2009-001 & DEP #349-964)

**13. Requests for Certificate of Compliance:**

- a. Burns Bridge (Belmont St./Route 9) Project (CC-2011-002; CC-2012-036; CC-2014-014 & DEP #349-1007)
- b. 0 Eustis Street (CC-2015-012)
- c. 20 Sophia Drive (CC-2006-059 & DEP #349-906)
- d. 123 Holden Street (CC-2016-019 & DEP #349-1130)
- e. 7 Egan Avenue (CC-2015-040; CC-2017-019 & DEP #349-1115)
- f. 697 (fka 0 or Lot 7) Salisbury Street (CC-2015-070 & DEP #349-1121)

**14. Commissioner's Updates (Broad Meadow Brook & Lake Quinsigamond Commission)**

**15. Project Status Updates – 0 (aka 38) Toronita Avenue (CC-2014-015; DEP #349-1082)**

**Other Business:**

**16. Enforcement Order Updates:**

- a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- b. 21 (aka 29) Quaboag Street (CC-2017-009; CC-EO-2016-005)
- c. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2016-006).
- d. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)

**17. Communication:**

- a. Notice of Treatment (scheduled for 7/26/17) to Crystal Park Pond; from Solitude Lake Management, received 7/17/2017.
- b. Notice of Treatment (scheduled for 7/26/17) to Little Indian Lake; from Solitude Lake Management, received 7/17/2017.

**18. Discussion and Clarification regarding review thresholds of the Worcester Wetlands Protection Ordinance & Regulations**

**19. Land Acquisition and Land Management**

**20. Discussion of Special Conditions and Issuance of Orders of Conditions**

**21. Signing of Decisions**

**Adjournment**