



# City of Worcester Conservation Commission Meeting Agenda Monday, March 19, 2018

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

## Commission Members

Joseph Charpentier, *Chair*  
Christian Escobar, *Vice Chair*  
Amanda Amory  
Jordan Berg Powers  
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. 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  
Mia McDonald, Conservation Agent  
Michael Antonellis, Senior Planner  
Michelle M. Smith, Senior Planner  
Susan Arena, Preservation Planner  
Deborah Steele, Prin. Staff Assistant

## Upcoming Meetings

April 9, 2018  
April 30, 2018  
May 21, 2018  
June 11, 2018  
July 9, 2018  
July 30, 2018  
August 20, 2018  
September 10, 2018  
October 1, 2018  
October 22, 2018  
November 19, 2018  
December 17, 2018\*

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

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

**Approval of Minutes:** 8/21/2017 & 2/26/2018

**Public Hearings:**

**Unfinished Business – Notices of Intent:**

### **1. 384 Southwest Cutoff (MBL 45-033-00002) (CC-2017-090)**

Application: Notice of Intent

Applicant: Joseph F. Shay, Jr.

Project: To create a granite quarry along with related grading, paving, drainage and site work and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.

Jurisdiction: The Massachusetts Wetland 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 intermittent stream and within the stormwater protection zone.

Public Hearing Opened: 1/29/2018

---

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

### **2. 0 (aka 21-23) Julien Avenue (MBL 45-025-0001R & -01R-2) (CC-2018-015)**

Application: Request for Determination of Applicability

Applicant: Real Estate Alternatives

Project: To seek determination as to whether or not the proposed work to construct two single family dwellings along with associated site work, grading and paving, is subject to the Commission's jurisdiction.

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

Public Hearing Opening Deadline: WWPO – 4/12/2018; Constructive Grant: WPA/WWPO - TBD

---

**New Business – Notices of Intent:**

**3. 0 Whippoorwill Drive & 0 Danielle’s Way (aka Malden Woods Subdivision) (MBL 32-011-0001A & B through -0007A & B; -00008 through -00013; -0014A & B; & -0015A & B); the Whippoorwill Drive Right-of-Way; and the westerly portion of the Castine Street Right-of-Way (CC-2017-095)**

Application: Notice of Intent  
Applicant: Winsor Companies  
Project: To construct a subdivision consisting of a roadway network, including the extension of Castine Street and Whippoorwill Drive right-of-ways, and approximately 30 residential dwelling units, along with related utility, grading, paving, drainage, and site work, and to request a waiver of the requirements of performance standard 4.2.4.of the City of Worcester Wetlands Protection Regulations.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within bank and bordering vegetated wetlands, and the within the 100’ buffer thereto, and within the stormwater protection zone.

Deadlines: Public Hearing Opening: WPA – 3/19/2018; WWPO – 3/19/2018; Constructive Grant: WPA/WWPO - TBD

---

**4. 26 Narragansett Avenue, 5 & 13 Keach Avenue (MBL 29-003-54-58, -00047, -45+46), and the Evelyn Street & Narragansett Avenue Right of Ways (CC-2018-009)**

Application: Notice of Intent  
Applicant: Ten Realty, LLC  
Project: To construct 4 buildings (with a total of 12 dwelling units) and conduct improvements to the Narragansett Avenue and Evelyn Street Right of Ways, along with related site work, grading, paving, and drainage.  
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone.

Public Hearing Opening Deadline: WWPO – 3/19/2018; Constructive Grant: WWPO - TBD

---

**5. 100 Fremont Street (MBL 27-022-00002) (CC-2018-011)**

Application: Notice of Intent  
Applicant: Minichiello Brothers  
Project: To construct a parking lot, along with associated site work and partially retroactive vegetation removal, and to request a waiver of the requirements of performance standard 4.2.4.of the City of Worcester Wetlands Protection Regulations.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within Riverfront Area and the 100’ bufferzone to bank, each associated with Middle River, and within the Stormwater Protection Zone.

Public Hearing Opening Deadline: WPA – 3/19/2018; WWPO – 3/24/2018; Constructive Grant: WPA/WWPO - TBD

---

**6. 240 Mill Street (aka Coes Reservoir) (MBL 51-016-00002) (CC-2018-014)**

Application: Notice of Intent  
Applicant: City of Worcester Department of Public Works & Parks  
Project: To conduct a comprehensive aquatic nuisance vegetation, algae, and cyanobacteria management program using a variety of methods including herbicides, algaecides, mechanical methods, and drawdown and to request a waiver of the requirements of performance standard 4.2.4.of the City of Worcester Wetlands Protection Regulations.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the bank, bordering vegetated wetland, bordering land subject to flooding, and land under water each associated with Coes Reservoir and/or Tatnuck Brook.

Public Hearing Opening Deadline: WPA – 3/19/2018; WWPO – 3/31/2018; Constructive Grant: WPA/WWPO - TBD

---

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

### **7. 590 & 610 Southbridge Street and 4 Washburn Street (MBL 07-042-03+11; -00033; -0002) (CC-2018-016)**

Application: Notice of Intent  
Applicant: Branded Realty Group 2 LLC  
Project: To demolish the existing buildings, site improvements and to construct a convenience store with an automobile refueling station, 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 bordering land subject to flooding and within the Stormwater Protection Zone.

Public Hearing Opening Deadline: WPA – 3/21/2018; WWPO – 4/14/2018; Constructive Grant: WPA/WWPO - TBD

---

### **8. 30 (aka 40) & 42 Quinsigamond Avenue (MBL 05-022-0102A and -0102B) (CC-2018-017)**

Application: Notice of Intent  
Applicant: NSTAR Gas Company d/b/a Eversource Energy  
Project: To conduct activities to clean-up/remediate (e.g. excavate, process, and dispose) of hazardous materials (e.g. contaminated soil, water, and debris), in compliance with the requirements of the Massachusetts Contingency Plan, along with associated site work and dewatering.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the 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 – 3/21/2018; WWPO – 4/14/2018; Constructive Grant: WPA/WWPO - TBD

---

## **Other Business:**

**9. Project Change Request (Determination of Significance and Subsequent Action) for Order of Conditions for Patch Reservoir Dam Rehabilitation Project at 446 & 520 Mill Street and 29 & 33 Patch Reservoir Drive (CC-2017-096; DEP #349-1179)**

**10. Violation** at 93 Chicopee Street - work within resource area and 15-foot buffer; letter sent 3/1/2018.

### **11. Extension Permit Requests:**

- a. Order of Conditions for Salisbury Hill (fka 727 Salisbury Street) (CC-2001-071; DEP #349-0721)
- b. Order of Conditions for 100 (fka) Goldthwaite Road (aka White Birch Commons (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)

**12. Emergency Certification** for 1 Davis Way – Demolition of fire damaged single family dwelling within 100-feet of Lake Quinsigamond; issued 3/6/2018.

**13. Request for Certificate of Compliance** for 150 Blackstone River Road (CC-2016-028; CC-2017-035; DEP #349-1137)

### **14. 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; DEP #349-1157; CC-EO-2016-005)
- c. 100 (fka) Goldthwaite Road (aka White Birch Commons (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- d. 9 Luther Avenue (and abutting portions of the Toronita Avenue and Luther Avenue ROWs) (CC-EO-2017-002)
- e. 21 Paradox Drive (CC-2018-002; CC-EO-2017-004)
- f. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane (fka Paradise Point)) (CC-2007-025; DEP #349-931; CC-EO-2017-009; UAO-CE-18-6W001)

**Other Business:**

**15. Communication:**

- a. Request to support 100% Clean, Renewable Energy; from Environment Massachusetts; received 3/1/2018.
- b. Invitation to the 2018 Volunteer Appreciation Breakfast & Summit (3/31/2018); from the Blackstone River Coalition; received 3/4/2018.
- c. Invitation to the 4<sup>th</sup> Anniversary Community Meeting (3/15/2018); from the Coes Zone Task Force; received 3/7/2018.
- d. Request for support of the Public Lands Preservation Act (PLPA, S.2181); from Phillip Sanders; received 3/12/2018.

**16. Land Management/Acquisition Updates**

**17. Discussion of Commission Processes & Procedures**

- a. Permanent markers

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

**19. Signing of Decisions**

**Adjournment**