



City of Worcester Conservation Commission Meeting Agenda Monday, February 11, 2019

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

Commission Members

Joseph Charpentier, *Chair*
Christian Escobar, *Vice Chair*
Amanda Amory
Devin Canton
Azal Khaled

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 8:30 a.m.-2:00 p.m.
- **Phone:** 508-799-1400 ext. 31441
- **Email:** planning@worcesterma.gov
- **Website:** worcesterma.gov/planning-regulatory

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 ext. 31440 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
Stefanie Covino, Conservation Planner
Michelle M. Smith, Chief Planner
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant
Timothy Gilbert, Planning Analyst

Upcoming Meetings

March 11, 2019
April 1, 2019
April 22, 2019
May 13, 2019
June 3, 2019
June 24, 2019
July 15, 2019
August 5, 2019
August 26, 2019
September 16, 2019
October 7, 2019*
November 4, 2019
November 25, 2019

**Meeting is CANCELED due to lack of quorum;
all items are postponed/continued to Special Meeting on
Thursday, February 21, 2019 at 5:30pm in Esther Howland**

Call to Order: 5:30 pm

Requests for Continuances, Postponements, Withdrawals

Approval of Minutes 1/28/19

Public Hearings

Old Business – Notices of Intent

1. 142-158 Wildwood Avenue and 2 Spring Lane (MBL 42-019-42-44; -63-65; -66+67; & -68+69): Notice of Intent by Advanced Energy Concepts c/o Sean Bushe (CC-2018-085, DEP #349-1228)

Project: To construct two single-family dwellings, related site improvements, and a parking area associated with the existing structure located at #142 Wildwood Avenue, and to conduct related grading, drainage, paving and site work.

Jurisdiction: The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

2. 210 Southwest Cutoff (MBL 34-034-00011): Notice of Intent by St. James Realty, LLC (CC-2018-098, DEP #349-1233)

Project: To construct two commercial self-storage buildings (~177,000 SF) with associated parking and to conduct related site work.

Jurisdiction: The MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

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: Notice of Intent by Winsor Companies (CC-2018-080, DEP #349-1224)

Project: To construct a subdivision, consisting of construction of approximately 30 residential dwelling units and a new roadway network connecting Whippoorwill Drive to Castine Street, including the extension and re-construction of Whippoorwill Drive and an extension of Castine Street, 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 MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

4. Washington Heights or 43 (aka 45) and 90 Outlook Drive and 7 (aka 7-23) and 28 (aka 26-30) Williamsberg Drive (MBL 42-25A-0004A, -00004, -0004C, -0004B): Notice of Intent by Related Washington Heights LLC (CC-2019-002; DEP #349-1234)

Project: To reconstruct walkways, construct accessible parking areas, and conduct associated site work

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

5. 486 Chandler Street (AKA Worcester State University) (MBL 48-016-00001): Notice of Intent by Worcester State University (CC-2019-004; DEP #349-XXXX)

Project: To replace the athletic field and repair running track, construct storage sheds, conduct accessibility improvements, and conduct associated site work and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

6. 10 Blithewood Avenue (AKA Blithewood Park) (MBL 34-030-00034) Notice of Intent by Worcester Department of Public Works and Parks (CC-2019-007)

Project: Reconfigure and expand parking lot and sidewalks and conduct associated site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

7. 19 Heard Street (AKA Hadwen Park) (MBL15-029-00004) Notice of Intent by Worcester Department of Public Works and Parks (CC-2019-008; DEP #349-XXXX)

Project: Conduct soil borings and associated site work and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

Other Business

8. Request for Extensions of Time for Orders of Conditions

a. 486 Chandler Street (AKA Worcester State University) (MBL 48-016-00001) (CC-2013-001)

9. Enforcement Order Updates

- a. 100 (fka) Goldthwaite Road (aka White Birch Commons (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- b. 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)
- c. 20 Quinsigamond Avenue (CC-EO-2018-004)
- d. 72 Upland Street (CC-EO-2018-005)
- e. Arboretum Village Estates (CC-2009-042, CC-EO-2013-003, DEP# 349-978)

10. Communication

- a. State of the Lakes; from Jacquelyn Burmeister; received 2/1/19
- b. 2018 Stormwater Inspection Report for Salisbury Hill Condominiums in Worcester; from Capital Group Properties; received 2/6/19

11. Discussion of Commission Regulations, Processes & Procedures

- a. Discuss Commissioners joining MSMCP email list

Discussion of Special Conditions and Issuance of Orders of Conditions

Signing of Decisions

Adjournment