



### 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](mailto:planning@worcesterma.gov)

**Website:** [worcesterma.gov/planning-regulatory](http://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 Rolle, Asst. Chief  
Development Officer  
Michelle Smith, Chief Planner  
Amanda Molina Dumas, Senior Planner  
Timothy Gilbert, Planning Analyst  
Stefanie Covino, Conservation Planner  
Michelle Johnstone, Preservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Deborah Steele, Principal Staff Assistant  
Ariel Lim, Staff Assistant

### Upcoming Meetings

December 16, 2019  
January 27, 2020  
February 10, 2020  
March 2, 2020  
March 23, 2020  
April 13, 2020  
May 4, 2020

# City of Worcester Conservation Commission Meeting Agenda Monday November 25, 2019

Worcester City Hall  
Levi Lincoln Chamber, Room 309, 455 Main Street, 5:30 p.m.

### CALL TO ORDER: 5:30 PM

### REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

### APPROVAL OF MINUTES: 8/5/19; 10/7/19

### PUBLIC HEARINGS

### OLD BUSINESS – NOTICES OF INTENT

#### **1. 20 Pine Hill Road (MBL 38-035-00004)**

File #: CC-2019-014; DEP # 349-1238

Applicant: Berthiaume Contracting, LLC

Project: To construct a single family house and conduct associated site work

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

#### **2. Salisbury Hill (aka property located off of Salisbury Hill Boulevard and Barrows Road; FKA 727 Salisbury Street) (MBL CO-NDO-02019)**

File #: CC-2019-035; DEP # 349-1253

Applicant: Premier Property Group

Project: To construct 114 age-restricted condominium units with associated roadways, utilities, and stormwater infrastructure

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

### NEW BUSINESS – REQUEST FOR DETERMINATION OF APPLICABILITY

#### **3. Right-of-Way Associated with Cambridge Street from Intersection of Pitt Street to Kansas Street and Right-of-Way Associated with Kansas Street from Cambridge Street to Lawrence Street**

File #: CC-2019-069

Applicant: National Grid

Project: To install approximately 485 linear feet of underground duct bank

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

#### **4. 47 Quinsigamond Avenue AKA Crompton Park (MBL 05-022-00003)**

File #: CC-2019-070

Applicant: City of Worcester Department of Public Works and Parks

Project: To conduct geotechnical borings bank

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### NEW BUSINESS – NOTICES OF INTENT

#### **5. 757 Salisbury Street (MBL 50-023-00001)**

File #: CC-2019-045

Applicant: HP Acquisitions, LLC

Project: To demolish existing buildings and construct three multi-family structures, grading, paving, pool, stormwater infrastructure, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

**6. 305 Belmont Street (MBL 57-004-B1-01, -02, -04)**

File #: CC-2019-063; DEP#349-XXXX  
Applicant: WuXi Biologics  
Project: To construct a two-story biomanufacturing building, parking lots and access drives, pedestrian walkways, stormwater management system, utilities, landscaping, and associated site work  
Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**7. 4 & 8 Washburn Street and 590 & 610 Southbridge Street (MBL 07-042 -00002, -00004, -03+11, -00033)**

File #: CC-2019-065 (Amending CC-2018-016); DEP#349-1189  
Applicant: Branded Realty Group 2 LLC  
Project: To amend the existing order of conditions to include 8 Washburn Street and to permit, partially retroactively, the demolition of existing structures, grading, creation of parking, utilities, and landscaping  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**8. 135 Goddard Memorial Drive & 3 Coppage Drive (MBL 56-010-00002, 56-INX-0000G)**

File #: CC-2019-067  
Applicant: The TJX Companies Inc.  
Project: To reconstruct a parking lot and associated site work  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**9. Right-of-Way Associated with Bittersweet Boulevard, Indigo Circle, and Snowberry Circle AKA Arboretum Village Subdivision Phase IV**

File #: CC-2019-068  
Applicant: Arboretum Village LLC  
Project: To construct a roadway, install utilities, perform grading, and associated site work  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**10. 20 Sherer Trail (MBL 42-026-00005)**

File #: CC-2019-071  
Applicant: Nicholas Hoffman  
Project: To demolish a shed, construct a single family home, driveway, utilities, grading, and associated site work  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**11. 102 Randolph Road AKA The Oasis at Dodge Park (MBL 22-002-00002)**

File #: CC-2019-072  
Applicant: KMRN Investment, LLC  
Project: To construct a new 25-bed nursing home facility with associated landscaping, grading, drainage, utility work, and associated site work  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**OTHER BUSINESS**

**12. Request for Extension of Time**

- a. 128 Alvarado Avenue (CC-2008-045 / CC-2017-017; DEP#349-963)

**13. Project Change Request**

- a. 128 Alvarado Avenue (CC-2008-045) – request to modify house configuration
- b. 457 Granite Street (CC-2018-010; DEP# 349-1187) – request to add shed and driveway
- c. 261 Clover Street AKA 175 James Street (CC-2017-077; DEP#349-1174) – request to modify entrance

**14. Requests for Certificates of Compliance**

- a. 11 Nathaniel Court (CC-2018-025)
- b. 1059 Grafton Street (CC-2018-070; DEP#349-1220)

**15. Enforcement Order and Violation Updates**

- a. 100 Goldthwaite Road (AKA White Birch Commons (FKA Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- b. Arboretum Village (CC-EO-2019-004; UAO-CE-13-6W003; ACOP-CE-14-W005-NT-SEP-SETT)
- c. Country Club Acres (AKA Garrison Avenue & 190 Mountain Street East; Cobblestone) (CC-2007-025; DEP #349-931; CC-EO-2017-009; UAO-CE-18-6W001)
- d. 20 Quinsigamond Avenue (CC-2014-002; DEP#349-1077; CC-EO-2018-004)
- e. 128 Alvarado Ave (CC-2008-045 / CC-2017-017; DEP#349-963; CC-EO-2016-004)
- f. Burncoat Heights (CC-2017-043; CC-EO-2019-001)
- g. 351 Bridle Path (CC-2018-089; DEP#349-1230 ; EO-CC-2019-003)
- h. 21 Paradox Drive (CC-2018-002; DEP#349-1182; EO-CC-2019-004)

**16. Discussion of Commission Regulations, Processes & Procedures**

- a. Discuss proposed budget for FY20

**17. Communications**

- a. Forest Carbon: An essential natural solution for climate change, from UMass Amherst; received 10/28/19
- b. City of Worcester Open Space and Recreation Plan 2020 Outreach Dates, from City of Worcester Parks Department, received 11/8/19

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

**19. Signing of Decisions**

**ADJOURNMENT**