



### Commission Members

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

### 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

January 27, 2020  
February 10, 2020  
March 2, 2020  
March 23, 2020  
April 13, 2020  
May 4, 2020  
May 18, 2020

# City of Worcester Conservation Commission Meeting Agenda Monday December 16, 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. 0 Meadowbrook Road (MBL 25-042-0003A)**

**File #:** CC-2019-013; DEP # 349-1242

**Applicant:** Joe Goodman

**Project:** To construct a single family house, construct a cul-de-sac, 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

#### **3. 305 Belmont Street (MBL 57-004-B1-01, -02, -04)**

**File #:** CC-2019-063; DEP#349-1258

**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

#### **4. 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

### **NEW BUSINESS – REQUEST FOR DETERMINATION OF APPLICABILITY**

#### **5. 30 AKA 40 Quinsigamond Avenue (MBL 05-022-0102A)**

**File #:** CC-2019-075

**Applicant:** Eversource

**Project:** To excavate trenches to replace subsurface piping

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

## **NEW BUSINESS – NOTICES OF INTENT**

### **6. 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

### **7. 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**

File #: CC-2019-074  
Applicant: Whippoor LLC  
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 reconstruction 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 plan requirement 5.3.p and performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION**

### **8. 0 AKA 646 Salisbury Street (MBL 55-005-006-2)**

File #: CC-2019-073  
Applicant: Jewish Health Care Center  
Project: To delineate the jurisdictional resource areas on and affecting the subject property.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

## **OTHER BUSINESS**

### **9. Informal Presentation**

- a. Presentation by Bohler Engineering to discuss redevelopment of 75 Quinsigamond Avenue and the application of the Commission's Compensatory Flood Storage Policy

### **10. Emergency Certifications**

- a. 3-6 Brussels Street – Due to a water line break, MJ Whittall LLC is requesting to excavate, trench, and repair and/or replace utility lines within the Stormwater Protection Zone

### **11. Request for Extension of Time**

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

### **12. Project Change Request**

- a. 457 Granite Street (CC-2018-010; DEP# 349-1187) – request to add shed and driveway

### **13. Requests for Certificates of Compliance**

- a. 351 Bridle Path (CC-2018-089; DEP#349-1230; EO-CC-2019-003)
- b. 0 Derby Street (CC-2017-066)

**14. 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)

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

**16. Communications**

- a. Bacteria Sampling Report, from Blackstone River Coalition; received December 2, 2019
- b. Proposed changes to 310 CMR; from MACC; received 12/12/19

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

**18. Signing of Decisions**

**ADJOURNMENT**