



Commission Members

Joseph Charpentier, *Chair*
Devin Canton, *Vice Chair*
Amanda Amory
Miranda Hotham
Lindsay Nystrom

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.-5:00 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 all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of two business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

المسبق الطلب عند التيسير وسائل من غيرها الفورية الترجمة تتوفر.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerese ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Eric Flint, Conservation Planner
Stephen Cary, Planning Analyst
Rose Russell, Planning Analyst
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Susan Daly, Staff Assistant

Upcoming Meetings

June 6, 2022
June 27, 2022
July 18, 2022
August 8, 2022
August 29, 2022
September 19, 2022

City of Worcester Conservation Commission Meeting Agenda Monday, May 16, 2022 at 5:30PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

This Worcester Conservation Commission meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- **Use the following link** to join the meeting via computer
<https://cow.webex.com/meet/conservationcommissionwebex>
- **Call 415-655-0001** (Access Code: **160 973 4358**) for the Conservation Commission.

Note: If technological problems interrupt the virtual meeting, the meeting will continue.

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440.

CALL TO ORDER: 5:30PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

PUBLIC HEARINGS

OLD BUSINESS – AMENDMENTS TO ORDER OF CONDITIONS

1. 34-52 (aka Lots 101-122) Modoc Street Extension Subdivision (MBL 38-017-0001A & 38-017-1A-01 through -1A-17)

File #: CC-2021-062 (CC-2018-055) & DEP #349-1210

Applicant: St. Anthony Realty, LLC

Project: To modify the existing order, for construction of a +/-500' cul-de-sac and 17 dwelling units, in order to accommodate proposed design changes to the residential structures, associated grading, related stormwater infrastructure, and associated site work.

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

Continued from 1/24/2022

OLD BUSINESS – NOTICE OF INTENT

2. 9 Dalton Street (MBL 39-019-00002)

File #: CC-2022-001
Applicant: DiVerdi Builders, Inc.
Project: To construct a townhouse structure (total of 4 dwelling units) and conduct associated site work
Jurisdiction: City of Worcester Wetlands Protection Ordinance

Continued from 1/24/2022

3. White Birch Village (fka Burncoat Gardens) or 34, 36, 44, 46, and 49-80 Goldthwaite Road (aka Phases 2 & 3) and areas east of Cherry Blossom Circle, Paper Birch Path & Sourwood Circle (aka Phase V) (MBL 39-020-07-11; -002-6; & part of CO-NDO-02271)

File #: CC-2021-015 & DEP#349-13XX
Applicant: Goldthwaite Holdings, LLC
Project: To construct 9 multi-family dwellings (additional 36 units), stormwater management facilities, parking, utilities, and conduct other associated site work, with all existing structures to remain.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

Continued from 4/25/2022

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

4. 7 Hemlock Street (MBL 51-009-00007)

File #: CC-2022-026
Applicant: James Welsh
Project: To determine whether the removal of two trees within existing lawn is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

5. 633 (aka 645) Park Avenue (MBL 08-023-00013)

File #: CC-2022-028
Applicant: Salloom Realty Corporation
Project: To determine whether the construction of a concrete curb and other associated site work is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

6. 8 Winter Hill Drive (MBL 33-030-00103)

File #: CC-2022-029
Applicant: Casey Freeman
Project: To determine, partially retroactively, whether the installation of an above ground pool, deck, and other associated site work is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

7. Park Avenue Right-of-Way

File #: CC-2022-030
Applicant: Massachusetts Electric Company
Project: To determine whether the installation of +/- 1,760 linear feet of underground conduit, five new manholes, and other associated site work is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

8. Webster Street, Cambridge Street, & Illinois Street Right-of-Ways

File #: CC-2022-033
Applicant: Massachusetts Electric Company
Project: To determine whether the rebuilding of two manhole chimneys, replacement of underground conduit, maintenance of existing manholes, and other associated site work is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

9. 66 Tory Fort Lane (MBL 40-041-00005)

File #: CC-2022-015 & DEP#349-1318

Applicant: Sparhawk Realty, LLC

Project: To pave an existing gravel driveway and conduct associated site work, and to request a waiver of performance standard 4.2.4.

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

10. 248 & 258 Mill Street (MBL 51-006 -00248 & -00022)

File #: CC-2022-020 & DEP#349-13XX

Applicant: Guild of Saint Agnes of Worcester, Inc.

Project: To conduct activities associated with the redevelopment of an existing commercial building, including removal of asphalt and underground storage tanks, parking lot repaving, construction of a play area, and other site work, and to request a waiver of performance standard 4.2.4.

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

11. 11, & 15B Havana Road, 14 & 15 Cuba Road, 23 Curtis Street, 72 James Street, 221 Ludlow Street, 32 Genesee Street, 1 Heard Street, 2 Spencer Street, and 50 Webster Street (MBL 28-039-00007, 28-039-00010, 28-037-00018, 28-036-00009, 08-030-00021, 28-031-00008, 28-031-00001, 28-003-00002, 15-029-0001A, 27-028-00002, 08-030-04+05)

File #: CC-2022-022 & DEP#349-1319

Applicant: New England Power Company

Project: To conduct transmission line upgrades, including the replacement of existing structures, shield wire with optical ground wire, maintenance work, and other associated site work.

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

12. 490 Shrewsbury Street (MBL 16-026-0000A)

File #: CC-2022-025

Applicant: American East Coast II, LLC

Project: To demolish the existing site improvements and construct three new commercial buildings, parking areas, stormwater system, landscaping, and conduct other associated site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

13. 500 Salisbury Street & 64 Nelson Place (MBL 55-04-00001 & 21-019-00002)

File #: CC-2022-027 & DEP#349-13XX

Applicant: Assumption University

Project: To construct a parking lot, stormwater management system, and associated site work.

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

14. 300 Southbridge Street (MBL 05-012-00013)

File #: CC-2022-031 & DEP#349-13XX

Applicant: Convoy Holdings, LLC

Project: To repave an existing driveway and parking lot; construct a patio, retaining wall, handicap ramp, and fence; and conduct other associated site work associated with the renovation of an existing building.

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

15. 0, 9, & 19 Hemans Street, 7 Hemans Court, and 40 & 40R Milton Street (MBL09-030-007-2, 09-030-00009, 09-031-00023, 09-030-00005, 09-030-00004, & 09-030-004-5)

File #: CC-2022-032

Applicant: Boghos Properties, LLC

Project: To construct a 7-story multi-family residential building, parking, landscaping, stormwater system, grading, and other associated site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUEST FOR AMENDED ORDER OF CONDITIONS

16. 0 Snowberry Circle, 0 Indigo Circle, and Rights-of-Way associated with Bittersweet Boulevard, Indigo Circle, and Snowberry Circle (aka Arboretum Subdivision Phase IV) (MBL 29-11A-0106R, 29-11A-0107L, 29-11A-0089R, & 029-11A-0095L)

File #: CC-2022-034 (CC-2019-068)

Applicant: Arboretum Village, LLC

Project: To construct nine semi-detached single family residential dwellings, roadway, install utilities, grading, and other associated site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

17. Issuance of Order of Conditions for Closed Public Hearing

- a. 1 & 2 Rice Street (aka Worcester Country Club) (CC-2022-013 & DEP#349-1317)

18. Request for Certificate of Compliance

- a. 1087 A&B and 1089 A&B Millbury Street (CC-2021-057)

19. Request for Duplicate Signature Page - 47R Fourth Street

- a. 47R Fourth Street (CC-2017-052 & DEP#349-1223)

20. Enforcement Order and Violation Updates

- a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)
- b. 217 Lake Avenue (CC-EO-2020-004)
- c. 449 Massasoit Road (CC-EO-2020-006)
- d. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)
- e. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)
- f. 99 Wildwood Avenue (CC-EO-2020-009)
- g. 166 Moreland Street (CC-EO-2020-011)
- h. 522 Grove Street (CC-EO-2020-014)
- i. 0 Myrick Avenue (CC-EO-2020-015)
- j. Modoc Street (CC-EO-2021-001)
- k. 75 Harrington (CC-EO-2021-003)
- l. 40 June Street Terrace (CC-EO-2021-004)
- m. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- n. 269 James Street (CC-EO-2021-007)
- o. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- p. 0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)
- q. Providence & Worcester Railroad (0 Tobias Boland Way)
- r. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- s. Hospital Drive FKA 305 Belmont Street, 57-004-B1 -01/-02 (CC-EO-2022-001)
- t. Hospital Drive FKA 305 Belmont Street, 57-004-B103B (CC-EO-2022-003)
- u. Hospital Drive FKA 305 Belmont Street, 57-004-B1-02 (CC-EO-2022-004)

21. Communications

- a. DEP Wetlands Program Policy 21-01: Diadromous Fisheries Stream Management; from MassDEP

22. Approval of Minutes – 1/25/2021; 4/12/2021; 1/3/2022; 3/28/2022; 4/25/2022

23. Policies and Procedures

ADJOURNMENT