



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 अथवा आवासह अ-म अनरोधपचात उरपल 5ध हु 6छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

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

Kasa nkyerëase 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

Michelle M. Smith, ACDO
Eric Flint, Conservation Planner
Stephen Cary, Planning Analyst
Rose Russell, Planning Analyst
Michelle Johnstone, Sr. Preservation Planner
Deborah Steele, Principal Staff Assistant

Upcoming Meetings

November 7, 2022
November 28, 2022
December 12, 2022
January 9, 2023
January 30, 2023
February 27, 2023
March 20, 2023
April 10, 2023
May 1, 2023

City of Worcester Conservation Commission Meeting Agenda Monday, October 17, 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

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

1. 27 Whitla Drive (MBL 41-013-25+26)

File #: CC-2022-067

Applicant: Valerie J. Daniels

Project: To determine whether the construction of an addition and related site work is subject to the Commission's jurisdiction.

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

OLD BUSINESS – NOTICES OF INTENT

2. 1 & 7 Brattle Street (MBL 49-010-00003 & 49-010-0004A)

File #: CC-2022-063

Applicant: Konstantinos & Fotini Angelis

Project: To remove existing site improvements, and construct a new building, parking area, stormwater management system, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

OLD BUSINESS – NOTICES OF INTENT

3. 3 Oriol Drive (MBL 46-047-00007)

File #: CC-2022-065
Applicant: Maple Multi-Family Land SE, L.P.
Project: To construct two (2) 5-story buildings, parking, stormwater management, and related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

4. 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

5. 128, 130, 132, 134, & 136 Alvarado Avenue (MBL 41-026-1373R, 41-026-1373L, 41-026-137-2, 41-026-1371R, & 41-026-1371L)

File #: CC-2022-036 & DEP#349-1330
Applicant: Oasis Construction, Inc.
Project: To construct two semi-detached dwellings and one single family dwelling, driveways, stormwater management, install utilities, pave a roadway, conduct other 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

6. 235 (aka 231) Lake Avenue (MBL 17-029-00002)

File #: CC-2022-068 & DEP#349-1336
Applicant: Pavel Novikov
Project: To construct a single family home, driveway, stormwater management, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

7. 25 & 35R Tobias Boland Way, 0 McKeon Road, and 0 Millbury Street (MBL 31-021-0016B, 31-020-0001A, 31-021-16B-B, 31-020-00001)

File #: CC-2022-069 & DEP#349-13XX
Applicant: Walmart Stores, Inc.
Project: For retroactive removal of vegetation, and to restore the disturbed area with restoration plantings and seeding, install a fence, conduct related 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

8. 2 Aurora Street (MBL 45-13A-00002)

File #: CC-2022-070 & DEP#349-13XX
Applicant: D&I Properties, LLC
Project: To construct a single family home, driveway, septic system, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

9. 0 Granite Street (MBL 44-019-0000K)

File #: CC-2022-071 & DEP#349-1337
Applicant: New England Power Company
Project: To replace an existing structurally deficient culvert, conduct maintenance on the adjacent access road, related 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. 2 & 10 Pullman Street (MBL 23-002-0000B & 23-01A-00007)

File #: CC-2022-072
Applicant: Meletios Chacharone
Project: To construct a fueling station, stormwater management system, paving, and related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUEST FOR AMENDED ORDER OF CONDITIONS

11. Kiara Drive Subdivision (fka 0 & 770 Franklin Street)

(MBL 17-024-2033L, -2033R, -2034L, -2034R, -2035L, -2035R, -2037L, -2037R, -203-6, -2032R, -2038R, -2038L, -2031L, -2039L, -2031R, -2039R, -2032L)

File #: CC-2022-083 (CC-2016-048) & DEP#349-1142

Applicant: CLEB, LLC

Project: The construction of a new road (aka Kiara Drive), 9 single-family semi-detached dwellings (duplexes), and associated off-street parking, along with related grading, drainage, utilities, and site work.

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

OTHER BUSINESS

12. Requests for Certificates of Compliance

- a. 265 Lake Avenue (CC-2019-026 & DEP#349-1245)
- b. 265 Lake Avenue (CC-2020-048 & DEP#349-1280)
- c. 3 Eastview Street (CC-2001-076+077)

13. Request for Extension of Time

- a. Brookline Street Subdivision (CC-2017-027 & DEP#349-1167)

14. Request for Emergency Certification

- a. Hadwen Park (CC-EC-2022-004)
- b. 200 Mountain Street East (CC-2022-005)

15. Enforcement Order and Violation Updates

- a. 128 Alvarado Avenue (CC-EO-2016-004)
- b. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)
- c. 217 Lake Avenue (CC-EO-2020-004)
- d. 449 Massasoit Road (CC-EO-2020-006)
- e. 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)
- f. 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)
- g. 99 Wildwood Avenue (CC-EO-2020-009)
- h. 166 Moreland Street (CC-EO-2020-011)
- i. 522 Grove Street (CC-EO-2020-014)
- j. 0 Myrick Avenue (CC-EO-2020-015)
- 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-B103B (CC-EO-2022-003)
- t. 3 Aster Place (CC-EO-2022-005)
- u. Hospital Drive ROW (CC-EO-2022-006)
- v. 215 Lake Avenue (CC-EO-2022-007)

16. Open Space Discussion

17. Approval of Minutes – 1/25/2021; 4/12/2021; 1/3/2022; 4/25/2022; 5/16/2022; 6/6/2022; 6/27/2022; 7/18/2022; 8/8/2022; 8/29/2022; 9/19/2022

18. Policies and Procedures

ADJOURNMENT