



### Commission Members

Joseph Charpentier, *Chair*  
Devin Canton, *Vice Chair*  
Amanda Amory  
Miranda Hotham  
Timothy Magliaro  
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](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 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.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

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 nkyeræasee ene akwanya afoforo 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  
Pamela Harding, Chief Planner  
Eric Flint, Conservation Planner  
Stephen Cary, Senior Planner  
Paul Dell'Aquila, Senior Planner  
Michelle Johnstone, Sr. Preservation Planner  
Rose Russell, Planning Analyst  
Deborah Steele, Principal Staff Assistant  
Olivia Holden, Administrative Assistant

### Upcoming Meetings

June 12, 2023  
July 3, 2023  
July 24, 2023  
August 14, 2023  
September 11, 2023

# City of Worcester Conservation Commission Meeting Agenda Monday, May 22, 2023 at 5:30PM

Worcester City Hall  
Levi Lincoln Chamber, 3<sup>rd</sup> 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](mailto: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](mailto: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. Park Avenue Right-of-Way & 585 Park Avenue (MBL 08-016-00002)**

File #: CC-2023-030

Applicant: Verizon

Project: To determine whether trenching, the installation of underground conduit, 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. 425 Salisbury Street & 425B Salisbury Lane (43-01F-00039; -00027)**

File #: CC-2023-019

Applicant: Notre Dame Academy

Project: To rehabilitate an existing parking area, including milling, re-grading, and re-paving; replacement of curbing and sidewalks; and other related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

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

### **3. 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

### **4. Salisbury Street Right-of-Way and 633 & 646 Salisbury Street (MBL 50-018-00006 & 55-005-00006)**

File #: CC-2023-002 & DEP#349-1350

Applicant: City of Worcester Department of Public Works and Parks

Project: To replace an existing culvert with a new box culvert, repave a portion of the existing street, and 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

### **5. 1511 Main Street (aka Kettle Brook Lofts) (MBL 15-43A-00000)**

File #: CC-2023-017 & DEP#349-1360

Applicant: David Barsky

Project: To construct an access drive, parking area, utilities, stormwater management, and related site work associated with Phase 2 of the Kettle Brook Lofts development; and to request a waiver of performance standard 4.2.4.

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

### **6. 34-38 Blackstone River Road (MBL 10-016-00008)**

File #: CC-2023-020

Applicant: Blackstone Road Realty Trust

Project: To construct a parking area, stormwater management system, and related site work associated with the renovation of existing residential buildings.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **7. 88 Webster Street (MBL 27-032-00004)**

File #: CC-2023-025 & DEP#349-1361

Applicant: Worcester Affordable Housing, LLC

Project: To install a transformer pad, subsurface electrical conduit, bollards, and related site work.

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

### **8. 69 Sever Street (MBL 02-041-49+98)**

File #: CC-2023-028

Applicant: City of Worcester Department of Public Works & Parks

Project: To construct park improvements, including a retaining wall, picnic area, benches, walkways, landscaping, drainage improvements, and related site work

Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **9. 249 Lake Avenue (MBL 17-029-00010)**

File #: CC-2023-029 & DEP#349-1359

Applicant: Leonidas Dosreis

Project: To construct a retaining wall, patio, stairway, and 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. 1103 Main Street (MBL 08-030-00002)**

File #: CC-2023-031 & DEP#349-13XX

Applicant: New York Capital Investment Group, LLC,

Project: To construct a car wash, parking area, utilities, landscaping, and related site work.

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

**11. 305 Chandler Street (aka Foley Stadium) (MBL 14-044-00001)**

File #: CC-2023-032 & DEP#349-1362

Applicant: City of Worcester Department of Public Works and Parks

Project: To construct a synthetic turf field, stormwater management system, fencing, retaining wall, and other related site work.

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

**NEW BUSINESS – REQUESTS FOR AMENDED ORDERS OF CONDITIONS**

**12. 500 Salisbury Street (MBL 55-004-00001)**

File #: CC-2023-033 (CC-2020-073)

Applicant: Assumption University

Project: To demolish existing tennis courts and construct parking lots, stormwater management, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

**13. 190 & 238 Belmont Street (aka Bell Hill Park, Bell Pond) (MBL 16-015-0009A & 16-036-00004)**

File #: CC-2023-018 (CC-2023-033 & DEP#349-1358)

Applicant: City of Worcester Department of Public Works and Parks

Project: To construct park improvements, pathways, paved areas, lighting, beach replenishment, landscaping, and 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

**OTHER BUSINESS**

**14. Requests for Certificates of Compliance**

- a. 140 & 170 Apricot Street (aka South High Community School) (CC-2018-063 & DEP#349-1194)

**15. Enforcement Order and Violation Updates**

- a. 217 Lake Avenue (CC-EO-2020-004)
- b. 449 Massasoit Road (CC-EO-2020-006)
- c. 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)
- d. 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)
- e. 99 Wildwood Avenue (CC-EO-2020-009)
- f. 166 Moreland Street (CC-EO-2020-011)
- g. 522 Grove Street (CC-EO-2020-014)
- h. 0 Myrick Avenue (CC-EO-2020-015)
- i. 75 Harrington (CC-EO-2021-003)
- j. 40 June Street Terrace (CC-EO-2021-004)
- k. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- l. 269 James Street (CC-EO-2021-007)
- m. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- n. 0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)
- o. Providence & Worcester Railroad (0 Tobias Boland Way)
- p. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- q. 3 Aster Place (CC-EO-2022-005)
- r. Hospital Drive ROW (CC-EO-2022-006)
- s. 215 Lake Avenue (CC-EO-2022-007)
- t. 88 Randolph Road (CC-EO-2022-008)
- u. 4 Tiffany Avenue (CC-EO-2023-001)
- v. 115 McKeon Road (CC-EO-2023-002)
- w. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- x. 173 Grove Street (CC-EO-2023-004)

**16. Appointment to Community Preservation Committee**

**17. Communications**

- a. Ch. 91 License Issuance – 215 Lake Ave; from MassDEP; dated 5/9/2023

**18. Approval of Minutes** – 1/25/2021; 4/12/2021; 1/3/2022; 6/6/2022; 6/27/2022; 7/18/2022; 8/8/2022; 8/29/2022; 9/19/2022; 10/17/2022; 4/10/2023; 5/1/2023

**19. Open Space Discussion**

**20. Policies and Procedures**

**ADJOURNMENT**