



Commission Members

Joseph Charpentier, *Chair*
Devin Canton, *Vice Chair*
Amanda Amory
Timothy Magliaro
Lindsay Nystrom
Andrew Truman

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.

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 nkyerasese 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
Michelle Johnstone, Sr. Preservation Planner
Andreana Brenner, Planning Analyst
Rose Russell, Planning Analyst
Olivia Holden, Administrative Assistant

Upcoming Meetings

October 2, 2023
October 23, 2023
November 13, 2023
December 4, 2023
December 18, 2023
January 8, 2024

City of Worcester Conservation Commission Meeting Agenda Monday, September 11, 2023 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. Grove Street Right-of-Way

File #: CC-2023-050

Applicant: Massachusetts Electric Company

Project: To determine whether the replacement of a manhole sensor and related site work is subject to the Commission's jurisdiction.

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

2. 25 Tobias Boland Way (MBL 31-021-0016B)

File #: CC-2023-051

Applicant: Phoenix Communication

Project: To determine whether the installation of conduit and related site work is subject to the Commission's jurisdiction, and to request a waiver of performance standard 4.2.4.

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

OLD BUSINESS – NOTICES OF INTENT

3. 255 Lake Avenue (MBL 17-029-010-1 & 17-030-0002A)

File #: CC-2023-044 & DEP#349-1368
Applicant: Amjad Bahnassi
Project: For after-the-fact removal of vegetation, and, to plant restoration plantings, manage invasive species, and create an access path, and to request a waiver from performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

4. 121 Russell Street (aka Elm Park) (MBL 02-INX-00001)

File #: CC-2023-045 & DEP#349-13XX
Applicant: City of Worcester Department of Public Works & Parks
Project: To conduct ongoing vegetative management along the southern mere of Elm Park Pond, including management of invasive species, planting of native shrubs, 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

5. 1059 Grafton Street (MBL 38-035-00002)

File #: CC-2023-049 & DEP#349-13XX
Applicant: 1059 Grafton Street, LLC
Project: To construct a car wash, parking area, driveways, sidewalks, stormwater management system, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

6. 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

7. 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.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

8. 26 (Lots 2A & 2B) Aphorp Street (MBL 32-024-00287)

File #: CC-2023-041 & DEP#349-1366
Applicant: S&K Development, LLC
Project: To construct a duplex, driveways, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

9. 0 Meadowbrook Road, 501 Salisbury Street, and the Meadowbrook Road Right-of-Way (MBL 25-042-0003A, 25-042-0003B, & 25-042-006+5)

File #: CC-2023-043 & DEP#349-13XX
Applicant: Joseph Goodman
Project: To construct a cul-de-sac, single-family house, driveway, utility connections, stormwater management improvements, grading, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

10. 24 & 34 Lakeside Avenue, and Lakeside Avenue & Garland Street Rights-of-Way (MBL 08-046-00003 & 08-046-00001)

File #: CC-2023-047 & DEP#349-1370

Applicant: Tremont Development Partners LLC & E3 Development, LLC

Project: To demolish existing structures & site improvements, and to construct two multi-family high-rise buildings, parking, walkways, landscaping, stormwater management, grading, patios, fencing, and related site work.

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

11. 355 Granite Street (MBL 45-013-00012)

File #: CC-2023-052 & DEP#349-1369

Applicant: Kimberly Ames

Project: To install a septic system, construct a driveway, and perform related site work.

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

12. 133 Granite Street (MBL 44-019-00001)

File #: CC-2023-053 & DEP#349-13XX

Applicant: Balgove Limited Partnership

Project: To remove existing site improvements and construct four multi-family residential buildings, parking lots, walkways, stormwater infrastructure, landscaping, and related site work.

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

13. 173 Lake Avenue North (MBL 46-009-00317)

File #: CC-2023-054 & DEP#349-13XX

Applicant: George Laconte

Project: To construct two duplexes, driveways, stormwater management, and related site work.

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

14. 265 Lake Avenue (MBL 17-030-00002)

File #: CC-2023-055 & DEP#349-13XX

Applicant: Cherele Gentile

Project: To plant restoration plantings to mitigate unpermitted vegetation removal, install a staircase, and perform 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

15. Requests for Certificates of Compliance

- a. 7 & 9 Modred Court (CC-2021-022)
- b. 133 Kendig Street (CC-2022-059)
- c. Hospital Drive (CC-2019-040)
- d. 21 Honeysuckle Drive (CC-2006-059 & DEP#349-0906)
- e. 21 Honeysuckle Drive (CC-2010-010 & DEP#349-0993)

16. Requests for Extension of Time

- a. Snowberry Circle, Arboretum Phase IV (CC-2019-068)
- b. Lake Quinsigamond & Flint Pond (CC-2018-034 & DEP#349-1200)

17. Project Change Requests

- a. 0 (aka 14) Meadow Lane (CC-2022-009 & DEP#349-1316)
- b. 575 Park Avenue (CC-2022-053 & DEP#349-1332)

18. 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. Providence & Worcester Railroad (0 Tobias Boland Way)
- o. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- p. 3 Aster Place (CC-EO-2022-005)
- q. Hospital Drive ROW (CC-EO-2022-006)
- r. 215 Lake Avenue (CC-EO-2022-007)
- s. 88 Randolph Road (CC-EO-2022-008)
- t. 4 Tiffany Avenue (CC-EO-2023-001)
- u. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- v. 255 Lake Avenue (CC-EO-2023-005)
- w. 265 Lake Avenue (CC-EO-2023-006)
- x. 133 Granite Street (CC-EO-2023-007)
- y. 355 Granite Street (CC-EO-2023-008)
- z. 0 Harrington Way (CC-EO-2023-009)

19. Approval of Minutes – 1/4/2016, 1/25/2016, 4/4/2016, 4/25/2016, 5/16/2016, 6/6/2016, 6/20/2016, 6/27/2016, 7/25/2016, 8/4/2016, 9/12/2016, 9/26/2016, 10/24/2016, 11/14/2016, 12/19/2016, 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; 8/14/2023

20. FY24 WPA Budget

21. Open Space Discussion

- a. Potential Tax Title Properties to Transfer to the Custodianship of the Conservation Commission

22. Policies and Procedures

- a. Adoption of MGL 23D

ADJOURNMENT