



# City of Worcester Conservation Commission Meeting Agenda Monday, November 13, 2023 at 5:30PM

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

## 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](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 आ-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  
Rose Russell, Senior Planner  
Andreana Brenner, Planning Analyst  
Olivia Holden, Planning Analyst

## Upcoming Meetings

December 4, 2023  
December 18, 2023  
January 8, 2024  
January 29, 2024  
February 26, 2024  
March 18, 2024

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://cityofworchester.webex.com/meet/conservationcommissionwebex>
- **Call 1-844-621-3956** (Access Code: **2631 737 2697**) 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. Webster Street Right-of-Way

File #: CC-2023-070

Applicant: Massachusetts Electric Company

Project: To determine whether the installation of a utility pole and related site work is subject to the Commission's jurisdiction.

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

### 2. Stafford Street Right-of-Way

File #: CC-2023-071

Applicant: Massachusetts Electric Company

Project: To determine whether the installation of a utility pole and related 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**

### **3. 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

### **4. 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

### **5. 53 Mason Street (MBL 06-019-00027)**

File #: CC-2023-064  
Applicant: Daniel Yarnie  
Project: To construct a four-unit residential structure, parking lot, stormwater management, utilities, and related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **6. 4 & 4A Flower Hill Drive (MBL 25-051-00001 & 25-051-00008)**

File #: CC-2023-065 & DEP#349-13XX  
Applicant: Yixuan Wang  
Project: To construct an addition, stormwater management system, and related site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **7. 2 Hastings Avenue (MBL 13-018-00020)**

File #: CC-2023-066 & DEP#349-13XX  
Applicant: Aaron Dahrooge  
Project: To construct two duplexes, parking, utilities, rain gardens, and related site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **8. 116 Northeast Cutoff (MBL 52-006-00008)**

File #: CC-2023-068 & DEP#349-13XX  
Applicant: 115 Northeast Cutoff Realty Trust  
Project: To construct a driveway, wetland crossing, and related site work associated with the construction of two commercial buildings in the Town of Shrewsbury, and to request a waiver of performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **9. 311 Bridle Path (MBL 41-015-00086)**

File #: CC-2023-072 & DEP#349-13XX  
Applicant: Scott & Anne McDonald  
Project: To construct retaining walls, remove an existing shed, reconstruct existing staircases, extend the foundations for an existing deck, and related site work, and to request a waiver from performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **10. 50 Lafayette Street (aka 2A & 2B Lodi Street) (MBL 05-014-00040)**

File #: CC-2023-073 & DEP#349-13XX  
Applicant: Carla & Rodrigo Pires  
Project: To construct a two-family residential structure, driveways, utilities, and related site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

**11. 34 Lakeside Avenue, 2 Circuit Avenue South, and Garland Street & Vincent Avenue Rights-of-Way (MBL 08-046-00003 & 14-017-00016)**

File #: CC-2023-074  
Applicant: Tremont Development Partners LLC & E3 Development LLC  
Project: To demolish existing site improvements, and construct three multi-family residential structures, parking areas, walkways, utilities, stormwater management infrastructure, landscaping, and related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**12. 24 Simone Street (aka 70-76 Valmor Street and 21-27 Maranda Street) (MBL 34-010-00004)**

File #: CC-2023-075  
Applicant: JAE Wor, LLC  
Project: To construct four duplexes, driveways, utilities, stormwater management, and related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**13. 1256 West Boylston Street (MBL 32-039-00114)**

File #: CC-2023-076 & DEP#349-13XX  
Applicant: Leonard & James Chirchigno  
Project: To construct a single-family home, driveway, wetland crossing, wetland replication area, 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

**14. 1 & 3 Hawthorne Street, 157 Woodland Street, and 914-934 Main Street (MBL 06-042-00028, 06-042-00029, 06-042-00007, 06-042-00027, 06-042-00026, 06-042-00024, 06-042-00025, 06-042-00023)**

File #: CC-2023-077  
Applicant: Trustees of Clark University  
Project: To demolish existing site improvements, and construct a six-story dormitory building, utilities, stormwater management, walkways, plazas, landscaping, and related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**OTHER BUSINESS**

**15. Requests for Certificates of Compliance**

- a. 322 Massasoit Road (CC-2020-061)
- b. 151 Woodland Street (CC-2022-007)
- c. 10 Pullman Street (CC-2022-072)
- d. 30 (aka 40) Quinsigamond Avenue (CC-2022-023)
- e. Ellie Way (CC-2006-058)

**16. Requests for Extension of Time**

- a. Malden Woods (CC-2019-075)
- b. 219 & 221 Lake Avenue (CC-2020-066 & DEP#349-1289)

**17. Enforcement Order and Violation Updates**

- a. 449 Massasoit Road (CC-EO-2020-006)
- b. 99 Wildwood Avenue (CC-EO-2020-009)
- c. 166 Moreland Street (CC-EO-2020-011)
- d. 522 Grove Street (CC-EO-2020-014)
- e. 0 Myrick Avenue (CC-EO-2020-015)
- f. 75 Harrington Way (CC-EO-2021-003)
- g. 40 June Street Terrace (CC-EO-2021-004)
- h. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- i. 269 James Street (CC-EO-2021-007)
- j. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- k. Providence & Worcester Railroad (0 Tobias Boland Way)
- l. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- m. 3 Aster Place (CC-EO-2022-005)
- n. Hospital Drive ROW (CC-EO-2022-006)
- o. 215 Lake Avenue (CC-EO-2022-007)

- p. 4 Tiffany Avenue (CC-EO-2023-001)
- q. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- r. 265 Lake Avenue (CC-EO-2023-006)
- s. 133 Granite Street (CC-EO-2023-007)
- t. 0 Harrington Way (CC-EO-2023-009)
- u. 570 Lincoln Street (CC-EO-010)

**18. Approval of Minutes** – 10/5/2020, 10/2/2023, 10/23/2023

**19. Open Space Discussion**

**20. Policies and Procedures**

**ADJOURNMENT**