



City of Worcester Conservation Commission Meeting Agenda Monday, October 21, 2024 at 5:30PM

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

Commission Members

Devin Canton, *Vice Chair*
Diane Fratoni
Stuart Kirshner
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

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 nkyereasee 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
Victor Panak, Chief Planner
Eric Flint, Conservation Planner/Agent
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Olivia Holden, Planning Analyst
Mattie VandenBoom, Asst. Conservation Agent
Amy Beth Laythe, Administrative Assistant

Upcoming Meetings

November 18, 2024
December 9, 2024
December 30, 2024
January 13, 2025
February 3, 2025
February 24, 2025
March 10, 2025
March 31, 2025
April 28, 2025
May 19, 2025

This Worcester Conservation Commission meeting will be held remotely at the date and time listed above. Meeting attendees will 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.

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 – REQUEST FOR DETERMINATION OF APPLICABILITY

1. 18B Hampton Street (MBL 44-003-4502B)

File #: CC-2024-078

Applicant: Oscar J. Lucero & Julissa Batres

Project: To determine if the installation of a fence along the perimeter of the property 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

2. Patch Reservoir (520 Mill Street), Patch Pond Wetland (0 Glendale Street) & Williams Millpond Wetland (19 Souther Drive) (MBL 30-29A-00002, 48-022-00009, & 51-008-00009)

File #: CC-2024-080

Applicant: Dr. Laura Reynolds

Project: To determine if the collection of sediment cores and sediment samples 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

NEW BUSINESS – REQUEST FOR DETERMINATION OF APPLICABILITY

3. 125 Northeast Cutoff (MBL 52-006-01+02)

File #: CC-2024-081
Applicant: DCH Properties, LLC
Project: To determine if resurfacing and reconfiguration of existing parking area, landscaping, replacement of fencing, and related sitework 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

4. 116 Northeast Cutoff (MBL 52-006-00008)

File #: CC-2023-068 & DEP#349-1378
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

5. 1256 West Boylston Street (MBL 32-039-00114)

File #: CC-2023-076 & DEP#349-1379
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

6. 6 Lanesboro Road (MBL 32-004-00036)

File #: CC-2024-046 & DEP#349-1400
Applicant: Benn Kloczkowski
Project: To construct a single-family dwelling with associated grading, landscaping, utility connection, related sitework and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

7. 39 Lamartine Street (MBL 05-014-00008)

File #: CC-2024-061
Applicant: Polar View, LLC
Project: To construct a 6-story residential building, subsurface parking, driveway, and related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

8. 0 Farrington Street (MBL 18-046-07-01)

File #: CC-2024-064
Applicant: Asaad Challab
Project: To construct an 11-unit residential building, parking lot, stormwater infrastructure, and related sitework.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

9. 190 & 192 Brookline Street (MBL 42-031-12-03 & 42-031-12-02)

File #: CC-2024-077
Applicant: Ali Fadhel
Project: To remove existing site improvements and construct a single-family home, driveway, stormwater infrastructure, and related sitework.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

10. 317 Southwest Cutoff (MBL 45-034-00013)

File #: CC-2024-079

Applicant: AAA Northeast, DE Corp.

Project: To renovate an existing building, repave parking area, install stormwater infrastructure, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

11. Project Change Request

- a. 12A (fka 14) Shoreham Street (CC-2024-007 & DEP# 349-1386)

12. Requests for Certificate of Compliance

- a. 670 (fka 0 or 668) Burncoat Street (CC-2021-048 & DEP# 349-1307)
- b. 5 Dawson Road (CC-2024-036 & DEP# 349-1395)

13. Discussion of Active Projects

- a. 80 (fka 0 & 90) Barber Avenue (CC-2017-075 & DEP#349-1175)

14. Discussion of Potential Project – 1323 West Boylston Street

15. Enforcement Order and Violation Updates

- a. 99 Wildwood Avenue (CC-EO-2020-009)
- b. 166 Moreland Street (CC-EO-2020-011)
- c. 522 Grove Street (CC-EO-2020-014)
- d. 75 Harrington Way (CC-EO-2021-003)
- e. 40 June Street Terrace (CC-EO-2021-004)
- f. 269 James Street (CC-EO-2021-007)
- g. 215 Lake Avenue (CC-EO-2022-007)
- h. 4 Tiffany Avenue (CC-EO-2023-001)
- i. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- j. 265 Lake Avenue (CC-EO-2023-006)
- k. 570 Lincoln Street (CC-EO-2023-010)
- l. 198 Granite Street (CC-EO-2024-001)
- m. 3 Knollwood Drive (CC-EO-2024-002)
- n. 86 Webster Street (CC-EO-2024-003)
- o. Hemans Street (CC-EO-2024-004)
- p. Salisbury Hill (CC-EO-2024-005 & DEP#349-1253)
- q. 262 Mill Street (CC-EO-2024-007)
- r. 0 Grafton Street (CC-EO-2024-008)
- s. 22 Apthorp Street (CC-EO-2024-009)

16. Communications

17. Approval of Minutes – 9/30/2024

18. Discussion of Ordinance & Regulations

19. Open Space Discussion

20. Policies & Procedures

ADJOURNMENT