



Commission Members

Diane Fratoni, *Chair*
Devin Canton, *Vice Chair*
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.

المسوق الطلب عند التيسير وسائل من وغيرها الفورية الترجمة تتوفر.

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 nkyerease 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 Houle, Planning Analyst
Mattie VandenBoom, Asst. Conservation Agent
Amy Beth Laythe, Planning Analyst
Jorjette Lewis-Tyndale, Administrative Assistant

Upcoming Meetings

February 24, 2025
March 10, 2025
March 31, 2025
April 28, 2025
May 19, 2025
June 9, 2025
June 30, 2025
July 21, 2025
August 18, 2025

City of Worcester Conservation Commission Meeting Agenda Monday, February 3rd, 2025 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 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 in-person.

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. 14 New Bond Street (MBL 37-002-00001)

File #: CC-2025-004

Applicant: 10-14 New Bond LLC

Project: To determine if emergency repair and replacement of a fire hydrant and related sitework 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. 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

OLD BUSINESS – NOTICES OF INTENT

3. 4 Brandt Lane & 0 Grafton Street (aka Grafton Woods) (MBL 38-026-0003A & 38-026-00044)

File #: CC-2024-087 & DEP#349-1411

Applicant: Brandt Lane Development LLC

Project: To construct five four-story residential buildings, parking lots, stormwater infrastructure, landscaping, utilities, wetland replication area, installation of an open bottom culvert stream crossing, 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

4. 0 Northeast Cutoff (Great Brook Valley Park) (MBL 52-INX-0001D)

File #: CC-2024-095 & DEP#349-1410

Applicant: City of Worcester Department of Public Works and Parks

Project: To renovate existing softball field and construct new athletic courts, parking area, walkways, seating area, stormwater infrastructure, related sitework and to request a waiver of performance standard 4.24.

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

NEW BUSINESS – NOTICES OF INTENT

5. 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

6. 56 Park Hill Road (MBL 45-015-00002)

File #: CC-2024-089 & DEP#349-1408

Applicant: Joseph Marinella

Project: To construct a single-family home, septic system, driveway, stormwater infrastructure, 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

7. 277 Providence Street (MBL 31-015-00002)

File #: CC-2024-090

Applicant: Park Silver Development, LLC

Project: To construct a four-story hotel, parking area, pedestrian walkways, stormwater infrastructure, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

8. 15 Mann Street (aka Beaver Brook Park) (MBL 14-033-0001B)

File #: CC-2024-094 & DEP#349-1412

Applicant: City of Worcester Department of Public Works and Parks

Project: To renovate an existing dog park by installing water service connections, water bottle filler, dog play equipment, trash receptacles, sitting area, resurfacing with stone, and related sitework.

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

9. 135 Goddard Memorial Drive (MBL 56-010-00002)

File #: CC-2025-001

Applicant: The TJX Companies, Inc.

Project: To construct an addition, outdoor seating area, walkway, landscaping, and improve handicap accessibility, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUEST FOR AMENDED ORDERS OF CONDITIONS

10. 37 & 60 Great Brook Valley Avenue, 67 & 69 Tacoma Street, 180 Constitution Avenue, and the Great Brook Valley Avenue & Brookview Drive Rights-of-Way (aka Curtis Apartments - Phase 2) (MBL 52-INX -0001A, -0001G, -0003H, -0003B, 52-004-00001)

File #: CC-2025-003 (CC-2024-028)

Applicant: Trinity Curtis Phase Two Limited Partnership

Project: To demolish existing site improvements and to construct new residential and mixed-use buildings, stormwater infrastructure, landscaping, redesign of public roadways and parking areas, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

11. Requests for Certificate of Compliance

- a. 34-38 Blackstone River Road (CC-2023-020)
- b. 12R New Bond Street (CC-2023-067 & DEP# 349-1344)
- c. 235 Lake Avenue (CC-2024-025 & DEP# 349-1336)

12. Project Change Requests

- a. 73, 75, 77, 79 Upland Street (CC-2023-046)

13. 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. 40 June Street Terrace (CC-EO-2021-004)
- e. 269 James Street (CC-EO-2021-007)
- f. 215 Lake Avenue (CC-EO-2022-007)
- g. 4 Tiffany Avenue (CC-EO-2023-001)
- h. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- i. 265 Lake Avenue (CC-EO-2023-006)
- j. 570 Lincoln Street (CC-EO-2023-010)
- k. 198 Granite Street (CC-EO-2024-001)
- l. 3 Knollwood Drive (CC-EO-2024-002)
- m. 86 Webster Street (CC-EO-2024-003)
- n. Salisbury Hill (CC-EO-2024-005 & DEP#349-1253)
- o. 262 Mill Street (CC-EO-2024-007)
- p. 0 Grafton Street (CC-EO-2024-008)
- q. 22 Apthorp Street (CC-EO-2024-009)
- r. 142-158 Wildwood Avenue (CC-EO-2024-010)
- s. 51 Oriol Drive (CC-EO-2024-011)
- t. 1256 West Boylston Street (CC-EO-2025-001)

14. Communications

- a. Eversource Utility Maintenance Notification - Massasoit Road
- b. Mobility Action Plan

15. Discussion of Active Projects

16. Approval of Minutes – 12/30/2024, 1/13/2025

17. Open Space Discussion

OTHER BUSINESS

18. Policies & Procedures

- a. Approval of 2026 Meeting Schedule

ADJOURNMENT