



City of Worcester Conservation Commission Meeting Agenda Monday, February 27, 2017

Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, 3rd floor at 5:30 P.M.

Commission Members

Joseph Charpentier, *Chair*
Peter McKone, *Vice Chair*
Amanda Amory
Tunde Baker
Jordan Berg Powers
Christian Escobar

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 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 260
- **Email:** planning@worcesterma.gov

The Conservation Commission is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call 508-799-1400 x260 in advance of the scheduled meeting.

Division of Planning & Regulatory Services

Our Mission:

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

Division Staff:

Stephen S. Rolle, Assistant Chief Development Officer
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Proj. Mgr.
Michelle M. Smith, Senior Planner
Michael Antonellis, Planning Analyst
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings

March 20, 2017
April 3, 2017
May 1, 2017
May 22, 2017
June 12, 2017
July 10, 2017
July 31, 2017
August 21, 2017
September 11, 2017
October 2, 2017
October 23, 2017
November 13, 2017
December 4, 2017

Call to Order: 5:30 pm

Approval of Minutes: 10/19/2015 & 8/4/2016

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Requests for Determination of Applicability:

1. 457 Granite Street (MBL 45-003-00032) (CC-2016-016)

Application: Request for Determination of Applicability
Applicant: Haimnotha Mandaen Community Organization
Project: To seek determination as to whether or not the proposed work to remove vegetation, woody debris, and trash and to move rocks to the north & south of the existing stream and to install a perimeter fence on property located at 457 Granite Street is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal may occur within: the 25' riverfront area; along the bank of the stream; the 100' buffer zone associated with the bank of an unnamed perennial stream and/or any associated bordering vegetated wetlands; and within the stormwater protection zone

Public Hearing Opened: 6/6/2016 & **Constructive Grant Deadline:** WPA –2/21/2017

Unfinished Business – Notices of Intent:

2. 148 Moreland Street (MBL 25-045-04R-1) (CC-2016-022)

Application: Notice of Intent
Applicant: Anthony Romeo
Project: To construct a single family detached dwelling and driveway, along with associated site work, grading, utility and drainage, on property located at 148 Moreland Street.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer to a bordering vegetated wetland, associated with an unnamed intermittent stream, and within the Stormwater Protection Zone

Public Hearing Opened: 7/25/2016

3. 0 & 770 Franklin Street (MBL 17-024-0203A & 17-024-02+03) (CC-2016-048)

Application: Notice of Intent
Applicant: Cesmir Spiro
Project: The construction of a new road (aka Kiara Drive), 9 single-family semi-detached dwellings (duplexes), and associated off-street parking, along with related grading, drainage, utilities, and site work, on property located at 0 & 770 Franklin Street.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone, associated with a bordering vegetated wetland and within the Stormwater Protection Zone

Public Hearing Opened: 1/9/2017

Unfinished Business – Notices of Intent:

4. 0 (aka lot 6A or 677 and fka Lot 4) Salisbury Street (MBL 50-023-00003) (CC-2016-060)

Application: Notice of Intent
Applicant: Salisbury Holdings, LLC
Project: To construct a single-family detached dwelling and associated off-street parking, along with related site work and grading, on property located at 0 (aka lot 6A or 677 and fka Lot 4) Salisbury Street.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland associated with the bank of an unnamed stream and possibly within riverfront area associated therewith

Public Hearing Opened: 12/19/2016

5. 0 (aka 1) & 37 Firglade Street & 19 Briarcliff Street (MBL 25-018-001-R & 25-016-73+74) & within the Firglade Street & Balmoral Street Right-of-Ways (CC-2016-074)

Application: Notice of Intent
Applicant: Paul Valente
Project: To construct 4 single-family detached dwellings, along with related site work, on property located at 0 (aka 1) & 37 Firglade Street and 19 Briarcliff Street and to conduct grading, paving, and drainage associated with improvements within the Firglade Street Right-of-Way.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100' buffer to bank and/or a bordering vegetated wetland, associated with an unnamed stream and its possible riverfront area, and within the stormwater protection zone.

Public Hearing Opened: 1/30/2017

6. 37 (aka 39) Whitla Drive (aka Whitla Drive Pump Station) (MBL 41-013-00028 & NO-TTL-41009) and within the abutting portion of the Whitla Drive Right-of-Way (CC-2017-003)

Application: Notice of Intent
Applicant: City of Worcester Department of Public Works & Parks
Project: To demolish the existing wastewater pump station and construct a new pump station, parking area, and upgrades to the existing wastewater infrastructure, along with related site work, at 37 (aka 39) Whitla Drive and within the abutting portion of the Whitla Drive Right-of-Way.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to bank and/or a bordering vegetated wetland, associated with a stream, and within the stormwater protection zone

Public Hearing Opened: 1/30/2017

New Business – Requests for Determination of Applicability:

7. 161 West Mountain Street (MBL 49-049-00018; -00ATT; & -TMBCL) (CC-2017-008)

Application: Request for Determination of Applicability
Applicant: BC Stratton Hill, LLC
Project: To seek determination as to whether or not the proposed work/area associated with the re-grading and re-surfacing of the existing parking areas and driveway, the addition of and improvements to on-site pedestrian and site amenities, modifications to utilities, along with related grading and site work, is subject to the Commission's jurisdiction.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the stormwater protection zone.

Public Hearing Opening Deadline: 3/25/2017

Constructive Grant Deadline: TBD

New Business – Notices of Intent:

8. 10 (aka 10A & 40) Pullman Street (MBL 23-01A-00007) (CC-2016-059)

Application: Notice of Intent
Applicant: James Chacharone, on behalf of Grove Street Properties, LLC
Project: To construct a ~150 space parking area, along with related grading, paving, drainage, and site work, on the western portion of property located at 10 (aka 10A & 40) Pullman Street.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone

Public Hearing Opening Deadline: WPA – n/a; WWPO – 2/27/2017

9. 3 A & B – 11 A & B Burncoat Heights & 608 (fka 604) Burncoat Street (MBL 32-055-0003A & -0003B through -0011A & -0011B) (CC-2016-070)

Application: Notice of Intent
Applicant: Burncoat Heights Trust
Project: To construct a subdivision, including a cul-de-sac and 10 single-family semi-detached dwellings (duplexes), along with associated infrastructure and site work, on the properties located at Burncoat Heights.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone

Public Hearing Opening Deadline: WPA – n/a; WWPO – 2/27/2017

10. 1015 Grafton Street (MBL 38-026-00013) and within the abutting portions of the Grafton Street and Brandt Lane Right-of-Ways (CC-2017-004)

Application: Notice of Intent
Applicant: O'Reilly Auto Enterprises, LLC
Project: To construct a ~6,955 SF commercial structure, to be used as an auto-parts store, with associated parking, along with related grading, drainage, and site work, on property located at 1015 Grafton Street and the abutting right-of-ways.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland, possibly within isolated land subject to flooding, and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – 2/13/2017; WWPO - 13/9/2017

11. 0 (aka lot 1 or 215; formerly part of 231) Lake Avenue (MBL 17-029-002-1) (CC-2017-005)

Application: Notice of Intent
Applicant: One Waterfront, LLC
Project: To construct a single-family detached dwelling along with associated site work on property located at 0 Lake Avenue and within the abutting right-of-way.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone associated with the bank of Lake Quinsigamond and an unnamed perennial stream, and/or associated bordering vegetated wetlands and within riverfront area, bordering land subject to flooding, and the stormwater protection zone

Public Hearing Opening Deadline: WPA – 2/23/2017; WWPO - 13/19/2017

12. 400 Southwest Cutoff (aka Lot A Latti Farm Road) (MBL 45-006-00002) (CC-2017-006)

Application: Notice of Intent
Applicant: K. Martin Linder, of KEL Leasing, Inc.
Project: To construct a ~10,000 SF commercial structure with associated parking along with related grading, drainage and site work at property located at 400 Southwest Cutoff.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to bank and/or a bordering vegetated wetland, associated with an intermittent stream, and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – 2/23/2017; WWPO - 3/19/2017

New Business – Notices of Intent:

13. 1 & 2 Rice Street (MBL 53-003-00001; -00002; & -00007) aka Worcester Country Club and within the East Mountain Street Right of Way (~1,000' northwesterly of Briar Lane) (CC-2017-007)

Application: Notice of Intent
Applicant: City of Worcester Department of Public Works & Parks
Project: To re-construct a collapsed retaining wall associated with the East Mountain Street Right-of-Way and associated site work at 1-2 Rice Street and within the East Mountain Street Right-of-Way.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within bank and/or bordering vegetated wetlands, associated with Poor Farm Brook, within the 100' buffer zone thereto, within Riverfront Area, and within the stormwater protection zone
Public Hearing Opening Deadline: WPA – 3/3/2017; WWPO - 3/27/2017

14. 21 (aka 29) Quaboag Street (MBL 51-002-56+57) (CC-2017-009)

Application: Notice of Intent
Applicant: Zaymir Kallasi
Project: To seek retroactive approval to construct additions to the existing single-family detached dwelling and to construct accessory structures along with related site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal occurred within the 100' buffer to the bank of Tatnuck Brook, within its associated riverfront area and bordering land subject to flooding, and within the stormwater protection zone
Public Hearing Opening Deadline: WPA – 3/1/2017; WWPO - 3/25/2017

15. 145 Olean Street (MBL 54-009-003-7) (CC-2017-010)

Application: Notice of Intent
Applicant: Elio Romeo
Project: To construct a single-family detached dwelling and associated parking along with related site work at 145 Olean Street.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to bank and/or a bordering vegetated wetland, associated with a perennial stream, and possibly within the stormwater protection zone
Public Hearing Opening Deadline: WPA – 3/1/2017; WWPO - 3/25/2017

16. 1 & 2 Agrand Street, 207, 223, & 241 Greenwood Street (MBL 29-047-00001; -00002; -00003; & -0003A), and within the abutting portions of the Warmland Street and Agrand Street Right-of Ways (CC-2017-011)

Application: Notice of Intent
Applicant: Rand-Whitney Container, LLC
Project: To construct an ~60,000 SF addition to an existing structure, create a new access driveway, and re-configure and expand existing parking and traffic circulation areas, along with related grading, drainage, and site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to bordering vegetated wetlands and/or bank, associated with an unnamed intermittent stream, and within the stormwater protection zone
Public Hearing Opening Deadline: WPA –3/3/2017; WWPO - 3/27/2017

Other Business:

17. Request for Determination of Significance and Subsequent Action due to a Project Change:

- a. Avery Estates (1 Avery Path & Avery Path Right-of-Way, Wyola Drive Right of Way, ~750' west of Avery Path, & 159-176, and a portion of 190 & 192, Brookline Street & Brookline Street Right-of-Way, ~930' east of 190 & 192 Brookline Street) (CC-2008-019)

Other Business:

18. Requests for Certificate of Compliance:

- a. Avery Estates (1 Avery Path & Avery Path Right-of-Way, Wyola Drive Right of Way, ~750' west of Avery Path, & 159-176, and a portion of 190 & 192, Brookline Street & Brookline Street Right-of-Way, ~930' east of 190 & 192 Brookline Street) (CC-2008-019)
- b. 501-505 Mill Street "Center Hill" Project (CC-2001-027)

19. Request for Performance Bond Release for 501-505 Mill Street "Center Hill" Project (CC-2001-027)

20. Requests for Extension of Time

- a. Order of Conditions for Knapp Avenue, Luther Avenue, Myrick Avenue, Pelican Avenue, Pheobe Way, & Toronita Avenue – Sewer and Drainage Installations within the Right-of-Way (CC-2013-056)
- b. Order of Conditions for Leesville Pond (DEP #349-1031) - Request for Written Affirmation of Applicability of Extensions per the State Permit Extension Act
- c. Order of Conditions for Arboretum Village Estates – Phase IV (Bittersweet Boulevard; Indigo Circle; Snowberry Circle) (CC-2009-042; DEP 349-1031)

21. Enforcement Order Updates:

- a. Arboretum Village Estates (CC-EO-2016-002)
 - i. Turbidity Sampling Results for the months of November & December 2016 and January 2017; from EcoTec, Inc.; received on various dates.
- b. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025 & DEP #349-931) (CC-EO-2016-005)
- c. 21 (aka 29) Quaboag Street (CC-EO-2016-005)
- d. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057 & DEP #249-1075 (CC-EO-2017-001)

22. Communication:

- a. Turbidity Sampling Results/Inspection for the month of January, 2017; from EcoTec, Inc.; received on 1/27/2017.
- b. Save the Date (4/15/2017) for Blackstone River Water Quality Summit; from Zap the Blackstone River Coalition; received 2/2/2017.
- c. Invitation to the 2017 Massachusetts Land Conservation Conference (3/ 25/2017); from the Massachusetts Land Trust Coalition; received 2/15/2017.

23. Land Acquisition and Land Management:

- a. Land Management Updates
- b. Land Acquisition Updates

24. Scheduling of Special Meetings for MassDEP Stormwater Trainings (March 13, 2017 & April 10, 2017)

25. Draft Policy Regarding Project Changes

26. Suggestions for Changes with Regard to the City of Worcester Wetlands Protection Regulations

27. Discussion of Special Conditions and Issuance of Orders of Conditions

28. Signing of Decisions

Adjournment