



City of Worcester Conservation Commission Meeting Agenda

Monday, September 11, 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. 31440
- **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 x31440 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
Michelle M. Smith, Senior Planner
Michael Antonellis, Planning Analyst
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings

October 2, 2017
October 23, 2017
November 13, 2017
December 4, 2017

Call to Order: 5:30 pm

Requests for Continuances, Postponements, Withdrawals:

Approval of Minutes: 12/19/2016; 8/4/2016

Public Hearings:

Unfinished Business – Notices of Intent:

1. 0 (aka lot 6A or 677 and fka Lot 3) 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 3) 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; Constructive Grant Deadline: Extended to 8/1/2017

New Business – Requests for Determination of Applicability:

2. 520 Park Avenue (MBL 14-023-00004) (CC-2017-072)

Application: Request for Determination of Applicability

Applicant: Family Holdings Nominee Trust

Project: To seek determination as to whether or not the work to demolish the existing structure, along with related site work, is subject to the Commission's jurisdiction.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – shall occur within bordering land subject to flooding associated with Beaver Brook and the stormwater protection zone.

Deadline: Public Hearing WPO - 10/6/2017; Constructive Grant Deadline: WPA - 9/12/2017

New Business – Notices of Intent:

3. 0 (fka the easterly portion of 26) McKinley Road (MBL 09-014-00002) (CC-2017-071)

Application: Notice of Intent

Applicant: KLA Holdings

Project: To construct a single-family semi-detached dwelling (duplex), along with related paving, grading, drainage, and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone.

Deadlines: Public Hearing Opening: WPO – 10/5/2017; Constructive Grant: WWPO - TBD

New Business – Notices of Intent:

4. 29 Webster Street (MBL 08-031-00007) (CC-2017-073)

Application: Notice of Intent
Applicant: Massachusetts Electric Company d/b/a National Grid
Project: To replace the existing breaker and associated concrete pad foundation, along with related site work.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance –
The proposal shall occur within bordering land subject to flooding associated with Middle River
Public Hearing Opening Deadline: WPA – 9/13/2017; WWPO – 10/7/2017

5. 7-9 Richards Street (MBL 07-009-00006 & -00024) (CC-2017-074)

Application: Notice of Intent
Applicant: Goldstar Builders, Inc.
Project: To construct a multi-family dwelling and associated parking area, along with related grading, paving, drainage and site work.
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 – 10/7/2017

6. Northerly portion of 90 Barber Avenue (MBL 22-001-00001) (CC-2017-075)

Application: Notice of Intent
Applicant: Worcester Storage Partners, LLC
Project: To construct a commercial structure, to be used as a self-storage facility, and associated parking area, along with related utility, grading, paving, site work, and wetland replication, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance –
The proposal shall occur within a bordering vegetated wetland, associated with an unnamed intermittent stream, within the 100' buffer thereto, and within the stormwater protection zone
Public Hearing Opening Deadline: WPA – 9/13/2017; WWPO – 10/7/2017

7. 287 Grove Street & 35 Park Avenue (MBL 01-01F-00004) (CC-2017-076)

Application: Notice of Intent
Applicant: Galaxy Grove, LLC
Project: To construct four commercial structures and associated parking areas, along with related grading, drainage, paving, and site work.
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 – 10/15/2017

Other Business:

8. Informal presentation regarding a proposed residential development at Malden Woods (aka 0 Danielle's Way)

9. Project Change Requests

10. Requests for Certificate of Compliance:

- a. 0 Eustis Street (CC-2015-012)
- b. 421 Grove Street (CC-2014-062)
- c. 1280-1284 Main Street (CC-2013-054)
- d. 8, 10, 12 (fka 0) Quissett St. & 18 & 20 (fka 10) Iroquois St. (fka 48 & 50 Wamsutta Ave.) (CC-2015-039)

Other Business:

11. Requests for Emergency Permits:

- a. Request to breach a beaver dam blocking a culvert located at the Worcester Regional Airport (aka 277 Airport Drive & 16 Coppage Drive); Received from Massport and USDA, APHIS - Wildlife Services.
- b. Request to remove fallen tree and trees in threat of falling at 10 Tewksbury Road & 19 Souther Drive; Received from Wilberto Flores and the Office of the Conservation Commission.

12. Enforcement Order Updates:

- a. Arboretum Village (CC-EO-2016-002; CC-2009-042; DEP #349-979)
 - I. Correspondence regarding Notice of Non-compliance for Arboretum Village LLC; from Scott Morrison & MassDEP CERO (NON-CE-17-6W001) regarding Mass DEP #349-979; received 5/31/2017 & 6/22/2017.
 - II. Correspondence regarding turbidity and environmental monitoring activities for Arboretum Village (CC-EO-2016-002; CC-2009-042; DEP #349-979); from EcoTec, Inc.; from various dates including 6/27/2017.
- b. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- c. 21 (aka 29) Quaboag Street (CC-2017-009; CC-EO-2016-005)
- d. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2016-006).
- e. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- f. 9 Luther Avenue (and abutting portions of the Toronita Avenue and Luther Avenue ROWs) (CC-EO-2017-002)
- g. 0 (aka 10 & 12) & 8 Hazel Street (fka part of 45 Crawford Street; aka Lot 2 & 3 L&R) (CC-EO-2017-003)

13. Communication:

- a. Notice of Treatment (scheduled for 8/31/17) to Indian Lake; from Solitude Lake Management, received 8/25/2017.
- b. Notice of Treatment (scheduled for 9/5/17) to Little Indian Lake; from Solitude Lake Management, received 8/29/2017.

14. Land Acquisition and Land Management

- a. Potential Property Acquisition for 2 Passway Four (MBL 42-023-23-35)
- b. Crow Hill Area – Discussion regarding dog use and related trailhead signage at Ecotarium West

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

16. Signing of Decisions

Adjournment