



City of Worcester Conservation Commission Meeting Agenda

Monday, January 29, 2018

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

Commission Members

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

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
Michael Antonellis, Senior Planner
Michelle M. Smith, Senior Planner
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings

February 26, 2018
March 19, 2018
April 9, 2018
April 30, 2018
May 21, 2018
June 11, 2018
July 9, 2018
July 30, 2018
August 20, 2018
September 10, 2018
October 1, 2018
October 22, 2018
November 19, 2018
December 17, 2018*

Call to Order: 5:30 pm

Requests for Continuances, Postponements, Withdrawals:

Approval of Minutes: 3/17/17; 4/10/17; 10/23/17; & 11/13/17

Public Hearings:

Unfinished Business – Notices of Intent:

1. 47R Fourth Street (MBL 42-035-00100) (CC-2017-052)

Application: Notice of Intent

Applicant: Lee Homes, Inc.

Project: To construct nine dwelling units and an associated access drive, along with related grading, drainage, paving, and site work 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 the 100' buffer to a bordering vegetated wetland and/or bank associated with an unnamed stream, and within the stormwater protection zone, and may occur within riverfront area.

Public Hearing Opened: 7/31/2017

2. 21 Paradox Drive (MBL 25-052-00028) (CC-2018-002)

Application: Notice of Intent

Applicant: Raymond Sansoucy

Project: To conduct, partially retroactive, activities to remove vegetation and construction debris and to re-grade and stabilize portions of the site, along with associated site work, and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.

Jurisdiction: The proposal shall occur within the 100' bufferzone to a bordering vegetated wetland and/or bank associated with an intermittent stream.

Public Hearing Opened: 1/10/2018

3. Institute Park or 82 (aka 120 & 140) Salisbury Street (aka 141A&B & 143 Grove Street) (MBL 01-01X-03-05) (CC-2018-003)

Application: Notice of Intent

Applicant: The City of Worcester – Department of Public Works & Parks

Project: To conduct soil borings, along with related site work, and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.

Jurisdiction: The proposal shall occur within bordering land subject to flooding, bordering vegetated wetlands, and the 100' buffer thereto, each associated with Mill Brook Conduit and/or Salisbury Pond and within the stormwater protection zone.

Public Hearing Opened: 1/10/2018

New Business – Request for Determination of Applicability:

4. 982 Grafton Street & 275 Sunderland Road (MBL 34-025-0002D & -0002E) (CC-2018-005)

Application: Request for Determination of Applicability
Applicant: McDonald's USA, LLC
Project: To seek determination as to whether or not the work to re-configure the existing parking layout and update the existing structures, along with associated site work, is subject to the Commission's jurisdiction.
Jurisdiction: The proposal shall occur within the 100' bufferzone to a bordering vegetated wetland and/or bank associated with an unnamed stream and within the Stormwater Protection Zone.
Public Hearing Opening Deadline: WWPO - 1/31/2018; Constructive Grant: WWP 2/24/2018; WPA/WWPO - TBD

New Business – Notices of Intent:

5. 384 Southwest Cutoff (MBL 45-033-00002) (CC-2017-090)

Application: Notice of Intent
Applicant: Joseph F. Shay, Jr.
Project: To create a granite quarry along with related grading, paving, drainage and site work and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and/or bank associated with an intermittent stream and within the stormwater protection zone.
Public Hearing Opening Deadline: WPA – 1/29/2018; WWPO – 1/29/2018; Constructive Grant: WPA/WWPO - TBD

6. 0 Whippoorwill Drive & 0 Danielle's Way (aka Malden Woods Subdivision) (MBL 32-011-0001A & B through -0007A & B; -00008 through -00013; -0014A & B; & -0015A & B); the Whippoorwill Drive Right-of-Way; and the westerly portion of the Castine Street Right-of-Way (CC-2017-095)

Application: Notice of Intent
Applicant: Winsor Companies
Project: To construct a subdivision consisting of a roadway network, including the extension of Castine Street and Whippoorwill Drive right-of-ways, and approximately 30 residential dwelling units, along with related utility, grading, paving, drainage, and site work, and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within bank and bordering vegetated wetlands, and the within the 100' buffer thereto, and within the stormwater protection zone.
Deadlines: Public Hearing Opening: WPA – 1/29/2018; WWPO – 1/29/2018; Constructive Grant: WPA/WWPO - TBD

7. Leesville Pond Dam (aka 225 Webster Street) and a portion of 205 (aka 207) Hope Avenue (aka 221 Webster Street) & 235 Webster Street (MBL 27-004-00008; -00001; & -00002) (CC-2017-093)

Application: Notice of Intent
Applicant: The Town of Auburn
Project: To conduct repairs to rehabilitate the Leesville Pond Dam along with related site work and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within land under water, bordering land subject to flooding, riverfront area, bank, and the the within the 100' buffer thereto, each associated with Kettle Brook and/or Leesville Pond and within the stormwater protection zone.
Public Hearing Opening Deadline: WPA – 1/29/2018; WWPO – 1/29/2018; Constructive Grant: WPA/WWPO - TBD

New Business – Notices of Intent:

8. 10 (aka 0) Lake Avenue North & part of Lake Quinsigamond (MBL 57-005-00002; MA-DEP-QUINS) (CC-2018-001)

Application: Notice of Intent
Applicant: The Massachusetts Department of Conservation & Recreation
Project: To conduct repairs to/replace existing infrastructure, including the existing piers, boat ramps, and retaining walls (i.e. bank) and to add two accessible ramps, along with related site work, and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within land under water, bordering land subject to flooding, bank, and within the 100' buffer thereto, each associated with Lake Quinsigamond, and possibly within the stormwater protection zone.

Public Hearing Opening Deadline: WPA – 1/29/2018; WWPO – 1/29/2018; Constructive Grant: WPA/WWPO - TBD

9. 288 Grove Street & 2 Brookfield Street (MBL13-032-02+09 & 13-039-00009) and portions of 284 Grove Street (MBL 13-039-00008) and the abutting Right-of-Ways (Brookfield St., Grove St., & Glennie St.) (CC-2018-006)

Application: Notice of Intent
Applicant: 288 Grove, LLC
Project: To demolish the existing structure at 288 Grove Street & 2 Brookfield Street and construct a medical office building and associated parking area, including re-configuring site access from Brookfield Street, Glennie Street and Grove Streets, along with related utility, 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: WWPO – 2/24/2018; Constructive Grant: WWPO - TBD

10. 50 Webster Street & 0 Curtis Street (aka Curtis Pond Dam) (MBL 08-030-04+05 & -00020) (CC-2018-007)

Application: Notice of Intent
Applicant: New England Power Company
Project: To conduct repairs to rehabilitate Curtis Pond Dam along with related site work and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within land under water, bordering land subject to flooding, riverfront area, bank, and within the 100' buffer thereto, each associated with Kettle Brook/Beaver Brook/Middle River and/or Curtis Pond and within the stormwater protection zone.

Public Hearing Opening Deadline: WPA – 2/6/2018; WWPO – 3/2/2018; Constructive Grant: WPA/WWPO - TBD

Other Business:

11. Project Change Request (Determination of Significance and Subsequent Action) for 150 Blackstone River Road (CC-2017-035 & CC-2016-028; 349-1137)

12. Request for Certificate of Compliance for 0 Eustis Street (CC-2015-012)

13. Enforcement Order Updates:

- a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- b. 21 (aka 29) Quaboag Street (CC-2017-009; CC-EO-2016-005)
- c. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- d. 9 Luther Avenue (and abutting portions of the Toronita Avenue and Luther Avenue ROWs) (CC-EO-2017-002)
- e. 21 Paradox Drive (CC-EO-2017-004)
- f. 457 Granite Street (CC-EO-2017-008)
- g. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2017-009; UAO-CE-18-6W001)

Other Business:

14. Communication:

- a. Conservation Quarterly – Winter 2018; from the Massachusetts Association of Conservation Commissions; received 1/4/2018.
- b. Registration for MACC's Annual Environmental Conference – March 3, 2018; from the Massachusetts Association of Conservation Commissions; received 1/18/2018.
- c. Notice Regrading Borings for South High Community School; from the Department of Public Works & Parks; received 1/19/2018.

15. Land Management/Acquisition Updates

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

17. Signing of Decisions

- a. Duplicate Signature page for Certificate of Compliance for 77 Fourth Street (MassDEP 349-252)
- b. Duplicate Signature page for Resolution for 77 Fourth Street (CC-1997-009)

Adjournment