



### Commission Members

Joseph Charpentier, *Chair*  
Christian Escobar, *Vice Chair*  
Amanda Amory  
Devin Canton  
Azal Khaled

### 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.-2:00 p.m.  
**Phone:** 508-799-1400 ext. 31441  
**Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)  
**Website:** [worcesterma.gov/planning-regulatory](http://worcesterma.gov/planning-regulatory)

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 ext. 31440 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 Rolle, Asst. Chief  
Development Officer  
Michelle Smith, Chief Planner  
Amanda Molina Dumas, Senior Planner  
Timothy Gilbert, Planning Analyst  
Stefanie Covino, Conservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Deborah Steele, Principal Staff Asst

### Upcoming Meetings

August 26, 2019  
September 16, 2019  
October 7, 2019\*  
November 4, 2019  
November 25, 2019  
December 16, 2019  
January 27, 2020  
February 10, 2020  
March 2, 2020  
March 23, 2020

# City of Worcester Conservation Commission Meeting Agenda Monday August 5, 2019

Worcester City Hall  
Levi Lincoln Chamber, Room 309, 455 Main Street, 5:30 p.m.

### CALL TO ORDER: 5:30 PM

### REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

### APPROVAL OF MINUTES: 6/24/19, 7/15/19

### PUBLIC HEARINGS

### OLD BUSINESS – NOTICES OF INTENT

#### 1. **20 Pine Hill Road (MBL 38-035-00004)**

**File #:** CC-2019-014; DEP # 349-1238  
**Applicant:** Berthiaume Contracting, LLC.  
**Project:** To construct a single family house and conduct associated site work  
**Jurisdiction:** MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

### NEW BUSINESS – REQUEST FOR DETERMINATION OF APPLICABILITY

#### 2. **45 Webster Street (AKA Notre Dame Cemetery) (MBL 27-INX-00001)**

**File #:** CC-2019-036  
**Applicant:** Roman Catholic Bishop of Worcester  
**Project:** To expand grave space in an existing cemetery  
**Jurisdiction:** MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

#### 3. **0 AKA 30 Tory Fort Lane (MBL 40-037-00003)**

**File #:** CC-2019-041  
**Applicant:** National Grid  
**Project:** To perform maintenance to existing stormwater system, including removing fill to restore grades  
**Jurisdiction:** City of Worcester Wetlands Protection Ordinance

### NEW BUSINESS – NOTICES OF INTENT

#### 4. **254R Massasoit Road, 504 Massasoit Road, 0 Sandra Drive AKA Broad Meadow Brook Conservation Center and Wildlife Sanctuary (MBL 44-018-00001, 45-033-00001, 45-032-0000A)**

**File #:** CC-2019-034; DEP # 349-XXXX  
**Applicant:** City of Worcester and Mass Audubon  
**Project:** To treat stands of invasive herbaceous species and a waiver of performance standard 4.2.4.  
**Jurisdiction:** MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

#### 5. **Salisbury Hill (aka property located off of Salisbury Hill Boulevard and Barrows Road; fka 727 Salisbury Street) (MBL CO-NDO-02019)**

**File #:** CC-2019-035; DEP # 349-XXXX  
**Applicant:** Premier Property Group  
**Project:** To construct 114 age-restricted condominium units with associated roadways, utilities, and stormwater infrastructure  
**Jurisdiction:** MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**6. 4 Gaylord Street (MBL 21-005-00031)**

File #: CC-2019-037

Applicant: Michael McDermott

Project: To construct a single family home and driveway and associated grading, retaining wall construction, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

**7. Lot 1-4 Whisper Drive FKA 661 Salisbury Street (Portion of MBL 50-022-00002)**

File #: CC-2019-038

Applicant: Wingspan Development

Project: To construct four single family homes with associated driveways, utilities, stormwater systems, and site work

Jurisdiction: City of Worcester Wetlands Protection Ordinance

**8. 0 Whisper Drive (MBL 50-022-04B-6 and 50-022-04B-7)**

File #: CC-2019-039

Applicant: Wingspan Development

Project: To construct two single family homes with associated driveways, utilities, stormwater systems, and site work

Jurisdiction: City of Worcester Wetlands Protection Ordinance

**9. 305 Belmont Street (MBL 57-004-B1-01, 57-004-B1-02, 57-004-B1-04)**

File #: CC-2019-040

Applicant: New Garden Park, Inc

Project: To perform roadway improvements including widening of pavement, reconstruction of sidewalks, accessibility improvements, utility installation, and resurfacing

Jurisdiction: City of Worcester Wetlands Protection Ordinance

**10. 1023-1025 Southbridge St (MBL 26-020-0005A, 26-020-00005)**

File #: CC-2019-042

Applicant: WPB Holdings, LLC

Project: Construct a commercial retail building, associated parking, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

**11. 2 Rollingwood Drive St (MBL 43-001-00114)**

File #: CC-2019-043; DEP # 349-XXXX

Applicant: Marcy and Fred Shuster

Project: To demolish an existing deck and replace deck and footings and associated site work and a waiver of performance standard 4.2.4

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**OTHER BUSINESS**

**12. Informal Presentation**

- a. Whipporwill Drive/Malden Woods – Jack Thomas– Discussion of potential filing and stormwater requirements

**13. Request for Extension of Time**

- a. 128 Alvarado Ave (CC-2008-045 / CC-2017-017; DEP# 349-963)
- b. 125 Olean St (AKA Soheili Circle) CC-2004-034/CC-2016-062

**14. Project Change Request and Request for Amended Order of Conditions**

- a. 128 Alvarado Ave (CC-2008-045 / CC-2017-017; DEP# 349-963) – request to modify site plan
- b. Country Club Acres (CC-2019-010; DEP# 349-1239) – request to modify permanent marker locations
- c. 29 Genesee & 29-49 James St (CC-2018-073; DEP#349-1219) – request to amend Order of Conditions related to new site configuration

**15. Requests for Certificates of Compliance**

- a. 38 Toronita Avenue lots 1-3 (AKA 38, 40, 42 Toronita Avenue) (CC-2014-015;DEP# 349-1082)
- b. 725 Grafton Street (AKA Dairy Queen) CC-2018-048; DEP #349-1209
- c. 25 Sophia Drive (AKA Arboretum Subdivision) CC-2006-059; DEP#349-906
- d. 25 Sophia Drive (AKA Arboretum Subdivision) CC-2006-077 DEP#349-913

**16. Other Requests**

- a. Duplicate signature page for AOC for Burncoat Heights CC-2017-043

**17. Enforcement Order and Violation Updates**

- a. 100 Goldthwaite Road (AKA White Birch Commons (FKA Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- b. Country Club Acres (AKA Garrison Avenue & 190 Mountain Street East; Cobblestone Lane (FKA Paradise Point)) (CC-2007-025; DEP #349-931; CC-EO-2017-009; UAO-CE-18-6W001)
- c. 20 Quinsigamond Avenue (CC-EO-2018-004)
- d. 72 Upland Street (CC-EO-2018-005)
- e. 128 Alvarado Ave (CC-2008-045 / CC-2017-017)
- f. 170 South Flagg Street (CC-EO-2018-003)
- g. Burncoat Heights (CC-2017-043; CC-EO-2019-001)

**18. Communication**

- a. Informational brochure regarding helical piles and boardwalk installation; from Solid Earth Technologies; received 7/19/19

**19. Discussion of Commission Regulations, Processes & Procedures**

**20. Discussion of Special Conditions and Issuance of Orders of Conditions**

**21. Signing of Decisions**

**ADJOURNMENT**