



Commission Members

Joseph Charpentier, *Chair*
Amanda Amory
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Contacting the Commission

Division of Planning
& Regulatory Services serves as
the Commission's staff.

Address: City Hall, 455 Main St, Room 404,
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Hours: M-F 8:30 a.m.-2:00 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 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
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

October 5, 2020
October 26, 2020
November 16, 2020
December 7, 2020
December 28, 2020

City of Worcester Conservation Commission Meeting Agenda

Monday, September 21, 2020 at 6:00PM*

To participate, please call 415-655-0001 (Access Code: 160 973 4358)

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Conservation Commission will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at www.worcesterma.gov/video-on-demand and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at www.worcesterma.gov after the meeting.

To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 160 973 4358) for the Conservation Commission.

If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

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 or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged.

CALL TO ORDER: 6:00PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

APPROVAL OF MINUTES

PUBLIC HEARINGS

OLD BUSINESS –

1. 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 # 349-1253

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

2. Right-of-Way Associated with Bittersweet Boulevard, Indigo Circle, and Snowberry Circle AKA Arboretum Village Subdivision Phase IV

File #: CC-2019-068

Applicant: Arboretum Village LLC

Project: To construct a roadway, install utilities, perform grading, and associated site work

Jurisdiction: City of Worcester Wetlands Protection Ordinance CC-2018-074

3. 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

File #: CC-2019-074; DEP#349-1266
Applicant: Whippoor LLC
Project: To construct a subdivision, consisting of construction of approximately 30 residential dwelling units and a new roadway network connecting Whippoorwill Drive to Castine Street, including the extension and re-construction of Whippoorwill Drive and an extension of Castine Street, along with related utility, grading, paving, drainage, and site work, and to request a waiver of the requirements of plan requirement 5.3.p and performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

4. 115 Northeast Cutoff (MBL 52-006-01+02)

File #: CC-2020-012; DEP#349-1268
Applicant: 115 Northeast Cutoff Realty Trust
Project: To construct four parking lots, driveways, stormwater management, grading, and associated site work and a waiver of the City of Worcester Wetlands Protection Ordinance Performance Standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

5. 29 East Mountain Street (MBL 53-006-00003)

File#: CC-2020-032; DEP#349-1278
Applicant: Worcester Mountain Street LLC
Project: To construct three low rise apartment buildings consisting of 28 units total as well as associated parking, utilities, stormwater system, grading, and related site work as well as a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

6. 265 Lake Avenue (MBL 17-030-00002)

File #: CC-2020-048; DEP#349-1280
Applicant: Manor Real Estate Trust
Project: To repair/replace existing deteriorated steps and remove and replace existing vegetation and trees as well as a waiver of City of Worcester Performance Standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

7. Various Rights-of-Way Associated with the Massachusetts Bay Transportation Authority (MBTA) Commuter Rail Line

File #: CC-2020-046
Applicant: Keolis Commuter Services
Project: To implement a vegetation management plan along the Commuter Rail right-of-way.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

8. 15 Nutmeg Drive (MBL 56-023-00139)

File #: CC-2020-050
Applicant: ADI Contracting, Inc
Project: To construct an addition, decks, stairs, to a single family structure and associated site work.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

9. 63 North Street (MBL 09-027-15+34)

File #: CC-2020-052
Applicant: Daniel Remeika, Jr.
Project: To determine whether the area is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

10. 85 Aylesbury Road (MBL 25-056-00005)

File #: CC-2020-053
Applicant: Olga Papadopolous & Andrew Renzoni
Project: To remove an in-ground pool and patio and replace with vegetation, replace portions of the patio, and install a swing set.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

11. 10 Circuit Avenue West, 200 and 240 Mill Street (AKA Coes Pond) (MBL 14-020-00007, 51-016-00003, 51-016-00002)

File#: CC-2020-035; DEP#349-1283
Applicant: City of Worcester Department of Public Works and Parks
Project: To construct new trail systems, boardwalks, piers and overlooks, fencing, benches, information kiosks, and associated site work as well as a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

12. 3 Knollwood Drive and 15 Jamesbury Drive (MBL 43-01D-00007; 43-01D-00074)

File #: CC-2020-040; DEP#349-1284
Applicant: John Parretti
Project: To remove fill and perform grading, stabilization, and associated site work.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

13. 145 Blithewood Avenue (MBL 34-29D-14-20)

File #: CC-2020-041
Applicant: Hoffner Blithewood Nominee Trust
Project: To construct a parking lot and perform associated grading and site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

14. 63 Marjorie Street (MBL 38-009-72-79)

File #: CC-2020-042; DEP#349-1279
Applicant: Central Mass Builders Inc.
Project: To construct a duplex, utilities, grading, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

15. 10 Hemlock Street, 11 Proctor Street, and 331 Bridle Path AKA Worcester Sewer Pump Stations (MBL 51-009-00013; 13-019-00002; 41-015-00080)

File #: CC-2020-047; DEP#349-1285
Applicant: City of Worcester Department of Public Works and Parks
Project: To repair and replace three wastewater pump stations at Hemlock Street, Proctor Street, and Bridle Path, including demolition and replacement of structures, foundations, generators, pneumatic ejector pumps and associated electrical equipment, sewer force mains, and associated excavation and site work.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

16. 137 Clover Street (MBL 28-026-00008)

File #: CC-2020-051; DEP#349-12XX
Applicant: Oumkar Tobaran
Project: Remove fill and materials from a bank, regrade and restore the buffer zone, replace two fencelines, and conduct associated site work.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

17. 11 Canterbury Street (MBL 07-027-00010)

File #: CC-2020-054
Applicant: Jake Properties, LLC.
Project: To construct an approximately 20,000 square foot commercial building and associated parking area, utilities, stormwater management, and related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

18. Request for Extension of Time

- a. 128 Alvarado Avenue (CC-2008-045 / CC-2017-017; DEP#349-963)
- b. 90 Barber Avenue (CC-2017-075; DEP#349-1175)

19. Requests for Certificates of Compliance

- a. 38 Vincent Circle (CC-2018-047; DEP#349-1225)
- b. Whitla Drive (CC-2018-074; DEP#349-1215)

20. Enforcement Order and Violation Updates

- a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-2013-057; DEP#349-1075) (CC-EO-2017-001)
- b. Arboretum Village (CC-EO-2019-004)
- c. 3 Knollwood Drive (CC-EO-2020-002)
- d. 84 Holden Street (AKA Intersection of Holden Street/Drummond Avenue/Shore Drive) (CC-EO-2020-003)
- e. 217 Lake Avenue (CC-EO-2020-004)
- f. 219 Lake Avenue (CC-EO-2020-005)
- g. 449 Massasoit Road (CC-EO-2020-006)
- h. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)
- i. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)
- j. 99 Wildwood Avenue (CC-EO-2020-009)
- k. 137 Clover Street (CC-EO-2020-010)
- l. 166 Moreland Street (CC-EO-2020-011)

ADJOURNMENT