



City of Worcester Conservation Commission Meeting Agenda

Monday, January 30, 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

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
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings

February 27, 2017
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: 1/9/2017

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Notices of Intent:

1. 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

2. 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

3. 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

New Business – Requests for Determination of Applicability:

4. Within the Southwest Cutoff (aka U.S. Route 20, from Greenwood Street to the Shrewsbury townline), Sunderland Road (from Whitla drive, southerly), and Whitla Drive (from Sunderland Road to Whitla Drive Pump Station) Right of Ways, within portions of various abutting Right-of-Ways, on part of 347 Greenwood Street, and on 318 (aka 418) Southwest Cutoff (MBL 29-047-00007 & 45-034-0011A) (CC-2017-001)

Application: Request for Determination of Applicability
Applicant: City of Worcester Department of Public Works & Parks
Project: To seek determination as to whether or not the proposed work/area associated with the Route 20 Sewer Extension Project, which includes the installation of sewer lines, force mains, water mains, associated abandonment, replacement, and/or removal of existing infrastructure, a new connection to the Upper Blackstone Water Pollution Abatement District facility, and related site work, on properties located within the Southwest Cutoff Right of Way and various abutting Right of Ways, at 347 Greenwood Street, and at 318 (aka 418) Southwest Cutoff, is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone associated with the bank of various streams and/or bordering vegetated wetlands and/or riverfront area, within bordering land subject to flooding, and within the stormwater protection zone.

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

Constructive Grant Deadline: WPA –2/3/2017; WPO – TBD

5. 240 Mill Street (aka Coes Reservoir) (MBL 51-016-00002) (CC-2017-002)

Application: Request for Determination of Applicability
Applicant: City of Worcester Department of Public Works & Parks
Project: To seek determination as to whether or not the proposed work/area associated with the mechanical harvesting and hand pulling of non-native aquatic nuisance vegetation within Coes Reservoir and along its shorelines, and related site work, is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal may occur within bank, bordering vegetated wetlands, the associated 100' buffer zone, land under water, riverfront area, and/or bordering land subject to flooding, each associated with Coes Reservoir and/or Tatnuck Brook, and within the stormwater protection zone.

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

Constructive Grant Deadline: WPA –2/3/2017; WPO – TBD

New Business – Notices of Intent:

6. 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 – 1/30/2017

7. 20 Jolma Road (MBL 38-24A-00004) (CC-2016-067)

Application: Notice of Intent
Applicant: Rob Otto, of Landry's Bicycles
Project: To construct a ~5,203 SF structure, to be used as a warehouse, along with associated re-configuration of the parking areas and related site work, on property located at 20 Jolma Road.
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 within the stormwater protection zone

Public Hearing Opening Deadline: WPA – 1/30/2017; WWPO – 1/30/2017

New Business – Notices of Intent:

8. 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 – 1/30/2017

9. 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 Opening Deadline: WPA – 1/30/2017; WWPO – 2/4/2017

10. 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 Opening Deadline: WPA – 2/3/2017; WWPO - 12/27/2017

Other Business:

11. Enforcement Order Updates:

- a. 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)
- b. 21 (aka 29) Quaboag Street (CC-EO-2016-005)
- c. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057 & DEP #249-1075) (CC-EO-2017-001)

12. Requests for Certificate of Compliance

13. Requests for Determination of Significance and Subsequent Action due to a Project Change

14. Requests for Extension of Time

15. Requests for Emergency Certifications

16. Miscellaneous Project Updates

17. Communication:

- a. MassDEP Central Region Wetland News and Free Training Opportunity; from Judith Schmitz, of MassDEP; received 1/6/2017.
- b. Flyer for MACC's Annual Environmental Conference; from Massachusetts Association of Conservation Commissions; received 1/9/2017.
- c. Conservation Commission Sign-on Opportunity regarding Interstate Gas Pipelines; from Patrick Beaudry; received 1/11/2017.
- d. 2016 Stormwater System Monitoring for Salisbury Hills Condominiums; from Capital Group Properties; Prepared by People's Engineering, LLC.; received 1/12/2017.
- e. Conservation Commission Sign-on Opportunity regarding Interstate Gas Pipelines; from Mary Sacksteder; received 1/13/2017.
- f. Environmental Notification Form for the City of Worcester Downtown Urban Revitalization Plan; Prepared by BSC Group; dated 1/17/2017.

18. Land Acquisition and Land Management:

- a. Land Management Updates
- b. Land Acquisition Updates
 - i. Consideration to Review, Accept, and Sign a Conservation Restriction for 503-505 Mill Street (aka Fowler Gorge) associated with the "Center Hill" Project (aka 501-505 Mill Street; CC-2001-027)

19. Draft Policy Regarding Project Changes

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

21. Elections of Officers

22. Mandatory Training Documentation and Acknowledgment of receipt re: Various Policies

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

24. Signing of Decisions

Adjournment