



# City of Worcester

## Conservation Commission Meeting Agenda

### Monday, September 10, 2018

Worcester City Hall  
Levi Lincoln Chamber, 3rd floor (Room 309), 455 Main Street at 5:30 p.m.

#### Commission Members

Joseph Charpentier, *Chair*  
Christian Escobar, *Vice Chair*  
Amanda Amory  
Jordan Berg Powers  
Devin Canton  
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 8:30 a.m.-2:00 p.m.
- **Phone:** 508-799-1400 ext. 31440
- **Email:** [planning@worcesterma.gov](mailto: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 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 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

October 1, 2018  
October 22, 2018  
November 19, 2018  
December 17, 2018  
January 7, 2019  
January 28, 2019  
February 11, 2019  
March 11, 2019  
April 1, 2019  
April 22, 2019  
May 13, 2019  
June 3, 2019  
June 24, 2019  
July 15, 2019  
August 5, 2019

#### Call to Order: 5:30 pm

#### Requests for Continuances, Postponements, Withdrawals:

Approval of Minutes: 7/18/2018; 7/30/2018; & 8/20/2018

#### Public Hearings:

#### Unfinished Business – Notices of Intent:

#### 1. **47R Fourth Street (MBL 42-035-00100): Notice of Intent by Lee Homes, Inc. (CC-2017-052, DEP #349-12##)**

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

Public Hearing Opened: 7/31/2017; Discussion: 7/18/2018

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#### 2. **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: Notice of Intent by the Winsor Companies (CC-2017-095, DEP #349-12##)**

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.

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

Public Hearing Opened 3/19/2018, Discussion: 4/9/2018

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#### 3. **21 Paradox Drive (MBL 25-052-00028): Notice of Intent by Raymond Sansoucy (CC-2018-002, DEP #349-1182)**

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.

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

Public Hearing Opened: 1/10/2018

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#### 4. **Lots 2, 3 & 4: 30 & 32 Chiltern Hill Drive (MBL 30-030-00009 and -30A-008A): Notice of Intent by Silver Tree Realty, LLC (CC-2018-037; -038; & -039)**

Project: To renovate the existing single family dwelling, construct three new single family dwellings and conduct related grading, paving and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance

Public Hearing Opened: 5/21/2018

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**Unfinished Business – Notices of Intent**

**5. 82 (aka 120 & 140) Salisbury Street (aka 143 Grove Street and Institute Park) (MBL 01-01x03-05 and 01-1-X-0PARK): Notice of Intent by the City of Worcester Department of Public Works & Parks (CC-2018-052, DEP #349-1212)**

Project: To construct a boardwalk and trail and related site work and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.

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

Public Hearing Opened: 7/18/2018

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**6. 35 Modoc Street (MBL 38-017-0001A): Notice of Intent by St. Anthony Realty, LLC (CC-2018-055, DEP #349-1210)**

Project: To construct a ~500' extension of Modoc Street along with 17 residential dwelling units and conduct related grading, drainage, paving, utility installation, and site work.

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

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**7. 86 King Philip Road (MBL 12-042-005+7): Notice of Intent by KLA Holdings, LLC (CC-2018-057)**

Project: To construct two single family semi-detached dwellings (total of four dwelling units) and conduct related grading, paving, utility installation, and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance

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**Unfinished Business – Requests for Determination of Applicability**

**8. 201 (aka 197 & 199) Providence Street (MBL 35-030-0001A): Request for Determination of Applicability by the Worcester Housing Authority (CC-2018-051)**

Project: To conduct grading, fill and planting.

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

Public Hearing Opened: 7/18/2018

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**New Business – Requests for Determination of Applicability**

**9. 535 Massasoit Road (MBL 34-033-00097): Request for Determination of Applicability by Suzette Macaruso (CC-2018-066)**

Project: To construct a retaining wall and conduct related site work.

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

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**New Business – Notices of Intent**

**10. 503 (aka 505 & 501) Mill Street (MBL 48-023-00001): Notice of Intent by Center Hill Apartments, LLC (CC-2018-067, DEP #349-1216)**

Project: To construct a series of new retaining walls, to re-configure existing side walk and parking area, to conduct related site work, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.

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

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**11. 29 (aka 59 & 59A) Webster Street (MBL 08-031-00007): Notice of Intent by Massachusetts Electric Company d/b/a National Grid (CC-2018-068, DEP #349-12##)**

Project: To replace and upgrade existing breakers and conduct related site work.

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

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## **New Business – Notices of Intent**

### **12. 13 White Birch Drive (MBL 30-027-00007): Notice of Intent by Marsha Huntoon (CC-2018-069, DEP #349-1214)**

Project: To repair or re-construct the existing retaining walls, to conduct related grading and site work, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.

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

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### **13. 1059 & 1059B Grafton Street (MBL 38-035-00002): Notice of Intent by AP Fish Company, Inc. (CC-2018-070, DEP #349-12##)**

Project: To construct an addition to the existing structure and conduct related grading and site work.

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

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### **14. 585 & 587 (aka Lot B) Burncoat Street (MBL 53-007-00002 & -00003): Notice of Intent by Thaddeus Szkoda (CC-2018-071, DEP #349-12##)**

Project: To construct a residential structure and conduct related grading, paving, and site work.

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

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### **15. 1 College Street (aka College of the Holy Cross) (MBL 10-040-00001): Notice of Intent by the College of the Holy Cross (CC-2018-072)**

Project: To demolish the existing field house structure and construct a new recreation center, to re-configure the existing pedestrian and vehicular access, and to conduct related grading, paving, drainage, and site work

Jurisdiction: The City of Worcester Wetlands Protection Ordinance

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### **16. 29 Genesee Street and 29, 33, 39, & 49 James Street (MBL 28-010-00008; -00001; -00002; -0003A; & -0003B): Notice of Intent by Galaxy Development, LLC (CC-2018-073, DEP #349-12##)**

Project: To demolish the existing site improvements, to construct a multi-tenant retail building and associated parking, to conduct related grading, paving, drainage, and site work, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.

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

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### **17. 10 Bay Edge Lane and 29 & 37 (aka 39) Whitla Drive and abutting right-of-ways and drainage/sewer easements (MBL 41-013-00006, -00027, & -00028): Notice of Intent by the City of Worcester Department of Public Works & Parks (CC-2018-074, DEP #349-1215)**

Project: To conduct dewatering activities, associated with construction of a pump station at 37 (aka 39) Whitla Drive, and related vegetation removal and site work, to restore a previously altered streambed, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.

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

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## **Other Business**

### **18. Project Change Request (Determination of Significance and Subsequent Action)**

- a. 400 Southwest Cutoff (aka 1 Latti Farm Road) (CC-2017-006, DEP #349-1152)
- b. 75-85 (aka 115) Shore Drive (aka Shore Park) (CC-2016-042, DEP #349-1139)

### **19. Requests for Certificates of Compliance:**

- a. 190 East Mountain Street (Country Club Acres) (CC-2007-025, DEP #349-931) - Partial Release for Units 1-14 on Myra Lane, Units 15-18 on Cobblestone Lane and Units 19-49 on Enaya Circle.
- b. 137 Mower Street (CC-2010-042, DEP# 349-1004)
- c. 11 Reardon Street (aka part of Brook Crossing Subdivision) (CC-2000-090, DEP #349-693)
- d. 6 Shawnee Road (aka part of Indian Hill Subdivision) (CC-2000-077 & CC-1998-036)

## **Other Business**

### **20. Enforcement Order Updates:**

- a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- b. 100 (fka) Goldthwaite Road (aka White Birch Commons (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- c. 21 Paradox Drive (CC-2018-002; CC-EO-2017-004)
- d. 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)
- e. 93 Chicopee Street (CC-EO-2018-001)
- f. 40 Sutton Lane (CC-EO-2018-002)
- g. 170 South Flagg Street (CC-EO-2018-003)
- h. 20 Quinsigamond Ave (CC-EO-2018-004)

### **21. Communication:**

- a. Turbidity Monitoring Reports for the Curtis Pond Dam Repair Project (CC-2018-007); from BSC Group; received 8/20/2018.
- b. Notice of Project Change for Worcester Biomanufacturing Campus; from Nover-Armstrong Associates, Inc.; received 8/20/2018.
- c. Notification of Treatment (8/28/2018) of Indian Lake; from Solitude Lake Management; received 8/21/2018.
- d. Notification of Treatment (8/7/2018) of Lake Quinsigamond & Flint Pond (8/23/2018); from Solitude Lake Management; received 8/21/2018.
- e. Notification of Treatment (9/4/2018) of Little Indian Lake; from Solitude Lake Management; received 8/27/2018.
- f. Notification of Treatment (9/6/2018) of Worcester Ponds (Burncoat Pond, Crystal Park Pond, Elm Park Pond, & Green Hill Park Pond); from Solitude Lake Management; received 8/28/2018.
- g. Environmental Notification Form for Regatta Point Park: Waterfront Rehabilitation; from Childs Engineering Corp; received 8/31/2018.

### **22. Land Management/Acquisition Updates**

### **23. Discussion of Commission Regulations, Processes & Procedures**

- a. Application guidance documents updates
- b. Discussion regarding the City of Worcester Wetlands Protection Ordinance definition for Bordering Vegetated Wetlands (BVW) and proposed changes thereto

### **24. Discussion of Special Conditions and Issuance of Orders of Conditions**

### **25. Signing of Decisions**

## **Adjournment**