

**MINUTES OF THE PROCEEDINGS OF THE  
CONSERVATION COMMISSION OF THE CITY OF WORCESTER**

**March 11, 2019**

**WORCESTER CITY HALL – LEVI LINCOLN CHAMBERS**

**Conservation Commission Members Present:** Joseph Charpentier  
Christian Escobar  
Devin Canton  
Azal Khaled

**Conservation Commission Members Absent:** Amanda Amory

**Staff Present:** Michelle Smith, Planning & Regulatory Services Division  
Stefanie Covino, Planning & Regulatory Services Division

Call to Order

The Chair called the meeting to order at 5:33 p.m.

Requests for Continuances, Postponements, Withdrawals

**Item #1:** **142-158 Wildwood Avenue and 2 Spring Lane**  
Notice of Intent (CC-2018-085, DEP #349-1228)  
Request to continue public hearing to April 1, 2019

**Item #2:** **210 Southwest Cutoff**  
Notice of Intent (CC-2018-098; DEP #349-1233)  
Request to continue public hearing to April 1, 2019

**Item #5:** **190 Mountain Street East (AKA Country Club Acres)**  
Notice of Intent (CC-2019-010; DEP#349-XXXX)  
Request to postpone public hearing to April 1, 2019

Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to continue/postpone the Public Hearings as noted.

**Approval of Minutes:** none

**New Business – Notice of Intent**

**Item #3:** **486 Chandler Street (AKA Worcester State University) (MBL 48-016-00001)**  
File #: CC-2019-004; DEP #349-1236  
Applicant: Worcester State University  
Project: To replace the athletic field and repair running track, construct storage sheds, conduct accessibility improvements, and conduct associated site work and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4  
Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to close the public hearing and issue an order of conditions.

**Item #4:** 222 Brooks Street (MBL 23-002-00002)  
File #: CC-2019-009  
Applicant: Zero Point Development, Inc.  
Project: To build three new commercial buildings, parking, and conduct associated site work.  
Jurisdiction: The City of Worcester Wetlands Protection Ordinance

After a presentation from the applicant, and upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to continue the public hearing until April 1, 2019.

## **Other Business**

### **Requests for Determination of Applicability**

**Item # 6:** Salisbury Hill (aka property located off of Salisbury Hill Boulevard and Barrows Road; fka 727 Salisbury Street) (MBL CO-NDO-02019)  
File#: CC-2019-011  
Applicant: Premier Property Group, LLC.  
Project: Conduct soil borings and associated site work  
Jurisdiction: The City of Worcester Wetlands Protection Ordinance

Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to issue a negative Determination of Applicability.

**7. Right-of-Way associated with 230 Brooks Street (aka 228 Brooks Street) (MBL 23-002-00001)**  
File #: CC-2019-012  
Applicant: Massachusetts Electric Company DBA National Grid  
Project: Replace two utility poles and associated site work  
Jurisdiction: The City of Worcester Wetlands Protection Ordinance

Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to issue a negative Determination of Applicability.

### **Request for Extensions of Time for Orders of Conditions**

- a. 486 Chandler Street (AKA Worcester State University) (MBL 48-016-00001) (CC-2013-001; DEP# 349-1047)

Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to issue a one year extension for the OOC, to expire on 2/8/20.

- b. 222 Harrington Way (AKA EcoTarium Ponds) (MBL 19-029-00001) (CC-2010-014; DEP# 349-995)

Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to issue a one year extension for the OOC, to expire on 4/16/20.

### **Requests for Certificates of Compliance**

- a. 440 Lincoln Street (MBL 22-038-00001) (CC-2018-060, DEP# 349-1211)

Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to issue a complete Certificate of Compliance.

### **Enforcement Order Updates**

- a. 100 Goldthwaite Road (AKA White Birch Commons (FKA Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001) – Ms. Covino noted this project is up to date with monitoring reports and the Commission requested to conduct a site visit.

- 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) – Ms. Covino noted that this project requires an updated EO and that a new NOI has been filed. The Commission requested a summary of the site’s history, including an explanation of how to move forward with the EO with a new NOI. Staff agreed to coordinate with DEP.
- c. 20 Quinsigamond Avenue (CC-EO-2018-004) – Ms. Covino noted that staff are still waiting on several documents and the Commission requested that fines be levied retroactively if documents are not received by the Commission’s next regularly scheduled meeting on 4/1/19.
- d. 72 Upland Street (CC-EO-2018-005) – Ms. Covino noted this site is currently up to date with its EO.
- e. 128 Alvarado Ave (CC-2008-045 / CC-2017-017) – Ms. Smith noted that this project has reached out to discuss changes, but has yet to submit a project change request. New approvals for the project change will also be required by other boards, when filed. The site is currently open.

**Communication**

- a. Event: Taking Action for a Cleaner, Greener Massachusetts on 3/27/19; from Shelley Rodman; received 2/21/19 – no comment
- b. Request to support the Public Lands Preservation Act (PLPA, HD.1033 and SD.862, Article 97 No-net-loss bill); from Philip Saunders; received 2/24/19

Upon a motion by Commissioner Escobar, seconded by Commissioner Khaled, the Commission voted 4-0 to reaffirm its support of this bill and issue a resolution in support of it.

- c. Event: Blackstone River Coalition Water Quality Summit on 3/30/19; from Susan Thomas; received 3/5/19 – no comment

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

- a. Discussion of changing regulations to include checklist submission requirements and stormwater requirements
- b. Discussion of changing required number of plans

The Commission requested that staff lay out hard copies of plans as each item is heard during future Commission meetings and for staff to email reminders for Commissioners to bring their laptops or other tablet devices to view plans during the meeting. Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to change the Commission’s application requirements checklist to reduce the number of paper copies submitted of plans and other application materials to two full size and one reduced size.

**Signing of Decisions**

- a. Vote to issue duplicate signature page for EOT for 190 Mountain Street East (AKA Country Club Acres) (CC-2007-025; DEP #349-931)

Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to issue a duplicate signature page for this project’s EOT, still to expire on 5/21/19.

**Adjournment:** Upon a motion by Commissioner Escobar, seconded by Commissioner Canton, the Commission voted 4-0 to adjourn at 7:50pm.