



### Commission Members

Joseph Charpentier, *Chair*  
Amanda Amory  
Devin Canton  
Azal Khaled  
Sarah French

### 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  
Gabrielle Weiss, 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

September 21, 2020  
October 5, 2020  
October 26, 2020  
November 16, 2020  
December 7, 2020  
December 28, 2020

# City of Worcester Conservation Commission Meeting Agenda Monday, August 31, 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](http://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](http://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](mailto: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](mailto: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

**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 reconstruction 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

**NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY**

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

File #: CC-2020-  
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

**NEW BUSINESS – NOTICES OF INTENT**

**6. 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

## **NEW BUSINESS – NOTICES OF INTENT**

### **7. 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-XXXX  
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

### **8. 125 Goddard Memorial Drive (MBL 56-010-00A+B)**

File#: CC-2020-036; DEP#349-XXXX  
Applicant: RJ Kelly Acquisitions LLC  
Project: To expand and construct additional parking areas, and install stormwater management systems, walkways, landscaping, and utilities as well as a waiver of performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

### **9. 500 Salisbury Street (MBL 55-004-00001)**

File #: CC-2020-038; DEP#349-1281  
Applicant: Assumption College  
Project: To construct new parking areas, stormwater management systems, and associated grading and 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

### **10. 3 Knollwood Drive and 15 Jamesbury Drive (MBL 43-01D-00007 & 43-01D-00074)**

File #: CC-2020-040; DEP#349-XXXX  
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

### **11. 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

### **12. 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

### **13. 33 Dominion Road (MBL 46-006-00180)**

File #: CC-2020-044  
Applicant: Silvertree Realty, LLC.  
Project: To construct a multi-family, three-unit structure and associated access drive, parking, stormwater system, utilities, grading, and related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **14. 0 AKA 341 Granite Street (MBL 45-018-013-7)**

File #: CC-2020-045  
Applicant: MSP 1457 LLC  
Project: To construct a single family home, septic system, and associated driveway, grading, and site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – NOTICES OF INTENT**

### **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

### **15. 224 Brooks Street (MBL 23-003-002-4)**

File #: CC-2020-049  
Applicant: Robert Clark  
Project: To construct two multi-family low-rise dwellings with a total of six dwelling units and associated drives, utilities, stormwater systems, grading, and related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

## **OTHER BUSINESS**

### **16. Request for Extension of Time**

- a. 128 Alvarado Avenue (CC-2008-045 / CC-2017-017; DEP#349-963)
- b. 0 Kiara Drive (FKA 770 Franklin Street) (CC-2016-048; DEP#349-1142)
- c. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-2013-057; DEP#349-1075)

### **17. Requests for Certificates of Compliance**

- a. 501-505 Mill Street (CC-2018-067; DEP#349-1216)
- b. 72 Flagg Street (CC-2019-047; DEP#349-1252)
- c. 8 Washburn and 590 Southbridge Street (CC-2019-065; DEP#349-1189)

### **18. 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)

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

- a. Review and discussion of tree cutting guidelines and policy

## **ADJOURNMENT**