



### Commission Members

Joseph Charpentier, *Chair*  
Devin Canton, *Vice Chair*  
Amanda Amory  
Miranda Hotham  
Lindsay Nystrom

### 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.-5:00 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 all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of two business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

المسبق الطلب عند التيسير وسائل من وغيرها الفورية الترجمة تتوفر.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उरपल 5ध हु 6छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerases ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

### Division Staff

Stephen Rolle, ACDO  
Michelle Smith, Chief Planner  
Eric Flint, Conservation Planner  
Stephen Cary, Planning Analyst  
Rose Russell, Planning Analyst  
Michelle Johnstone, Preservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Deborah Steele, Principal Staff Assistant  
Susan Daly, Staff Assistant

### Upcoming Meetings

August 8, 2022  
August 29, 2022  
September 19, 2022  
October 17, 2022  
November 7, 2022  
November 28, 2022

# City of Worcester Conservation Commission Meeting Agenda Monday, July 18, 2022 at 5:30PM

Worcester City Hall  
Levi Lincoln Chamber, 3<sup>rd</sup> Floor (Room 309), 455 Main Street

This Worcester Conservation Commission meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- **Use the following link** to join the meeting via computer  
<https://cow.webex.com/meet/conservationcommissionwebex>
- **Call 415-655-0001** (Access Code: **160 973 4358**) for the Conservation Commission.

*Note: If technological problems interrupt the virtual meeting, the meeting will continue.*

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 please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or (508) 799-1400 x 31440.

**CALL TO ORDER: 5:30PM**

### **REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS**

### **PUBLIC HEARINGS**

### **OLD BUSINESS – NOTICE OF INTENT**

#### **1. 300 Southbridge Street (MBL 05-012-00013)**

File #: CC-2022-031 & DEP#349-1324

Applicant: Convoy Holdings, LLC

Project: To repave an existing driveway and parking lot; construct a patio, retaining wall, handicap ramp, and fence; and conduct other associated site work associated with the renovation of an existing building.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

*Continued from 6/6/2022*

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

### **2. 41 Moreland Green Drive (MBL 54-005-00074)**

File #: CC-2022-052  
Applicant: Chris Spreadbury  
Project: To determine whether the installation of an above ground pool and related site work is subject to the Commission's jurisdiction.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

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

### **3. 84, 90, & 91 Lamartine Street (MBL 05-011-13-00015, 05-011-00012, 05-013-0019A)**

File #: CC-2022-008 & DEP#349-1315  
Applicant: Worcester Bedworks, Inc.  
Project: To construct a parking area and perform related site work associated with rehabilitation of the existing structure at 90 Lamartine Street  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **4. 490 Shrewsbury Street (MBL 16-026-0000A)**

File #: CC-2022-025  
Applicant: American East Coast II, LLC  
Project: To demolish the existing site improvements and construct three new commercial buildings, parking areas, stormwater system, landscaping, and conduct other associated site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **5. 128, 130, 132, 134, & 136 Alvarado Avenue (MBL 41-026-1373R, 41-026-1373L, 41-026-137-2, 41-026-1371R, & 41-026-1371L)**

File #: CC-2022-036 & DEP#349-1330  
Applicant: Oasis Construction, Inc.  
Project: To construct two semi-detached dwellings and one single family dwelling, driveways, stormwater management, install utilities, pave a roadway, conduct other associated site work, and to request a waiver of performance standard 4.2.4  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **6. 16 & 18 Taunton Street (MBL 35-26B-00059 & 35-26B-00060)**

File #: CC-2022-037  
Applicant: Gold Star Builders, Inc.  
Project: To construct a single family attached dwelling with four (4) residential units, parking, stormwater management, and other associated site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – REQUEST FOR AMENDED ORDER OF CONDITIONS**

### **7. 47R Fourth Street (MBL 42-035-00100)**

File #: CC-2022-046 (CC-2017-052) & DEP#349-1323  
Applicant: Daniel Yarnie  
Project: To construct nine dwelling units and an associated access drive, along with related grading, drainage, paving, and site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

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

### **8. 96 Pineland Avenue (MBL 41-037-42+43)**

File #: CC-2022-048 & DEP#349-1331  
Applicant: Joseph Augusto  
Project: To construct and addition, expand an existing driveway, and conduct related site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

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

### **9. 0 (aka 360) Salisbury Street (MBL 21-013-0001A, 21-013-0001B, 21-013-0001C)**

File #: CC-2022-050

Applicant: Anthony Mwangi

Project: To construct a single family dwelling along with associated utilities, grading, retaining wall, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **10. 575 (aka 567) Park Avenue (MBL 08-016-00016)**

File #: CC-2022-053 & DEP#349-13XX

Applicant: Scrub-A-Dub

Project: To demolish an existing structure, construct a new automatic car wash facility, parking area, stormwater management system, and related site work, and to request a waiver of performance standard 4.2.4.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

## **OTHER BUSINESS**

### **11. Request for Review and Support of a Conservation Restriction for land on Ellie Way to be held by the GWLT and East Quabbin Land Trust**

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

- a. 56 Honeysuckle Road (CC-2010-010)

### **13. Enforcement Order and Violation Updates**

- a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)
- b. 217 Lake Avenue (CC-EO-2020-004)
- c. 449 Massasoit Road (CC-EO-2020-006)
- d. 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)
- e. 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)
- f. 99 Wildwood Avenue (CC-EO-2020-009)
- g. 166 Moreland Street (CC-EO-2020-011)
- h. 522 Grove Street (CC-EO-2020-014)
- i. 0 Myrick Avenue (CC-EO-2020-015)
- j. Modoc Street (CC-EO-2021-001)
- k. 75 Harrington (CC-EO-2021-003)
- l. 40 June Street Terrace (CC-EO-2021-004)
- m. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- n. 269 James Street (CC-EO-2021-007)
- o. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- p. 0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)
- q. Providence & Worcester Railroad (0 Tobias Boland Way)
- r. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- s. Hospital Drive FKA 305 Belmont Street, 57-004-B1 -01/-02 (CC-EO-2022-001)
- t. Hospital Drive FKA 305 Belmont Street, 57-004-B103B (CC-EO-2022-003)
- u. Hospital Drive FKA 305 Belmont Street, 57-004-B1-02 (CC-EO-2022-004)
- v. 190 Brookline Street aka Brookline Street Subdivision (CC-2017-027 & 349-1167)

### **14. Communications**

- a. Draft Waterways License for dock/boat lift at 215 Lake Avenue; from MassDEP; received 7/8/2022.

### **15. Approval of Minutes – 1/25/2021; 4/12/2021; 1/3/2022; 4/25/2022; 5/16/2022; 6/6/2022; 6/27/2022**

### **16. Policies and Procedures**

## **ADJOURNMENT**