



# City of Worcester Conservation Commission Meeting Agenda

Monday, November 13, 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  
Christian Escobar

## 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. 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 x31440 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  
Michelle M. Smith, Senior Planner  
Michael Antonellis, Planning Analyst  
Susan Arena, Preservation Planner  
Deborah Steele, Prin. Staff Assistant

## Upcoming Meetings

December 4, 2017  
January 8, 2018\*  
January 29, 2018  
February 26, 2018  
March 19, 2018  
April 9, 2018  
April 30, 2018  
May 21, 2018  
June 11, 2018  
July 9, 2018  
July 30, 2018  
August 20, 2018  
September 10, 2018  
October 1, 2018  
October 22, 2018

**Call to Order:** 5:30 pm

**Requests for Continuances, Postponements, Withdrawals:**

**Approval of Minutes:** 8/4/2016; 12/19/2016; 10/2/2017; & 10/23/2017

**Public Hearings:**

**Unfinished Business – Notices of Intent:**

### 1. Northerly portion of 90 Barber Avenue (MBL 22-001-00001) (CC-2017-075)

Application: Notice of Intent

Applicant: Worcester Storage Partners, LLC

Project: To construct a commercial structure, to be used as a self-storage facility, and associated parking area, along with related utility, grading, paving, site work, and wetland replication, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within a bordering vegetated wetland, associated with an unnamed intermittent stream, within the 100' buffer thereto, and within the stormwater protection zone

Public Hearing Opened: 9/11/2017

### 2. 16 Bullard Avenue (MBL 46-022-00326) (CC-2017-085)

Application: Notice of Intent

Applicant: Donald Anger, of DJA Builders, LLC

Project: To construct a single-family detached dwelling, along with related utility, grading, paving, drainage, and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone.

Public Hearing Opened: 10/23/2017

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

### 3. 2 Coppage Drive (MBL 56-INX-00M-2) (CC-2017-092)

Application: Request for Determination of Applicability

Applicant: The City of Worcester, Department of Emergency Communications

Project: To seek determination as to whether or not the work to install a concrete pad and communications tower, along with associated site work, is subject to the Commission's jurisdiction.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' bufferzone to a bordering vegetated wetland and/or bank and within the Stormwater Protection Zone.

**Deadlines:** Public Hearing (WWPO) - 12/14/2017; Constructive Grant (WPA) - 11/20/2017

**Request to Amend Orders of Conditions:**

**4. 13 Moreland Street & 1 Columbine Road (MBL 25-015-00001 & -001-2) (CC-2017-091)**

Application: Request to Amend Order of Conditions  
Applicant: Mohammad Djamshidi & Sharon Thomas  
Project: To modify the approved plans associated with the construction of two single-family detached dwellings, along with related utility, grading, paving, drainage, and site work (previously CC-2017-024).  
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 – 12/11/2017

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**New Business – Notices of Intent:**

**5. 26 Lanesboro Road (MBL 49-024-052-5) (CC-2017-087)**

Application: Notice of Intent  
Applicant: Richard Black, Jr.  
Project: To construct a single-family detached dwelling, along with related utility, grading, paving, drainage, and site work.  
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 – 12/9/2017

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**6. 206 May Street (MBL 14-002-00019) (CC-2017-088)**

Application: Notice of Intent  
Applicant: Monroe Management, LLC  
Project: To construct a parking lot, to be used in association with the existing multi-family structure on the premises, along with related utility, grading, paving, drainage, and site work.  
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 – 12/9/2017

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**7. 11 & 6-12 Sever Street (MBL 06-005-00039 & -17-24) (CC-2017-089)**

Application: Notice of Intent  
Applicant: The Community Builders  
Project: To re-configure pedestrian amenities and re-surface and re-configure the existing on-site parking lots, used in association with the existing multi-family structures on the premises, along with related utility, grading, paving, drainage, and site work.  
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 – 12/9/2017

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**8. 384 Southwest Cutoff (MBL 45-033-00002) (CC-2017-090)**

Application: Notice of Intent  
Applicant: Joseph F. Shay, Jr.  
Project: To create a granite quarry along with related grading, paving, drainage and site work and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.  
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and/or bank associated with an intermittent stream and within the stormwater protection zone.  
Public Hearing Opening Deadline: WPA – 11/15/2017; WWPO – 12/9/2017

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## **Other Business:**

### **9. Informal Presentations:**

- a. Proposed Remediation Project at 45 Clarendon St., by the City of Worcester Department of Public Works & Parks.
- b. Proposed Improvements to Institute Park, on behalf of the City of Worcester Department of Public Works & Parks, by Weston & Sampson.

### **10. Request for Project Change (Determination of Significance and Subsequent Action) for:**

- a. Order of Conditions for 13 Moreland Street & 1 Columbine Road (CC-2017-024)
- b. Order of Conditions for 0 & 28 Bullard Avenue (CC-2015-010)
- c. Lot 7 Olean (aka Soheili) Circle (CC-2004-034; CC-2016-062)

### **11. Enforcement Order Updates:**

- a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- b. 21 (aka 29) Quaboag Street (CC-2017-009; CC-EO-2016-005)
- c. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2016-006)
- d. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- e. 9 Luther Avenue (and abutting portions of the Toronita Avenue and Luther Avenue ROWs) (CC-EO-2017-002)
- f. 21 Paradox Drive (CC-EO-2017-004)
- g. 457 Granite Street (CC-EO-2017-008)
- h. 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)

### **12. Requests for Certificate of Compliance:**

- a. 13 Moreland Street & 1 Columbine Road (CC-2017-024; CC-EO-2017-005)
- b. 148 Moreland Street (CC-2005-016)
- c. 27 Commonwealth Avenue (CC-2016-071)

### **13. Request for Emergency Certification – To breach a second beaver dam at the Worcester Regional Airport (aka 277 Airport Drive & 16 Coppage Drive); Received from Massport and USDA, APHIS - Wildlife Services.**

### **14. Review of Updated Final 2018 Schedule of Commission Meetings & Filing Deadlines**

### **15. Communication:**

- a. MACC Membership Notice; from the Massachusetts Association of Conservation Commissioners, dated 10/24/2017.
- b. Notice of annual drawdown for Coes Pond (scheduled for 11/1/2017, per CC-2016-061; DEP #349-1147); from DPW&P Lakes & Ponds; received 10/30/2017.
- c. Microbac Certificate of Analysis; from Nilton Lisboa regarding 28 Bullard Avenue; received 10/31/2017.

### **16. Updates from the Commission's Representative to the Lake Quinsigamond Commission**

### **17. Updates from the Commission's Representative to the Broadmeadow Brook Sanctuary Advisory Committee**

### **18. Land Acquisition and Land Management**

- a. Land Management Updates:
  - i. Notice of Demolition of the Worcester State Hospital Water Tower, sent to Conservation Restriction Grantees; from the Commonwealth of Massachusetts, Dept. of Capital Asset Management and Maintenance
  - ii. Broadmeadow Brook Conservation Area – 2017 Monitoring Activities Update

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

### **20. Signing of Decisions**

## **Adjournment**