



City of Worcester Conservation Commission Meeting Agenda Monday, April 13, 2020

Worcester City Hall*
Levi Lincoln Chamber, Room 309, 455 Main Street, 6:00 p.m.

Commission Members

Joseph Charpentier, *Chair*
Christian Escobar, *Vice 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
Website: 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
Timothy Gilbert, Planning Analyst
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

May 4, 2020
May 18, 2020
June 8, 2020
June 29, 2020
July 20, 2020
August 10, 2020

*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 15, 2020 Order 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**. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.

The meeting will be livestreamed from the City's Website (www.worcesterma.gov/video-on-demand), or on the local government cable channel (Spectrum Channel 192).

For more information concerning this meeting or to submit written comments in advance of the hearing, contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440.

Submission of comments in advance of the hearing is encouraged. **To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 730323290) for the Levi Lincoln Chamber.** For specific information regarding options for participating during the hearing, please check www.worcesterma.gov or contact the Planning Division prior to the scheduled meeting.

CALL TO ORDER: 6:00PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

APPROVAL OF MINUTES: 9/12/16; 1/9/17; 1/30/17; 2/27/17; 7/18/18; 3/2/20

PUBLIC HEARINGS

OLD BUSINESS –

1. 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

2. 0 AKA 646 Salisbury Street (MBL 55-005-006-2)

File #: CC-2019-073; DEP# 349-1262

Applicant: Jewish Health Care Center

Project: To delineate the jurisdictional resource areas on and affecting the subject property.

Jurisdiction: Massachusetts Wetlands Protection Act and the 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. 0 (FKA 464) Salisbury Street (MBL 55-006-0002A)

File #: CC-2020-009; DEP# 349-1269
Applicant: Xenos Custom Homes
Project: To construct of two single family homes, driveways, grading, utilities, and associated site work
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

5. Rights-of-Way throughout the City of Worcester

File #: CC-2020-016
Applicant: CSX Transportation, Inc.
Project: Seeking to obtain confirmation of the boundaries of wetland resource areas adjacent to the CSX railroad right-of-way in the City of Worcester as part of the railroad's five-year Vegetation Management Plan (VMP).
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

6. 140 Mill Street and 30 Coes Street (MBL 08-051-00001, -00002)

File #: CC-2020-008; DEP# 349-1267
Applicant: City of Worcester Department of Public Works and Parks
Project: To construct a parking area, sidewalk, and stormwater system, removal of an earthen mound, and associated site work
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

7. 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

8. Land to the East of 616 Plantation Street Immediately East of Lake Avenue North and Immediately South of Coal Mine Brook

File #: CC-2020-014; DEP#349-1270
Applicant: City of Worcester Department of Public Works and Parks
Project: To construct a bioretention system 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

9. 75 Park Avenue (MBL 01-01X-00002)

File #: CC-2020-015; DEP#349-XXXX
Applicant: Worcester Polytechnic Institute (WPI)
Project: To demolish four existing residence hall buildings and construct one new residence hall building with associated walkways, landscaping, roadways, parking, utilities, and stormwater management
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

10. 630 Plantation Street (MBL 46-043-01+1E)

File #: CC-2020-017; DEP#349-1271
Applicant: Worcester Housing Authority
Project: To remove and reconstruct a portion of an existing building, modify stormwater management, and regrade and resurface parking lot and associated activities.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

11. 275 Constitution Avenue (MBL 52-INX-0003C)

File #: CC-2020-018
Applicant: Worcester Housing Authority
Project: To reconstruct existing walkways, construct accessible ramps, construct a spray park, add a stormwater inlet, and associated activities.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

12. Project Change Requests

- a. Right-of-Way Associated with Lamartine Street (CC-2018-030; DEP#349-1198)
- b. 305 Belmont Street (AKA Hospital Drive) CC-2019-040

13. Request for Extension of Time

- a. 128 Alvarado Avenue (CC-2008-045 / CC-2017-017; DEP#349-963)
- b. 222 Harrington Way (AKA Ecotarium) (CC-2010-014; DEP#349-995)

14. Requests for Certificates of Compliance

- a. Salisbury Hill (CC-2001-071; DEP#349-721)
- b. 72 James Street (CC-2018-020; DEP#349-1193)
- c. 30 Quinsigamond Avenue (CC-2019-059; DEP#349-1246)
- d. 501-505 Mill Street (CC-2018-067; DEP#349-1216)

15. Enforcement Order and Violation Updates

- a. 100 Goldthwaite Road (AKA White Birch Commons (FKA Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- b. Arboretum Village (CC-EO-2019-004)
- c. Country Club Acres (AKA Garrison Avenue & 190 Mountain Street East; Cobblestone) (CC-2007-025; DEP #349-931; CC-EO-2017-009; UAO-CE-18-6W001)
- d. 20 Quinsigamond Avenue (CC-2014-002; DEP#349-1077; CC-EO-2018-004)
- e. 128 Alvarado Ave (CC-2008-045 / CC-2017-017; DEP#349-963; CC-EO-2016-004)
- f. Burncoat Heights (CC-2017-043; CC-EO-2019-001)
- g. 21 Paradox Drive (CC-2018-002; DEP#349-1182; EO-CC-2019-004)

16. Communications

- a. Railroad Vegetation Management Yearly Operating Plan; received 3/23/20 from TEC Associates
- b. Expanded Notice of Project Change with Phase 1 Waiver Request; received 3/20/20 from VHB

17. Discussion of Commission Regulations, Processes & Procedures

- a. Discuss regulation changes clarifying plan requirements and performance standards
- b. Authorize staff to sign on behalf of the Commission on decisions as needed under the Emergency Order and to authorize the use of electronic signatures in compliance with MGL c.110G section 9
- c. Review & Approval of the Draft 2021 Schedule of Meeting Dates and Filing Deadlines

18. Signing of Decisions

ADJOURNMENT