



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

Website: 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 अथवा 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 nkyerëase ene akwanya aforo da ho ma 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

July 18, 2022
August 8, 2022
August 29, 2022
September 19, 2022
October 17, 2022
November 7, 2022

City of Worcester Conservation Commission Meeting Agenda Monday, June 27, 2022 at 5:30PM

Worcester City Hall
Levi Lincoln Chamber, 3rd 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 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 or (508) 799-1400 x 31440.

CALL TO ORDER: 5:30PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

PUBLIC HEARINGS

OLD BUSINESS – NOTICE OF INTENT

1. 9 Dalton Street (MBL 39-019-00002)

File #: CC-2022-001

Applicant: DiVerdi Builders, Inc.

Project: To construct a townhouse structure (total of 4 dwelling units) and conduct associated site work

Jurisdiction: City of Worcester Wetlands Protection Ordinance

Continued from 1/24/2022

2. 500 Salisbury Street & 64 Nelson Place (MBL 55-04-00001 & 21-019-00002)

File #: CC-2022-027 & DEP#349-1322

Applicant: Assumption University

Project: To construct a parking lot, stormwater management system, and associated site work.

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

Continued from 6/6/2022

OLD BUSINESS – NOTICE OF INTENT

3. 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

4. 427 Mill Street (MBL 48-026-00009)

File #: CC-2022-051

Applicant: Lisandri Mullalli

Project: To determine whether the construction of an addition and associated 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

5. 248 & 258 Mill Street (MBL 51-006 -00248 & -00022)

File #: CC-2022-020 & DEP#349-1323

Applicant: Guild of Saint Agnes of Worcester, Inc.

Project: To conduct activities associated with the redevelopment of an existing commercial building, including removal of asphalt and underground storage tanks, parking lot repaving, construction of a play area, and other 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. 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

7. 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#349-13XX

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

8. 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 – NOTICES OF INTENT

9. 13 Burgess Road (MBL 20-011-00006)

File #: CC-2022-038
Applicant: Carol J & Robert E Thurber Revocable Trust
Project: To construct a single family dwelling and associated site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

10. 85 (aka 115) Shore Drive (aka Shore Park), 75 Shore Drive, & Shore Drive Right-of-Way (MBL 37-025-00002 & 37-032-03+4A)

File #: CC-2022-042 & DEP#349-1329
Applicant: City of Worcester Department of Public Works and Parks
Project: To expand an existing sidewalk, install a stormwater management basin, and conduct associated site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUEST FOR AMENDED ORDER OF CONDITIONS

11. 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

12. 18 Arletta Avenue (MBL 30-024-00088)

File #: CC-2022-047 & DEP#349-13XX
Applicant: Ed Suyer
Project: To construct a shed and conduct related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

13. 96 Pineland Avenue (MBL 41-037-42+43)

File #: CC-2022-048 & DEP#349-13XX
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

14. 22B Chino Avenue (MBL 46-030-239-3)

File #: CC-2022-049
Applicant: The Normandin Group, LLC
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

15. 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

OTHER BUSINESS

16. Issuance of Order of Conditions for Closed Public Hearings

- a. White Birch Village (fka Burncoat Gardens) or 34, 36, 44, 46, and 49-80 Goldthwaite Road (aka Phases 2 & 3) and areas east of Cherry Blossom Circle, Paper Birch Path, & Sourwood Circle (aka Phase V) – Notice of Intent (CC-2021-015 & DEP#349-1320)

17. Project Change Requests

- a. 781 Grove Street (CC-2021-031 & DEP#349-1300)

18. Requests for Certificates of Compliance

- a. 341 Granite Street (CC-2020-045)
- b. 39 Caroline Street (CC-2015-018)

19. 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)

20. Communications

- a. Draft Ch. 91 License for 74 Bay Edge Drive; from MassDEP
- b. Wetlands Program Guidelines on Massachusetts Wetlands Protection Act Provisions Regarding the Application of Herbicides along Rail Lines; from MassDEP
- c. 2022 Vegetation Management Plan; from CSX Transportation, Inc.
- d. Copy of Notice of Activity and Use Limitation, 79-81 Gold Star Boulevard; from Terracon Consultants, Inc.

21. Approval of Minutes – 1/25/2021; 4/12/2021; 1/3/2022; 3/28/2022; 4/25/2022; 5/16/2022; 6/6/2022

22. Policies and Procedures

ADJOURNMENT