



City of Worcester Conservation Commission Meeting Agenda Monday, December 9th, 2024 at 5:30PM

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

Commission Members

Devin Canton, *Vice Chair*
Diane Fratoni
Stuart Kirshner
Timothy Magliaro
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.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ-म अनरोधपचातु उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

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

Kasa nkyereasee ene akwanya afoforo 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

Michelle M. Smith, ACDO
Victor Panak, Chief Planner
Eric Flint, Conservation Planner/Agent
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Olivia Houle, Planning Analyst
Mattie VandenBoom, Asst. Conservation Agent
Amy Beth Laythe, Planning Analyst
Jorjette Lewis-Tyndale, Administrative Assistant

Upcoming Meetings

December 30, 2024
January 13, 2025
February 3, 2025
February 24, 2025
March 10, 2025
March 31, 2025
April 28, 2025
May 19, 2025
June 9, 2025

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

- **Use the following link** to join the meeting via computer <https://cityofworchester.webex.com/meet/conservationcommissionwebex>
- **Call 1-844-621-3956** (Access Code: **2631 737 2697**) for the Conservation Commission.

Note: If technological problems interrupt the virtual meeting, the meeting will continue in-person.

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 – NOTICES OF INTENT

1. 6 Lanesboro Road (MBL 32-004-00036)

File #: CC-2024-046 & DEP#349-1400

Applicant: Benn Kloczkowski

Project: To construct a single-family dwelling with associated grading, landscaping, utility connection, related sitework and to request a waiver of performance standard 4.2.4.

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

2. 4 Brandt Lane & 0 Grafton Street (aka Grafton Woods) (MBL 38-026-0003A & 38-026-00044)

File #: CC-2024-087 & DEP#349-14XX

Applicant: Brandt Lane Development LLC

Project: To construct five four-story residential buildings, parking lots, stormwater infrastructure, landscaping, utilities, wetland replication area, installation of an open bottom culvert stream crossing, 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

NEW BUSINESS – NOTICES OF INTENT

3. 39 Lamartine Street (MBL 05-014-00008)

File #: CC-2024-061
Applicant: Polar View, LLC
Project: To construct a 6-story residential building, subsurface parking, driveway, and related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

4. 0 Farrington Street (MBL 18-046-07-01)

File #: CC-2024-064
Applicant: Asaad Challab
Project: To construct an 11-unit residential building, parking lot, stormwater infrastructure, and related sitework.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

5. 13 Holden Street (MBL 33-001-5B7A1)

File #: CC-2024-085 & DEP#349-14XX
Applicant: Syed Burham
Project: To construct a single-family dwelling, driveway, and related sitework.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

6. 56 Park Hill Road (MBL 45-015-00002)

File #: CC-2024-089 & DEP#349-1408
Applicant: Joseph Marinella
Project: To construct a single-family home, septic system, driveway, stormwater infrastructure, related sitework and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

7. 277 Providence Street (MBL 31-015-00002)

File #: CC-2024-090
Applicant: Park Silver Development, LLC
Project: To construct a four-story hotel, parking area, pedestrian walkways, stormwater infrastructure, and related sitework.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

8. Requests for Certificate of Compliance

- a. 14 Shoreham Street (CC-2024-007 & DEP# 349-1386)

9. Enforcement Order and Violation Updates

- a. 99 Wildwood Avenue (CC-EO-2020-009)
- b. 166 Moreland Street (CC-EO-2020-011)
- c. 522 Grove Street (CC-EO-2020-014)
- d. 40 June Street Terrace (CC-EO-2021-004)
- e. 269 James Street (CC-EO-2021-007)
- f. 215 Lake Avenue (CC-EO-2022-007)
- g. 4 Tiffany Avenue (CC-EO-2023-001)
- h. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- i. 265 Lake Avenue (CC-EO-2023-006)
- j. 570 Lincoln Street (CC-EO-2023-010)
- k. 198 Granite Street (CC-EO-2024-001)
- l. 3 Knollwood Drive (CC-EO-2024-002)
- m. 86 Webster Street (CC-EO-2024-003)
- n. Salisbury Hill (CC-EO-2024-005 & DEP#349-1253)
- o. 262 Mill Street (CC-EO-2024-007)
- p. 0 Grafton Street (CC-EO-2024-008)
- q. 22 Apthorp Street (CC-EO-2024-009)

9. Enforcement Order and Violation Updates (continued)

- r. 142-158 Wildwood Avenue (CC-EO-2024-010)
- s. 51 Oriol Drive (CC-2024-011)

10. Communications

- a. Lake Quinsigamond Commission Meeting Notice

11. Approval of Minutes – 11/18/2024

12. Discussion of Active Projects

13. Special Conditions Template Update

14. Open Space Discussion

- a. Acceptance of Conservation Restriction for Cooks Pond North Forest
- b. Referral of Petition from City Council – 1 Spring Lane (MBL 42-019-84-88)
- c. Vote of Support for Gateway BioTech Park / Galaxy Conservation Restriction to be held by GWLT

15. Policies & Procedures

ADJOURNMENT