



City of Worcester Conservation Commission Meeting Agenda

Monday, August 10, 2015

Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, Room 309, 3rd floor
5:30 P.M.

Commission Members

Stefanie Wood – *Chair*
Amanda Amory
Jordan Berg Powers
Joseph Charpentier
Peter McKone

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. 260
- **Email:** 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 x260 in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services

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
Luba Zhaurova, Sustainability Proj. Mgr.
Michelle M. Smith, Senior Planner
Deborah Steele, Prin. Staff Assistant
Marlyn Feliciano, Staff Assistant III

Upcoming Meetings

August 31, 2015
September 21, 2015 *
October 5, 2015*
October 19, 2015
November 16, 2015
December 7, 2015

*To be held at Esther Howland

Call to Order – 5:30 pm

Approval of the Minutes

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business – Notice of Intent

1. 18-40 (aka lots 81-86 L&R) Bittersweet Boulevard – Arboretum Phase IV (MBL 29-11A-0081L & R though 29-11A-0086L & R) (CC-2015-033)

Application: Request to Amend an Order of Conditions (CC-2009-042)

Applicant: Arboretum Village, LLC

Project: To construct five single-family semi-detached (duplex) dwellings and associated off-street parking spaces along with related re-grading of the existing rock-armored slope (known as Slope A) to a 2.5H:1V vegetated slope and associated landscaping, utility, paving, drainage, and site work at properties located at 18-40 (aka lots 81-86 L&R) Bittersweet Boulevard – Arboretum Phase IV

Jurisdiction: City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone

Public Hearing Opened: 7/20/2015

2. 79 Joppa Road (MBL 47-004-00060) & Rockrimmon Road Right-Of-Way (CC-2015-006)

Application: Notice of Intent

Applicant: James Spahiu

Project: Construct two single-family detached dwellings along with associated grading, paving, site work, and landscaping on property located at 79 Joppa Road. Roadway work is also proposed to extend the Rockrimmon Road right-of-way ~90 ft. southerly beyond the existing edge-of-pavement

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – the proposal shall occur within 30-ft wetland buffer zone to Bordering Vegetated Wetland and within the Stormwater Protection Zone

Public Hearing Opened: 3/2/2015

3. 10 Iroquois Street, 0 (aka 12) Quissett Street, and 48 & 50 Wamsutta Avenue (MBL 48-007-41+42; 48-006-027-1; 48-006-00032; & 48-006-00033) (CC-2015-039)

Application: Notice of Intent

Applicant: Todd Ostrokolowicz

Project: To construct 5 single-family detached dwellings and associated off-street parking, along with related grading, paving, utilities, and site work on properties located at 10 Iroquois Street, 0 (aka 12) Quissett Street, and 48 & 50 Wamsutta Avenue

Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone

Public Hearing Opened: 7/20/2015

New Business – Requests for Determination of Applicability

4. 651 Park Avenue (MBL 08-024-00011) (CC-2015-042)

Application: Request for Determination of Applicability
Applicant: Salloom Realty Corp.
Project: To seek determination as to whether or not the proposed work/area to demolish the existing structure on the premises along with associated site-work on property located at 651 Park Avenue is subject to the Commission's jurisdiction
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within Bordering Land Subject to Flooding associated with Beaver Brook/Middle River and the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/27/2015

5. 75 Shore Drive (MBL 37-032-03+4A) (CC-2015-043)

Application: Request for Determination of Applicability
Applicant: The YMCA of Central Massachusetts (aka Greendale YMCA)
Project: To seek determination as to whether or not the work/area associated with the construction of an approximately 2,000 SF splash-pad in the rear of the building and associated site-work, on property located at 75 Shore Drive, is subject to the Commission's jurisdiction
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100 ft. buffer zone to the Bank of Indian Lake and/or the Bordering Vegetated Wetlands associated therewith

Public Hearing Opening Deadline: WPA – n/a; WWPO – 9/5/2015

6. 78 Holden Street (33-004-29+30) (CC-2015-045)

Application: Request for Determination of Applicability
Applicant: City of Worcester Department of Public Works and Parks (Sewer Division),
Project: To seek determination as to whether or not the proposed work to selectively cut approximately 30 trees, along with associated site work, on property located at 78 Holden Street is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100-ft buffer zone to the bank of Indian Lake and partially within Bordering Land Subject to Flooding associated there

Public Hearing Opening Deadline: WPA – n/a; WWPO – 9/10/2015

New Business – Notices of Intent

7. 14 (aka 412, 424 & 428) Massasoit Road (MBL 45-031-00002) (CC-2015-044)

Application: Notice of Intent
Applicant: Massachusetts Audubon Society, Inc.
Project: For the renovation of the existing structure, including the addition of a covered porch, and the expansion, re-configuration, and re-construction, including installation of stormwater management infrastructure, of portions of the existing parking area along with related grading, utilities, and site work on property located at 414 (aka 412, 424 & 428) Massasoit Road
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 – 9/6/2015

Other Business

8. Enforcement Order Updates:

- a. Arboretum Village Estates (CC-EO-2015-005)
- b. 1117 Grafton Street (CC-EO-2015-004)

9. Requests for Certificate of Compliance:

- a. 501-505 Mill Street (CC-2001-027)
- b. 57 Cheyenne Road (CC-1998-036)

10. Requests for Extension of Time:

- a. Order of Conditions for 125 Olean Street (CC-2004-034)

11. Order of Conditions Modification Requests:

- a. Request to Remove Turbidity Curtains for work associated with the Burns Bridge improvements from MassDOT – Highway Division; received 7/29/2015.
- b. Order of Conditions for City of Worcester Blackstone Gateway Park (CC-2014-063).

12. Communication:

- a. Turbidity sampling results for June 2015, by EcoTec, Inc.; received 7/ 21/ 2015.
- b. Notice of Treatment for Crystal Park Pond (University Park) by Aquatic Control Technology; received 7/20/2015.
- c. Notice of Treatment for Little Indian Lake by Aquatic Control Technology; received 7/21/2015.
- d. Notice of Meeting & Proposal regarding Resource Area Survey Project for Wachusett Reservoir Watershed from Princeton Conservation Commission; received 7/21/2015.

13. Greater Worcester Land Trust – Proposal to Preserve the Hicgo Lands (0 Tory Fort Lane, to the north of Canton Road) via a Conservation Partnership Grant application

14. Conservation Commission's Policy on Compensatory Flood Storage 'Banking' – Proposed Draft

15. Conservation Commission's Land Management Budget and Expenditures Information

16. Discussion of Special Conditions & adoption thereof

17. Issuance of Orders of Conditions

18. Signing of Decisions

Adjournment