



City of Worcester Conservation Commission Meeting Agenda Monday, June 8, 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

June 29, 2020
July 20, 2020
August 10, 2020
August 31, 2020
September 21, 2020
October 5, 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 23, 2020 Order, as amended, 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**.

The meeting will be livestreamed from the City Website at www.worcesterma.gov/video-on-demand and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at www.worcesterma.gov after the meeting.

To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 730323290) for the Levi Lincoln Chamber. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

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 or to **submit written comments** in advance of the hearing, please 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 strongly encouraged.

CALL TO ORDER: 6:00PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

APPROVAL OF MINUTES

PUBLIC HEARINGS

OLD BUSINESS –

1. Salisbury Hill (aka property located off of Salisbury Hill Boulevard and Barrows Road; FKA 727 Salisbury Street) (MBL CO-NDO-02019)

File #: CC-2019-035; DEP # 349-1253

Applicant: Premier Property Group

Project: To construct 114 age-restricted condominium units with associated roadways, utilities, and stormwater infrastructure

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

2. 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

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 re-construction 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

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

4. 115 Flagg Street (MBL 43-01D-00081)

File #: CC-2020-021
Applicant: City of Worcester School Department
Project: To construct a 5' wide and approximately 115' long asphalt accessible sidewalk and to perform related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

5. 305 Belmont Street (MBL 57-004-B1-02)

File #: CC-2020-027
Applicant: New Garden Park, Inc.
Project: To stockpile approximately 56,000 tons of soil on site.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

6. 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

7. 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

8. 75 Park Avenue (MBL 01-01X-00002)

File #: CC-2020-015; DEP#349-1275
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

9. 112, 114, 116, 120 Houghton Street, and 1 Nuttall Lane (MBL 35-006-00085, -00086, 00094, 35-007-87-92, -- 00019)

File #: CC-2020-019
Applicant: Houghton Corporation
Project: To demolish five existing buildings and construct one building approximately 17,350 square foot with associated grading, utilities, and site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

10. 47 Quinsigamond Avenue AKA Crompton Park (MBL 05-022-00003)

File #: CC-2020-028
Applicant: City of Worcester Department of Public Works and Parks
Project: To perform a multi-phased redevelopment of portions of Crompton Park to include construction of an approximately 13,600 square foot skate park, including construction of skate bowls, shade canopies; construction of two softball fields and a football field; associated seating, signage, landscaping, walkways, grading, and stormwater management; reconfiguration of parking along Endicott Street; and all related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

11. Project Change Requests

- a. 219 Lake Avenue (FKA 231; AKA Lot 3) (CC-2018-049; DEP# 349-1208)
- b. 221 Lake Avenue (FKA 0; AKA Lot 4) (CC-2019-033; DEP# 349-1249)

12. Request for Extension of Time

- a. 128 Alvarado Avenue (CC-2008-045 / CC-2017-017; DEP#349-963)

13. Requests for Certificates of Compliance

- a. 501-505 Mill Street (CC-2018-067; DEP#349-1216)

14. Enforcement Order and Violation Updates

- a. Arboretum Village (CC-EO-2019-004)
- b. 3 Knollwood Drive (CC-EO-2020-002)
- c. 84 Holden Street (AKA Intersection of Holden Street/Drummond Avenue/Shore Drive) (CC-EO-2020-003)
- d. 217 Lake Avenue (CC-EO-2020-004)
- e. 219 Lake Avenue (CC-EO-2020-005)
- f. 449 Massasoit Road (CC-EO-2020-006)

15. Communications

- a. Herbicide Application Notification; received 6/3/20 from Department of Public Works and Parks

16. Discussion of Commission Regulations, Processes & Procedures

- a. Review and discussion of tree cutting guidelines and policy

ADJOURNMENT