

**WORCESTER CONSERVATION COMMISSION
MEETING MINUTES
Conference Room
Department of Code Enforcement
25 Meade Street
March 22, 2004**

I. Open Meeting

Meeting opened at 6:00 pm by Mr. Lundgren.

Attendance

Name	Present
Commission Members	
Tristan Lundgren	X
Peter Mckone	X
John Magnant	X
Philip Landry	X
Michael Byrne	X
Joseph Wanat	
Christopher Evasius	X
DCE	
Kathleen Donovan	
Wayne Curran	X
DPW	

A. Review Minutes –

B. Additions or Deletions to Agenda – We did not do this. We did agree that business items should be included on the agenda especially if we know of them days in advance.

II. Continued Hearings

1. 141 Grove Street

Request for Determination of Applicability to confirm the wetland boundaries.

Motion: To continue to 4/5/04 at the request of the applicant
Site visit scheduled for 3/25/04 at 5PM at the burn tower

Made by: P. McKone

2nd: P. Landry

Vote: 5 in favor, 0 against

2. 18 Arletta Avenue

Notice of Intent to construct a single-family home

Motion: To close the hearing

Made by: P. McKone

2nd: M. Byrne

Vote: 5 in favor, 0 against

Motion: To deny the NOI under the WPA for lack of information

- The applicant or rep has not attended the public hearing to answer Commission questions
- The submitted plans do not show the FEMA AE flood zone located on the property
- The grades on the plan submitted are incorrect.
- The Commission has questions regarding the BVW delineation shown on the plan

Made by: P. McKone
 2nd: M. Byrne
 Vote: 5 in favor, 0 against

Motion: To deny the NOI under the City of Worcester Wetlands Regulations for:
 Altering a freshwater wetland, and,
 Lack of information:

- The applicant or rep has not attended the public hearing to answer Commission questions
- The submitted plans do not show the FEMA AE flood zone located on the property
- The grades on the plan submitted are incorrect.
- The Commission has questions regarding the BVW delineation shown on the plan
- The plan does not show the 15 foot no alteration zone or the 30 foot no permanent structure zone.

Made by: P. McKone
 2nd: M. Byrne
 Vote: 5 in favor, 0 against

3. **3 Coppage Drive & 135 Goddard Memorial Drive**

Notice of Intent to construct 2 driveways and a paved parking area

Motion: To continue to 4/5/04 at the request of the applicant.
Site visit has been rescheduled for 3/27/04 at 9:30 AM

Made by: P. McKone
 2nd: P. Landry
 Vote: 5 in favor, 0 against

5. **West Boylston Street**

Notice of Intent to construct 2 single-family semi-detached dwellings (a duplex)

Motion: To continue to 4/5/04 at the request of the applicant
Information recently submitted. Need to review it and schedule a site visit.

Made by: P. McKone
 2nd: P. Landry
 Vote: 5 in favor, 0 against

6. **26 Spring Valley Drive**
Notice of Intent to construct a single-family home

Motion: To continue to 4/5/04 at the request of the applicant
Site visit rescheduled for 3/27/04 at 8AM.

Made by: P. McKone
2nd: P. Landry

Vote: 5 in favor, 0 against

III. Routine Hearings

1. **11 A & B Anderson Avenue**

Request for Determination to construct 2 decks

Motion: To issue a Negative Determination
Add condition that decks be no longer than 12 feet from the house.

Made by: M. Byrne
2nd: P. Landry

Vote: 5 in favor, 0 against

2. **Bell Hill Playground**

Request for Determination to conduct park improvements

Motion: To issue a Negative Determination for Phase 1

Made by: P. McKone
2nd: M. Byrne

Vote: 5 in favor, 0 against

3. **5 Suntaug Road**

Request for Determination to demolish existing deck and construct a larger one

Motion: To issue a Negative Determination

Made by: P. McKone
2nd: M. Byrne

Vote: 5 in favor, 0 against

4. **14 Reardon Street**

Request for Determination to construct a deck

J. Magnant Requested himself

Motion: To issue a Negative Determination for the deck and a Positive Determination for the fence.

Need to issue an Enforcement Order: 15' zone has been altered to wetland line. Permanent markers should have been installed.

Made by: P. McKone
2nd: M. Byrne

Vote: 5 in favor, 0 against

5. **27 Drexel Street**

Notice of Intent to construct 2 single-family homes

Motion: To continue to 4/5/04 at the request of the applicant
Submit new plan showing detail of wall section, ESC on top of slope, limit of work denoted as being at top of slope and a note on plan that wall will be constructed first.
The applicant will provide updated drawings for the next meeting, but is not required to attend the meeting in order to close the hearing.

Made by: J. Magnant
2nd: M. Byrne
Vote: 5 in favor, 0 against

6. **1000 Grafton Street**

Notice of Intent to demolish the existing structure and construct a new one with associated parking

Motion: To continue to 4/5/04 at the request of the applicant
They are increasing the impervious area therefore it is not defined as a “redevelopment” under Stormwater Guidelines and must comply to the full extent. The applicant will submit a completed Stormwater Management Form with attention paid to Standards #2, 4, 5. Applicant will submit a new plan addressing DPW concerns: add entrance mat to plans as well as siltbaskets, silt fence detail and 10’ separation between water and sewer lines.

The applicant will provide updated drawings for the next meeting, but is not required to attend the meeting in order to close the hearing.

Made by: P. McKone
2nd: P. Landry
Vote: 5 in favor, 0 against

7. **49 Southold Road**

Notice of Intent to construct a duplex

Motion: To continue to 4/5/04 at the request of the applicant
The applicant will submit a new plan showing ESC on East and West property lines running for 50’ as well as permanent markers on the 15’ zone.

The applicant will provide updated drawings for the next meeting, but is not required to attend the meeting in order to close the hearing.

Made by: P. McKone
2nd: M. Byrne
Vote: 5 in favor, 0 against

8. **271 Lake Avenue**

Request to amend their Order of Conditions

Motion: To continue to 4/5/04 at the request of the applicant
Applicant presented an alternate plan. He will submit a copy for our review we will also solicit input from DPW on the issues raised by the owner regarding retaini walls.

Made by: P. McKone

2nd: P. Landry

Vote: 5 in favor, 0 against

The applicant will provide an alternate site drawingat the request of the Commission

9. **1200 West Boylston Street**

Notice of Intent to construct a 3-story 12-unit apartment building

Motion: To continue to 4/5/04 at the request of the applicant
Site visit needs to be scheduled.

Made by: P. McKone

2nd: P. Landry

Vote: 5 in favor, 0 against

IV. Official Business/Informal Discussion

1. Tax Title Parcels – 75 Piedmont Street, Lincoln St.

Motion: To not persue the Peidmont or Lincoln St Parcels

Made by: P. McKone

2nd: J. Magnant

Vote: 5 in favor, 0 against

2. Extension Permit – 415 Sunderland Road

No Action Taken

Need clarification of compliance at this site.

Motion:

Made by:

2nd:

Vote:

3. Meadow Brook: vegetation removed from 15' zone

EO sent 3/16/04

Motion: To Ratify the Enforcement Order

Made by: P. McKone

2nd: C. Evasius

Vote: 5 in favor, 0 against

4. Teamster Building: replication area not working, sediment in wetland, wetland crossing not restored.

EO sent 3/16/04

Motion: To Ratify the Enforcement Order
Made by: P. McKone
2nd: C. Evasius
Vote: 5 in favor, 0 against

5. Nutmeg Dr.: fill in buffer zone

Letter sent following up on EO

The applicant did not attend the meeting as required in the letter. The Commission did not have information regarding the receipt of the letter, so no action was taken.

6. Plantation Ridge: Plan modification

Project modification

Discussion: The Commission will allow the alteration, but will request mitigation in the form of additional wetland replication. The replication should follow the 1.5:1 Worcester requirements. In addition, the Commission would like to see replication begin this spring. The applicant should come to the next meeting and provide updated replication details and plans.

7. Center Hill Estates: Numerous violations.

EO sent 3/16/04

Motion: To Ratify the Enforcement Order
Made by: P. McKone
2nd: C. Evasius
Vote: 5 in favor, 0 against

8. UMass, Plantation St.: Discharge to drainage flowing to Lake Quinsigamond.

Letter sent 3/8/04

No update

9. Allegra, E. Mountain St.: oil spill

No update

10. Jeremiah Lane: site work causing sediment laden runoff to enter stormdrain system.

EO sent: 3/18/04

Vote taken to purchase updated copies of the Wetland Protection Act.