



City of Worcester Conservation Commission Meeting Agenda

Monday, June 12, 2017

Worcester City Hall, 455 Main Street, Esther Howland Chamber, 3rd floor at 5:30 P.M.

Commission Members

Joseph Charpentier, *Chair*
Peter McKone, *Vice Chair*
Amanda Amory
Tunde Baker
Jordan Berg Powers
Christian Escobar

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. 31440
- **Email:** planning@worcesterma.gov

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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 S. Rolle, Assistant Chief
Development Officer
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Proj. Mgr.
Michelle M. Smith, Senior Planner
Michael Antonellis, Planning Analyst
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings

July 10, 2017
July 31, 2017
August 21, 2017
September 11, 2017
October 2, 2017
October 23, 2017
November 13, 2017
December 4, 2017

Call to Order: 5:30 pm

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Notices of Intent:

1. 72 Bay Edge Drive (MBL 41-011-00019) (CC-2017-014)

Application: (Abbreviated) Notice of Intent

Applicant: Joseph M. Fontecchio

Project: To remove a deck and construct an addition to an existing single-family detached dwelling, along with related grading, drainage, and site work, on property located at 72 Bay Edge Drive.

Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance – 100' buffer to the bank of Lake Quinsigamond and within the stormwater protection zone

Public Hearing Opened: 5/22/2017

2. 173, 190 & 192 Brookline Street (MBL 42-008-53+54 & 42-031-00012) (CC-2017-027)

Application: Notice of Intent

Applicant: Norcross Development, LLC

Project: To demolish existing site infrastructure and construct a roadway extension (Brookline Street) and four single-family detached dwellings, along with related grading, paving, drainage, and site work.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and within the Stormwater Protection Zone

Public Hearing Opened: 5/1/2017

3. 501 Salisbury Street (aka Brookside Gardens) (MBL 25-042-006+5) (CC-2017-028)

Application: Notice of Intent

Applicant: Brookside Gardens, Inc.

Project: To construct six single-family detached dwellings, associated parking areas and pedestrian amenities, related grading, paving, drainage, along with related site work including wetland replication.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and/or bank associated with a perennial stream, within riverfront area, within the stormwater protection zone, and possibly within a bordering vegetated wetland

Public Hearing Opened: 5/1/2017

Unfinished Business – Notices of Intent:

4. Knapp Avenue, Luther Avenue, Myrick Avenue, Pelican Avenue, Phoebe Way, & Toronita Avenue Right of Ways and abutting sewer & drain easements including, but not limited to, portions of 21 Myrick Avenue (MBL 33-019-00164), 0 & 10 Luther Avenue (MBL 33-019-00214), and 31 & 35 Phoebe Way (MBL 33-019-00428 & 33-019-00422) (CC-2017-038)

Application: Notice of Intent
Applicant: City of Worcester Department of Public Works & Parks
Project: Public conversion of various existing private streets along with related grading, paving, drainage & utility installation, and site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within a bordering vegetated wetland and/or bank, within the 100' buffer to a bordering vegetated wetland and/or Bank, and within the Stormwater Protection Zone

Public Hearing Opened: 5/22/2017

Unfinished Business – Request to Amend Order of Conditions:

5. 7 Egan Avenue (MBL 34-038-00157) (CC-2017-019)

Application: Request to Amend an Order of Conditions
Applicant: EBT, Inc.
Project: To modify the original approval (CC-2015-040) to construct a single-family detached dwelling and related site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone to the bank and/or bordering vegetated wetlands, associated with a stream, within the bank thereto, and within the stormwater protection zone

Public Hearing Opened: 3/20/2017

New Business – Requests for Determination of Applicability:

6. 6 Davis Way (MBL 41-005-10+11) (CC-2017-039)

Application: Request for Determination of Applicability
Applicant: Susan Pearson
Project: To seek determination as to whether or not the work to construct a deck, along with related site work, is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetland Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal may occur within the 100' buffer associated to the bank and/or bordering vegetated wetlands, associated with Lake Quinsigamond and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – n/a; WWPO - 7/2/2017

Constructive Grant Deadline: WPA - 6/8/2017; WWPO - TBD

7. 34-80 Goldthwaite Road (MBL 39-020-07-11) (CC-2017-044)

Application: Request for Determination of Applicability
Applicant: Goldthwaite Holdings, LLC
Project: To seek determination as to whether or not the proposed work to clear vegetation, move material stockpiles (from the abutting property at 100 Goldthwaite Road, aka Burncoat Gardens or White Birch Commons), and fill the northeastern portion of the site (behind the parking lot associated with units 72-80) in preparation for future development, is subject to the Commission's jurisdiction.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance - The proposal may occur within the stormwater protection zone

Public Hearing Opening Deadline: WWPO - 7/10/2017

Constructive Grant Deadline: WWPO - TBD

New Business – Notices of Intent:

8. 661 Grove Street (MBL 21-024-02+03) (CC-2017-037)

Application: Notice of Intent
Applicant: Andrew Heald
Project: To construct a single-family dwelling, along with the construction of a common driveway, installation of utilities, and related grading, paving, and site work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal occurred within the 100' buffer to a bordering vegetated wetland and/or bank associated with Kiver Pond and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 6/12/2017; WWPO - 7/11/2017

9. 77 Amherst Street aka 90 Winifred Avenue (MBL 43-007-00059) (CC-2017-040)

Application: Notice of Intent
Applicant: Jimmy Georges
Project: To construct a single-family dwelling along with related grading, drainage, paving, and site work.
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 – 7/7/2017

10. 800 & 828 Grafton Street (MBL 34-011-00017 & 34-011-0017A)CC-2017-042)

Application: Notice of Intent
Applicant: Chanty Realty Trust
Project: To demolish the existing structure and construct a multi-family dwelling and associated parking area, along with related grading, drainage, paving, and site work.
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 – 7/9/2017

11. 164, 182 & 188 Southwest Cutoff (MBL 34-034-00003; 34-034-00012) (CC-2017-045)

Application: Notice of Intent
Applicant: Dario Diesel, Inc.
Project: To demolish existing site infrastructure and construct a new truck maintenance facility and associated parking areas, and the alteration of wetlands associated with existing site drainage features, along with related grading, paving and site work, and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer to a bordering vegetated wetland and/or bank, within bank and within bordering vegetated wetlands, and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 6/20; WWPO – 7/14/2017

Requests to Amend Orders of Conditions:

12. 31 Glendale Street (aka Patch Pond) (MBL 48-022-00009) (CC-2017-041)

Application: Request to Amend Order of Conditions
Applicant: City of Worcester Department of Public Works & Parks
Project: Seeks to Amend the Order of Conditions for subsurface investigations (e.g., geotechnical and sediment sampling) related to Patch Pond Dam along with related grading and site work (previously approved as CC-2016-040).
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within: bordering land subject to flooding; bank; riverfront area; and the 100' buffer zone to bank or bordering vegetated wetlands, each associated with Patch Pond and/or Tatnuck Brook.

Public Hearing Opening Deadline: WPA – 6/13/2017; WWPO – 7/7/2017

Requests to Amend Orders of Conditions:

13. 3 A & B – 11 A & B Burncoat Heights & 608 (fka 604) Burncoat Street (MBL 32-055-0003A & -0003B through -0011A & -0011B) (CC-2017-043)

Application: Request to Amend Order of Conditions

Applicant: Burncoat Heights Trust

Project: Seeks to Amend the Order of Conditions to construct a subdivision, including a cul-de-sac and 12 single-family semi-detached dwellings (duplexes), along with related grading, paving, drainage, and associated site work (previously approved as CC-2016-070).

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 – 5/10/2017

Other Business:

14. Project Change Requests (Request for Determination of Significance & Subsequent Action due to a Project Change):

- a. Order of Conditions for Blackstone Gateway Park (aka 0 & 75 McKeon Road & Blackstone River Road Right-of-Way) (CC-2014-063 & DEP #349-1097)

15. Requests for Extension of Time

- a. Order of Conditions for Eskow Road (CC-2009-001; DEP #349-964)
- b. Order of Conditions for Indian Lake & Little Indian Lake (CC-2000-055 & DEP #349-678)

16. Informal Presentation of proposed trail improvements at Broadmeadow Brook, on behalf of Mass Audubon, by Adam Jones

17. Requests for Certificate of Compliance:

- a. 0 Eustis Street (CC-2015-012)
- b. 1 Sophia Drive (CC-2006-059 & DEP #349-906)
- c. 19-21 Ludlow Street (part of 1461 Main Street) (CC-2005-043 & DEP #349-849)
- d. Lot #62 – Scenic Heights - aka #32 Foxmeadow Drive (DEP #349-365)

18. Enforcement Order Updates:

- a. Arboretum Village Estates Phase IV (CC-EO-2016-002; CC-2009-042; DEP #349-979)
 - I. Correspondence from EcoTec, Inc. and Arboretum Village, LLC to MassDEP re: Notice of Noncompliance (NON-CE-17-6W001); dated 5/30/2017 & 5/31/2017
- b. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- c. 21 (aka 29) Quaboag Street (CC-2017-009; CC-EO-2016-005)
- d. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2016-006)
- e. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057 & DEP #349-1075 (CC-EO-2017-001))

19. Communication:

- a. Notification of Herbicide Application re: 2017 Yearly Operational Plan; from City of Worcester DPW&P; received 5/25/2017.

20. Land Acquisition and Land Management:

- a. Potential Property Acquisition (via Tax Title Foreclosure) for 1 Spring Lane (MBL 42-019-84-88)

21. Discussion of provisions within the City of Worcester Wetlands Protection Ordinance & Regulations

22. Discussion of Special Conditions and Issuance of Orders of Conditions

23. Signing of Decisions

Adjournment