



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

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

Commission Members

Andrew Truman, *Chair*
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 अद्य आवासह अ-म अनरोधपचात 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 Holden, Planning Analyst
Mattie VandenBoom, Asst. Conservation Agent
Amy Beth Laythe, Administrative Assistant

Upcoming Meetings

September 30, 2024
October 21, 2024
November 18, 2024
December 9, 2024
December 30, 2024
January 13, 2025
February 3, 2025
February 24, 2025
March 10, 2025

This Worcester Conservation Commission meeting will be held remotely at the date and time 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.

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

NEW BUSINESS – REQUEST FOR DETERMINATION OF APPLICABILITY

1. Transmission Lines O141/P142 (between Millbury Town Line and the Bloomingdale Substation and between West Boylston Town Line and the Nashua Street Substation)

File #: CC-2024-054

Applicant: New England Power Company

Project: To determine if performing maintenance on existing transmission line structures, clearing of brush to access transmission lines, and related sitework is subject to the Commission's jurisdiction, and to request a waiver of performance standard 4.2.4.

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

2. 130 Blackstone River Road (MBL 29-041-00002)

File #: CC-2024-066

Applicant: Polar Beverages

Project: To determine if the installation of three utility poles, underground conduit, a transformer pad, bollards, and related site work is subject to the Commission's jurisdiction.

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

NEW BUSINESS - REQUEST FOR DETERMINATION OF APPLICABILITY

3. 51 Deerfield Street (MBL 14-034-00011)

File #: CC-2024-073
Applicant: Clifford Kyeremateng
Project: To determine if replacing existing front porches and installing new footings is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

4. Mapleleaf Road & Pleasant Street Right-of-Way

File #: CC-2024-074
Applicant: Massachusetts Electric Company
Project: To determine if the replacement of a utility pole is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

OLD BUSINESS – NOTICES OF INTENT

5. 116 Northeast Cutoff (MBL 52-006-00008)

File #: CC-2023-068 & DEP#349-1378
Applicant: 115 Northeast Cutoff Realty Trust
Project: To construct a driveway, wetland crossing, and related site work associated with the construction of two commercial buildings in the Town of Shrewsbury, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

6. 1256 West Boylston Street (MBL 32-039-00114)

File #: CC-2023-076 & DEP#349-1379
Applicant: Leonard & James Chirchigno
Project: To construct a single-family home, driveway, wetland crossing, wetland replication area, 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

7. 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

8. Endicott Street & Bigelow Street Rights-of-Way

File #: CC-2024-053 & DEP#349-1405
Applicant: City of Worcester Executive Office of Economic Development
Project: To enhance the roadways along Endicott Street and Bigelow Street by expanding sidewalks, redesigning parking, adding a two-way cycle lane, improving stormwater management, and related sitework.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

9. 0 McAvey Way & 1393 Grafton Street (MBL 41-028-00002 & 41-028-53-55)

File #: CC-2024-058 & DEP#349-14XX
Applicant: McAvey Realty LLC
Project: After-the-fact removal of vegetation, grading, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

10. 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

11. 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

12. 0 New York Street (MBL 27-023-0001A)

File #: CC-2024-067
Applicant: The Normandin Group, LLC
Project: To construct two duplexes, driveways, and related sitework.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

13. 5 & 7 Aldena Road (MBL 15-43A-0001R & 15-43A-0002R)

File #: CC-2024-068
Applicant: Lot 1R and 2R Aldena Road Realty Trust & Sunny Thomas, Trustees
Project: To construct two single-family dwellings, septic systems, and related sitework.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

14. 34 Lakeside Avenue (aka 52 & 54 Circuit Avenue South) (MBL 08-046-00003)

File #: CC-2024-069
Applicant: Tremont Development Partners LLC & E3 Development LLC
Project: To demolish existing site improvements, and construct two multi-family residential structures, parking areas, walkways, utilities, landscaping, and related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

15. 538 Lake Avenue (MBL 41-008-00002)

File #: CC-2024-072
Applicant: Leonardo Deolivier
Project: To construct a single-family dwelling, driveway, stormwater infrastructure, and related sitework.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUEST FOR AMENDED ORDERS OF CONDITIONS

16. 3, 6, 16, 37, 52, 60 Great Brook Valley (aka Curtis Apartments) (MBL 52-INX-00001, 52-INX-0001C, 52-INX-0001B, 52-INX-0001A, 52-INX-0001F, & 52-INX-0001G)

File #: CC-2024-065 (CC-2022-078)
Applicant: Trinity Curtis Phase One Limited Partnership
Project: To demolish existing site improvements and to construct two new four-story multi-family residential buildings, parking, walkways, playground, stormwater management, re-grading, and other related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

17. 378 Plantation Street (MBL 46-001-00008)

File #: CC-2024-070 (CC-2023-059, CC-2022-079, & DEP#349-1339)
Applicant: UMass Memorial Health Care, Inc.
Project: To construct an addition, parking, sidewalks, footbridges, a healing garden, stormwater management, grading, and other 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 – REQUEST FOR AMENDED ORDERS OF CONDITIONS

18. 382 Plantation Street (MBL 46-001-00010)

File #: CC-2024-071 (CC-2024-011 & DEP# 349-1389)

Applicant: UMass Chan Medical School

Project: To construct a hydroponic farm within a shipping container, plaza, walkways, parking, landscaping, stormwater management, and related site work.

Jurisdiction: Massachusetts Wetlands Protection Act

OTHER BUSINESS

19. Community Preservation Act Presentation

20. Requests for Certificate of Compliance

- a. 37 Firglade Street (CC-2016-074 & DEP# 349-1155)
- b. 462 Salisbury Street (fka Salisbury & Willbrook) (CC-2020-009 & DEP# 349-1269)
- c. 22-24 & 26-28 Aphthorp Street (CC-2021-016 & DEP# 349-1296)
- d. 16-18 Taunton Street (CC-2022-037)
- e. Lakeside Avenue (CC-2023-074)
- f. 65 Sophia Drive (CC-2006-059 & DEP#349-0906)
- g. 65 Sophia Drive (CC-2006-089)
- h. 136 Ararat Street (CC-2022-012)

21. 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. 75 Harrington Way (CC-EO-2021-003)
- e. 40 June Street Terrace (CC-EO-2021-004)
- f. 269 James Street (CC-EO-2021-007)
- g. 215 Lake Avenue (CC-EO-2022-007)
- h. 4 Tiffany Avenue (CC-EO-2023-001)
- i. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- j. 265 Lake Avenue (CC-EO-2023-006)
- k. 570 Lincoln Street (CC-EO-2023-010)
- l. 198 Granite Street (CC-EO-2024-001)
- m. 3 Knollwood Drive (CC-EO-2024-002)
- n. 86 Webster Street (CC-EO-2024-003)
- o. Hemans Street (CC-EO-2024-004)
- p. Salisbury Hill (CC-EO-2024-005 & DEP#349-1253)
- q. 757 Salisbury Street (CC-EO-2024-006 & CC-2023-005)
- r. 262 Mill Street (CC-EO-2024-007)
- s. 0 Grafton Street (CC-EO-2024-008)

22. Communications

- a. Little Indian Lake Treatment Notification – September 3rd, 2024
- b. Abutter Notifications for Planning Board & Zoning Board of Appeals for 34-36 Lakeside Avenue, 19 Garland Street, 52 & 54 Circuit Avenue South (Lakeside Apartments Phase 1 & 2)
- c. Test Pit Notification for 9-13 Elton Street

23. Approval of Minutes – 8/12/2024

24. Open Space Discussion

25. Policies & Procedures

ADJOURNMENT