



The City of Worcester

Conservation Commission

Meeting Minutes

March 2nd, 2026

City Hall – Levi Lincoln Chamber,

with remote participation options available via Zoom online at
<https://worcesterma.zoomgov.com/j/1604682366> and
call-in number 1-669-254-5252 (Meeting ID: 160 468 2366).

Attendance:

Commissioners Present:

Diane Fratoni, Chair
Devin Canton, Vice Chair (*remote*)
Lindsay Nystrom, Commissioner
Stuart Kirshner, Commissioner (*remote*)

Staff Present:

Eric Flint, Division of Planning & Regulatory Services (DPRS)
Mattie VandenBoom, Division of Planning & Regulatory Services
(DPRS)

Call to Order

Chair Fratoni called the meeting to order at approximately 5:33 PM.

Requests for Continuances, Postponements and Withdrawals

Item 5 – 483 Sunderland Road – Notice of Intent (CC-2025-071)

Request to continue the public hearing to 05/04/2026 & extend the constructive grant deadline to 05/26/2026

Item 7 – 500 Salisbury Street (Assumption University's Brian Kelly Stadium)– Notice of Intent (CC-2026-008 & DEP# 349-14xx)

Request to continue the public hearing to 03/23/2026 & extend the constructive grant deadline to 04/14/2026

Mr. Flint read the request for continuances, postponements, and withdrawals into the record.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to postpone and continue the public hearings as discussed.



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New Business – Request for Determination of Applicability

1) 33 Indian Lake Parkway (MBL 20-022-00097) – CC-2026-003

Maria Vecchio, the applicant, reviewed the plan to repair the existing dock. Buckets filled with concrete will be used to level out the dock. She proposed adding a plank to even out the width of the front portion of the dock.

Ms. VandenBoom raised no concerns, noting the applicant confirmed the buckets would sit directly on the lakebed without requiring any excavation or disturbance.

No comments from the public.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by roll call vote to issue a negative determination. Commissioner Canton had not arrived yet.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 01/05/2026; prepared by Maria Vecchio

2) 1-37 Cobblestone Lane (aka Quabbin Village) – CC-2026-007

Sam Kefferstan, BSC Group, on behalf of the applicant, Massachusetts Electric Company, reviewed replacement of an existing direct buried cable with a new underground conduit and duct bank along a driveway. The work will occur within the 100-foot buffer zone to a bordering vegetated wetland (BVW) and the local 100-foot stormwater protection zone. While the project is exempt under the state Wetlands Protection Act, it requires filing under the local ordinance. Work is slated for the summer and is expected to take one to two weeks. The trench will be backfilled with the existing material, and no material will leave the site.

Ms. VandenBoom stated that staff did not have any concerns as the project is occurring in an already disturbed area.

Chair Fratoni asked if additional work is happening outside of the buffer zone that is not being shown on the plans. Mr. Kefferstan confirmed additional conduit replacement is happening outside the buffer zone.

No comments from the public.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue a negative determination. Commissioner Canton had not arrived yet.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 02/10/2026; prepared by Sam Kefferstan, BSC Group, Inc.



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Old Business – Request for Amended Order of Conditions

3) 9 & 13 Elton Street (MBL 17-038-23+24 & 17-038-25+26) – CC-2026-002 (CC-2024-083 & DEP# 349-1407)

Matthew S. Marro, Matthew S. Marro Environmental Consulting, on behalf of the applicant, Tony Bianco, reviewed the changes to the plan since the last meeting. The plans have been modified to include a 15-foot restoration area where the riprap slope is being removed from the 30' buffer. The applicant is pursuing an easement for riprap that crosses over the property line; otherwise, it will be removed. Mr. Marro recommended an upland seed mix from New England Wetland Plants for the slope and roadside areas.

Mr. Flint requested an increase in the proposed shrub planting from 8 to 12 due to the expanded restoration area. He explained DEP provided feedback recommending that the restoration work be handled separately under the Enforcement Order rather than through the Amended Order of Conditions.

No comments from the public.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to close public hearing.

Upon a motion Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue the Amended Order of Conditions as discussed.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to amend the enforcement order to require the implementation of the restoration plan, incorporating the upland seed mix and 12 shrub plantings.

List of Exhibits:

Exhibit A: Request for Amended Order of Conditions; dated 12/30/2025; prepared by Matthew S. Marro, Matthew S. Marro Environmental Consulting

Exhibit B: Plan; dated 01/15/2026; revised 02/27/2026; prepared by New England Surveyor, INC.

New Business – Notice of Intent

4) 17 Mill Street (MBL 08-024-005-9) - CC-2025-050 & DEP#349-1426

Patrick Healy, Thompson-Liston Associates, on behalf of the applicant, Halfway River Realty, LLC, reviewed the demolition of existing buildings, removal of a super structure of pedestrian bridge, and related sitework.

Josh Rosenberg of RMA Environmental reviewed the hydrological report that analyzed the flood impacts from the demolition of the building. Removing the buildings results in minor flow changes (such as slight velocity decreases downstream) but causes no negative impacts to the effective FEMA mapping.



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Mr. Flint confirmed a Conditional Letter of Map Revision (CLOMR) is not required because the surface water elevation increase is less than one foot.

Mr. Flint reviewed Worcester's Compensatory Flood Storage Credit Policy. He explained that there is no feasible way to meet performance standards of Bordering Land Subject to Flooding during the future development of this site without this policy. The policy allows for site conditions prior to demolition to be considered for future development of the site. This policy requires a new Notice of Intent to be filed within three years from when the approval is issued.

Commissioner Canton expressed concern with movement of water through the site once the buildings are demolished. Mr. Healy explained the pattern of runoff will not be changing. The water will still travel to channel but flow across the surface rather than be piped to the channel.

Chair Fratonni asked if the slabs are above grade or level with the grade. Mr. Healy was unable to provide an answer.

Chair Fratonni asked if the entire project was restricted to the footprint of the site. Mr. Healy explained the applicant also owns parking lots to the north and west of the site.

In response to questions from Chair Fratonni, Mr. Healy reviewed the stockpiling of materials on site. He explained that the debris will be sorted on site and then hauled away. Mr. Flint noted that the project could be conditioned to require that debris is not stored for more than 30 days on site.

Chair Fratonni asked for more information on the netting proposed under the bridge. Mr. Healy explained the netting will have half inch openings and is designed to catch chunks of concrete and bricks. The netting is proposed to extend 25' past the structure and should be more than adequate to catch any debris.

Chair Fratonni asked if the patch of vegetation along the brook is to remain. Mr. Healy confirmed that it is to remain.

Chair Fratonni asked about the accessibility of the site after demolition. Mr. Healy explained that fence repairs are proposed along the channel and the concrete slab of the bridge. The site will be fenced in during the demolition, but he was unsure if the fencing will be removed once the work is complete.

Commissioner Canton asked if there are backup plans for if stormwater doesn't drain from the site as expected. Mr. Healy explained that there are existing catch basins on site that will have silt sacks. The direction of the waterflow will not be known up the buildings are demoed. Mr. Flint noted the surrounding catch basins appeared to drain to the channel.

No comments from the public.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to close public hearing.



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Mr. Flint reviewed the findings, which include a discretionary allowance issued under Section 4.2.4 of the Worcester Wetlands Protection Regulation for activity in the 15' buffer zone and the applicant's intention to redevelop the property at a future date and finds that the compensatory storage created at each incremental elevation through demolition of the buildings permitted under this Order of Conditions may be used to offset fill in a future phase of site development, consistent with the Commission's Compensatory Flood Storage (CFS) Policy adopted on September 21, 2015. Any Notice of Intent for future work proposed as part of this phased approach shall be filed within three years of the issuance of this Order of Conditions, or within a timeframe consistent with the Commission's CFS Policy in effect at the time of filing.

In addition to the standard conditions, Mr. Flint recommended construction schedule, debris stockpiling, daily construction reports during active demolition of the structure above the river, and ongoing condition for wetland permitting.

Upon a motion Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue the Order of Conditions as discussed.

List of Exhibits:

- Exhibit A: Notice of Intent; dated 06/10/2025; prepared by Patrick Healy, Thompson-Liston Associates, Inc.
- Exhibit B: Plan; dated 06/10/2025; revised 07/11/2026; revised; 02/23/2026 prepared by Patrick Healy, Thompson-Liston Associates, Inc.
- Exhibit C: Division of Planning and Regulatory Comments; dated 07/10/2025; prepared by Eric Flint and Mattie VandenBoom
- Exhibit D: Department of Public Works Comments; dated 06/27/2025; prepared by Sean Quilivan
- Exhibit E: Department of Environmental Protection; dated 07/14/2025; prepared by Thomas Rebula
- Exhibit F: Hydraulic Report; dated 02/03/2026; prepared by Joshua E. Rosenberg, RMA Geo-Environmental

6) 9 Beckland Street (MBL 45-13A-00125)- CC-2026-006 & DEP# 349-1443

Kate Wilkins, EcoTec, Inc., on behalf of the applicant, Ahmed Hatim, a single-family home with a paved driveway, attached garage, septic system, and retaining walls on a 1/3-acre lot. The limit of work falls outside the 15-foot no-disturb zone, and no new structures are proposed in the 30-foot no-structure zone. The paved driveway enters the 30-foot zone but is restricted to an existing paved path. Plans have been revised to address staff comments including straw wattles and silt fences, permanent boundary markers along the 15-foot zone, and roof leaders to control stormwater.

Ms. VandenBoom confirmed that most staff comments have been addressed. Staff visited the site on February 20th but could not verify the wetland delineation due to a foot of snow cover. She recommended the hearing get continued to the next meeting to allow staff to review the delineation in more favorable conditions.



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Upon a motion Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to continue the public hearing to March 23rd.

List of Exhibits:

- Exhibit A: Notice of Intent; dated 02/05/2026; prepared by Kate O'Donnell Wilkens, EcoTec, Inc.
- Exhibit B: Site Plan; dated 01/28/2026; revised 02/27/2026; prepared by Mark A. Elbag, M.A. Elbag Engineering
- Exhibit C: Wetland Report; dated 05/29/2025; prepared by Kate O'Donnell Wilkens, EcoTec, Inc.
- Exhibit D: Division of Planning and Regulatory Comments; dated 02/20/2026; prepared by Eric Flint and Mattie VandenBoom
- Exhibit E: Department of Public Works; dated 02/25/2025; prepared by Andrew Truman

Other Business

8) Requests for Certificate of Compliance

a. 60 & 62 Fourth Street (DEP#349-0283)

Ms. VandenBoom reviewed request for a partial Certificate of Compliance related to an old permit from 1988. She raised no concerns, noting the houses have been stabilized for years and are located far from the wetlands that triggered the initial filing.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue a certificate of Compliance.

List of Exhibits:

- Exhibit A: Request for Certificate of Compliance; dated 02/11/2026; prepared by Adam Kobel, The Law Office of Robert J. Hennigan, Jr.

9) Enforcement Order and Violation Updates

- a. 133 Lake Avenue North (CC-2020-007)**
- b. 175 Lake Avenue North (CC-2020-008)**
- c. 99 Wildwood Avenue (CC-EO-2020-009)**
- d. 166 Moreland Street (CC-EO-2020-011)**
- e. 269 James Street (CC-EO-2021-007)**
- f. 4 Tiffany Avenue (CC-EO-2023-001)**
- g. 570 Lincoln Street (CC-EO-2023-010)**
- h. 198 Granite Street (CC-EO-2024-001)**

Patrick Healy, Thompson-Liston Associates, reviewed the draft wetland restoration and sediment removal plan. The plan includes settling basins, a sub-angular stone channel lining, and a splash pool.



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Mr. Flint explained that staff received the plans on Friday and require more time for a thorough review. He noted that the plan requires sign-off from National Grid and a city license agreement. This matter will be discussed further at the next meeting.

- i. 86 Webster Street (CC-EO-2024-003)**
- j. Salisbury Hill (CC-EO-2024-005 & DEP#349-1253)**
- k. 262 Mill Street (CC-EO-2024-007)**
- l. o Grafton Street (CC-EO-2024-008)**
- m. 22 Apthorp Street (CC-EO-2024-009)**
- n. 142-158 Wildwood Avenue (CC-EO-2024-010)**
- o. 51 Oriol Drive (CC-EO-2024-011)**
- p. 1256 West Boylston Street (CC-EO-2025-001)**
- q. 13 Holden Street (CC-EO-2025-002 & DEP# 349-1409)**
- r. 270 Webster Street (CC-EO-2025-004)**
- s. 34 Eskow Road & 224 Southwest Cutoff (CC-EO-2025-006)**
- t. 148A Tory Fort Lane (CC-EO-2025-007, CC-2023-016, & DEP# 349-1356)**
- u. 1259 West Boylston Street (CC-EO-2025-008)**
- v. 145 Newton Ave North (CC-EO-2025-009)**
- w. 757 Salisbury Street (CC-EO-2025-010 & CC-2023-005)**
- x. 9 & 13 Elton Street (CC-EO-2025-011, CC-2024-083, & DEP#349-1407)**

There was no discussion of items 9a - g and i - x.

10) Open Space Discussion

a. Review of Potential Properties to be Transferred to the Commission's Care, Custody, and Control

Mr. Flint explained that the Division of Planning and Regulatory Services is preparing to submit an item to the City Council requesting the transfer of approximately 222 acres of conservation land to the Commission's jurisdiction. The parcels include God's Acre, Crow Hill, Patch Conservation Area, a parcel on Belmont Avenue, and a parcel on Spring Road.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to recommend the transfer of care, custody, and control of these properties to the Commission.

11) Discussion of Active Projects

There was no discussion of item 11.

12) Approval of Minutes

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to approve the minutes February 9th, 2026.

13) Update to Wetlands Protection Ordinance and Regulations

There was no discussion of item 13.



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14) Policies and Procedures

There was no discussion of item 14.

Adjournment:

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission unanimously voted by roll call vote to adjourn at approximately 6:56 PM.