



The City of Worcester

Conservation Commission

Meeting Minutes

April 13th, 2026

Virtual Meeting 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
Lindsay Nystrom, Commissioner
Stuart Kirshner, Commissioner

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 5:31 PM.

Requests for Continuances, Postponements and Withdrawals

Item 10 – 277 Airport Drive (Worcester Regional Airport) – Notice of Intent (CC-2026-013 & DEP# 349-1446)

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

Item 11 – 337 Southwest Cutoff - Notice of Intent (CC-2026-014 & DEP# 349- 1448)

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

Item 12 – 135 Goddard Memorial Drive - Notice of Intent (CC-2026-019 & DEP# 349-14xx)

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



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

New Business – Request for Determination of Applicability

1) Salisbury Street, Moreland Street and Old Brook Drive Rights-of-Way and 629 & 633 Salisbury Street (MBL 50-018-0006A & 50-018-00006) – CC-2026-015

Steve Daunais, Tata & Howard, on behalf of the applicant, City of Worcester Department of Public Works, reviewed the installation of 2,200 linear feet of water main lines and related sitework. The work will occur within the existing paved area, featuring directional drilling under two streams. Straw wattles, silt sacks, and catch basin protections will be installed in buffer zones. Trenches will be backfilled daily, and temporary pavement will be installed weekly. Each directional drilling crossing is expected to take one day to install.

Mr. Flint noted that staff consider this a straightforward project with no impact to Land Under the Waterbody. Staff recommended issuing a negative determination with a condition requiring the submission of an inadvertent release contingency plan prior to drilling.

No comments from the public.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue a negative determination.

List of Exhibits:

- Exhibit A: Request for Determination of Applicability; dated 03/10/2026; prepared by Steve Daunais, Tata & Howard
- Exhibit B: Moreland Street and Salisbury Street Water Main Improvement Plan; dated 03/2026; prepared by Tata & Howard
- Exhibit C: Division of Planning and Regulatory Comments; dated 04/06/2026; prepared by Eric Flint and Mattie VandenBoom

2) 47 Proctor Street (MBL 13-010-02+42) – CC-2026-016

Property owner John O'Rourke proposed the removal of trees using a crane parked on Proctor Street. The box elder trees are leaning at a 45-degree angle over Indian Lake and threatening to crush the existing retaining wall.

Ms. VandenBoom confirmed staff conducted a site visit. Staff requested the applicant plant three native shrubs and two native trees to replace the shading benefit lost by removing the existing trees over Indian Lake.

Joan O'Rourke, co-owner, asked if future wall repairs would require additional Commission approval. Ms. VandenBoom confirmed a separate application would be needed.



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No comments from the public.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue a negative determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 03/20/2026; prepared by John O'Rourke

Exhibit B: Division of Planning and Regulatory Comments; dated 04/06/2026; prepared by Eric Flint and Mattie VandenBoom

3) 254R & 504 Massasoit Road, and o Sandra Drive (MBL 44-018-00001, 45-033-00001, and 45-032-0000A) – CC-2026-017

Tom Lautzenheiser from Mass Audubon presented a request to perform geotechnical studies, including seismic refraction, standard penetrating borings, and ground-penetrating radar. This work supports preliminary design efforts for a comprehensive wetland restoration project in the North Marsh area. The work will primarily occur on the existing Troiano-Brookside Trail causeway. The applicant reduced the proposed borings impact by opting to hand-auger borings 2, 3, and 6. Timber matting will be used as needed to minimize wetland disturbance.

Mr. Flint recommended a negative determination with conditions preventing fuel/pollutant storage within the resource area or 100-foot buffer, requiring spill kits on site, mandating a site visit before standard penetrating borings, and identifying a Mass Audubon point of contact. Because the property is city-owned under the care of the Commission, a separate authorization vote was required.

Commissioner Canton asked if any large trees would need protection from the equipment being used. Mr. Lautzenheiser explained efforts will be made to minimize disturbance to vegetation

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue a negative determination.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to authorize the work on the property.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 03/24/2026; prepared by Christiana Pollack, Princeton Hydro, LLC

Exhibit B: Division of Planning and Regulatory Comments; dated 04/06/2026; prepared by Eric Flint and Mattie VandenBoom

Exhibit C: Response to Comments; 04/10/2026; prepared by Christiana Pollack, Princeton Hydro, LLC



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New Business – Request for Amended Order of Conditions

4) 254R & 504 Massasoit Road, and o Sandra Drive (MBL 44-018-00001, 45-033-00001, and 45-032-0000A) - CC-2026-018 (CC-2019-034 & DEP# 349-1250)

Tom Lautzenheiser from Mass Audubon requested an amendment to an existing Order of Conditions to expand the geographic footprint and permitted techniques for managing invasive Common Reed (Phragmites). The applicant requested permission to use mechanical treatments (e.g., brush saws, hedge trimmers, low-ground pressure tractors, and an amphibious "Marshmaster" machine) alongside currently permitted chemical treatments.

Mr. Flint stated that MassDEP concurred an amendment was appropriate since the project is solely an ecological restoration effort. Staff prepared draft special conditions reflecting the requested modifications.

Commissioner Canton asked if chemical treatments leave residual action in the seed bank. Mr. Lautzenheiser clarified that they are contact herbicides and only affect the treated plant.

Chair Fratoni asked about recolonization strategies for the large monoculture areas. Mr. Lautzenheiser explained that the initial footprint is only a half-acre test site to evaluate the effectiveness before applying it to the larger 12-acre marsh.

Residents Kevin and Jill Thibodeau asked about future trail access regarding the removal of the causeway. Chair Fratoni clarified that causeway removal is a future project and not the subject of tonight's vote, which strictly pertained to invasive species management.

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

Mr. Flint detailed the amended conditions, including striking standard conditions erosion and sedimentation control installation, erosion and sedimentation control, and invasive vegetation, and requiring 48-hour notification for Marshmaster use, allowing adaptive management, spill prevention, and requiring an annual monitoring report.

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

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to authorize the work on the property.

List of Exhibits:

Exhibit A: Request for Amended Order of Conditions; dated 03/24/2026; prepared by Christiana Pollack, Princeton Hydro, LLC



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Exhibit B: Division of Planning and Regulatory Comments; dated 04/06/2026;
prepared by Eric Flint and Mattie VandenBoom
Exhibit C: Response to Comments; 04/09/2026; prepared by Christiana Pollack,
Princeton Hydro, LLC

New Business – Request for Determination of Applicability

5) Assabet Lane, Prouty Lane, and Pleasant Street Rights-of-Way – CC-2026-020

Matt Kelly from Epsilon Associates, representing Massachusetts Electric Company (National Grid), presented the project. The scope involves the installation of Pole 8 on Assabet Lane, replacement of Pole 1-82 and installation of Pole 1 on Prouty Lane, and an anchor installation on Pole 109 on Pleasant Street. Best management practices, including sediment controls and mulching, will be used.

Ms. VandenBoom stated that the project is exempt under the Wetlands Protection Act, was filed under the local ordinance, and staff had no concerns.

No comments from the Commission or the public.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue a negative determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 03/23/2026; prepared by Matthew Kelly, Epsilon Associates

6) Lake Avenue North Right-of-Way – CC-2026-021

Matt Kelly from Epsilon Associates, on behalf of Massachusetts Electric Company, the applicant, propose replacing Pole 33 in-kind along North Lake Avenue. Best management practices, such as sediment control and straw wattles, will be used.

Ms. VandenBoom confirmed no concerns from staff.

No comments from the Commission or the public.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue a negative determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 03/23/2026; prepared by Matthew Kelly, Epsilon Associates

7) Butler Street and McKeon Road Rights-of-Way– CC-2026-022



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Alex Gaspar and Kara Keleher from Weston & Sampson represented the City of Worcester DPW. The project involves replacing sewer, water, and drain utilities on Butler Street and separating twin manholes. Impacts will be temporary and contained within the 100-foot buffer and stormwater protection zones. Construction is anticipated to last 120 calendar days.

Ms. VandenBoom confirmed no concerns from staff.

No comments from the Commission or the public.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to issue a negative determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 03/25/2026; prepared by Alexandra Gaspar, Weston & Sampson, INC.

Old Business – Notice of Intent

8) Pleasant Street (Route 122) Right-of-Way – CC-2026-011 & DEP# 349-1445

Andrea Kendall (LEC Environmental) and Erica Larner (MassDOT) addressed Commission questions from the previous meeting. They presented details of a 2014 MassDOT stormwater retrofit project near Tatnuck Brook that installed an infiltration basin and three leaching catch basins. These structures were specifically designed to meet the stormwater management standards for cold water fisheries.

Chair Fratoni asked about the maintenance and upkeep of these structures. Ms. Larner explained that MassDOT is responsible for the maintenance. Infiltration basins are inspected annually by MassDOT.

Mr. Flint confirmed that staff reviewed the submitted memorandum and had no concerns regarding compliance with Stormwater Standard 6.

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

Mr. Flint reviewed a finding that this work is approved as a Limited Project pursuant to 310 CMR 10.53(3)(f). He stated this Order of Conditions confirms the wetland boundaries shown on the approved plans solely for the purposes of this project.

In addition to standard conditions, Mr. Flint recommended Stormwater Pollution Prevention Plan, dust control, dewatering, cement truck washing, spill prevention and ongoing condition for stormwater management system.

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



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List of Exhibits:

- Exhibit A: Notice of Intent; dated 03/04/2026; prepared by Andrea Kendall, LEC Environmental Consultants, Inc.
- Exhibit B: Site Plan; dated 01/09/2026; revised 03/23/2026; 03/10/2026 prepared by Said Yahya
- Exhibit C: Stormwater Report; dated 03/03/2026; revised 03/23/2026; prepared by John R. Blackburn, Jacobs
- Exhibit D: Division of Planning and Regulatory Comments; dated 03/23/2026; prepared by Eric Flint and Mattie VandenBoom
- Exhibit E: Department of Environmental Protection Comments; dated 03/23/2026; prepared by Thomas Rebula
- Exhibit F: Exemption Memorandum; dated 03/20/2026; prepared by Melissa Lenker, MassDOT Highway Division
- Exhibit G: Coldwater Fisheries Memo; dated 04/10/2026; prepared by Jacobs Engineering

9) 33 & 115 Northeast Cutoff (MBL 52-INX-0001D & 52-006-01+02) - CC-2026-012 & DEP# 349-1447

Meredith Borenstein, SWCA Environmental Consultants, on behalf of the applicant, Greater Worcester Land Trust, presented the Great Brook Riparian Restoration Project in partnership with the EEA. The project aims to restore floodplain forests by removing invasive species and planting approximately 400 native trees and shrubs. DEP has issued a file number and confirmed the project qualifies as an Ecological Restoration Limited Project. The WPA form has been updated to include 329 linear feet of Bank alterations. The applicant will utilize a small gas-powered handheld pump to temporarily pull water from Great Brook for irrigation purposes.

Mr. Flint noted that based on discussion with DEP, withdrawal of water from the brook is not regulated by the Wetlands Protection Act. He asked if the pump would be manual operated or if the pump left unsupervised, running in the background. Ms. Borenstein explained the pump would be operated by a person and would only be in use during watering events.

Commissioner Canton asked about the timing of the project. Ms. Borenstein explained that planting will start as soon as possible. In the application, a schedule was provided reviewing the optimal timing for each of the invasive species' removal to occur.

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

Mr. Flint reviewed a finding that this work is approved as an Ecological Restoration Limited Project pursuant to 310 CMR 10.53(4).

Mr. Flint recommended striking standard conditions erosion and sedimentation control installation, erosion and sedimentation control, and invasive vegetation, and adding special conditions adaptive management, and spill prevention.



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Upon a motion Commissioner Canton, 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 03/04/2026; prepared by Meredith Borenstein, SWCA Environmental Consultants

Exhibit B: Site Plan; dated 02/17/2026; revised 03/23/2026; prepared by Tony Somers, SWCA Environmental Consultants

Exhibit C: Division of Planning and Regulatory Comments; dated 03/19/2026; prepared by Eric Flint and Mattie VandenBoom

Exhibit D: Response to Staff Comments; dated 03/23/2026; prepared by Meredith Borenstein, SWCA Environmental Consultants

13) 0, 0, & 2 Tyson Road (MBL 32-036-014A1, 32-036-14A1R, & 32-036-01+4A) - CC-2026-023

John Plifka, McCarty Engineering, on behalf of the applicant, M. McDermott Construction, LLC, reviewed construction of a 3-unit single-family building. Although not strictly required for a 3-unit build, the applicant is proactively proposing an underground infiltration basin for rooftop runoff. The filing is local-only due to the proximity of existing road drainage infrastructure.

Ms. VandenBoom noted that all staff comments regarding tree protection and extended erosion control barriers were addressed with revised plans.

Chair Fratoni asked who would be responsible for maintenance of the infiltration unit. Mr. Plifka explained the units would be condos and all unit owners would be responsible for maintenance.

No comments from the public.

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

In addition to standard conditions, Mr. VandenBoom recommended trees to remain, infiltration unit inspection, dewatering, cement truck washing, spill prevention and ongoing conditions for stormwater system maintenance and sand/salt.

Upon a motion Commissioner Canton, seconded by Commissioner Nystrom, 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 03/04/2026; prepared by John Plifka, McCarty Engineering, Inc.

Exhibit B: Site Plan; dated 02/17/2026; revised 03/23/2026; prepared by W, SWCA Environmental Consultants



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Exhibit C: Division of Planning and Regulatory Comments; dated 03/19/2026;
prepared by Eric Flint and Mattie VandenBoom

New Business – Request for Amended Order of Conditions

14) 4 Brandt Lane & 0 Grafton Street (MBL 38-026-0003A & 38-026-00044) - CC-2026-024 (CC-2024-087 & DEP# 349-1411)

Mitch Maslanka, Goddard Consulting and Patrick Healy, Thompson-Liston, reviewed the request for an amended Order of Conditions. The Order of Conditions issued in June of 2025 was appealed by DEP for extensive impacts to Bank. The plan has been revised to address the concerns raised by DEP. The new plan shifts Building 4 to avoid impacting the existing intermittent stream. A new open box culvert is proposed to cross the stream to access Building 4. The culvert will meet stream crossing standards. The stream is no longer being rerouted but instead will have the current culvert it runs through replaced. The buffer areas and streams will still be restored with native plantings and natural substrate. The dog park area has also been redesigned to save several large, mature trees. Impervious surfaces were reduced by approximately 15,000 sq ft from the original plan due to reduction of units. The phasing plan has been revised as well.

Mr. Flint explained that staff are supportive of the purposed changes. Staff are still in the process of reviewing the amendment request and plan on issuing a comment letter soon. The Planning Board and Zoning Board of Appeals are also reviewing the revisions. He recommended waiting to close the hearing until after the other boards close to make sure any changes they recommend are captured.

Chair Fratonì noted that she has questions about the pipe replacement but was going to wait until the next meeting.

No comments from the public.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 to continue the public hearing until May 4th, 2026.

List of Exhibits:

- Exhibit A: Request for Amended Order of Conditions; dated 03/25/2026; prepared by Mitch Maslanka, Goddard Consulting
- Exhibit B: Site Plan; dated 10/21/2024; revised 03/17/2026 prepared by Patrick J. Healy, Thompson-Liston Associates, Inc.
- Exhibit C: Landscape Plan; dated 10/21/2024; revised 03/17/2026 prepared by Patrick J. Healy, Thompson-Liston Associates, Inc.

Other Business

15) Request for Certificate of Compliance

a. 73 Sophia Drive (CC-2006-059 & DEP# 349-0906)



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Ms. VandenBoom explained this property is located within the Arboretum subdivision. Staff conducted a site visit on April 7th, confirming the site is stabilized. She stated that staff are comfortable with a partial Certificate of Compliance being issued.

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

List of Exhibits:

Exhibit A: Certificate of Compliance Request; dated 03/30/2026; prepared by Josephine Madui Edwards

b. 72 James Street (CC-2007-035 & DEP# 349-0935)

Rick Canavan of Tighe & Bond presented a request to close out a 2007 Order of Conditions regarding the capping of contaminated soils. The applicant intends to file a new Notice of Intent strictly for ongoing vegetation maintenance on the engineered cap.

Ms. VandenBoom stated that staff conducted a site visit on April 7. A letter from a PE and as-built plans has been included in the request for Certificate of Compliance.

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

List of Exhibits:

Exhibit A: Certificate of Compliance Request; dated 03/30/2026; prepared by Richard Canavan, Tighe & Bond

16) 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)**
- 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. 22 Aphorp Street (CC-EO-2024-009)**
- m. 142-158 Wildwood Avenue (CC-EO-2024-010)**
- n. 1256 West Boylston Street (CC-EO-2025-001)**
- o. 13 Holden Street (CC-EO-2025-002 & DEP# 349-1409)**



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- p. 270 Webster Street (CC-EO-2025-004)**
- q. 34 Eskow Road & 224 Southwest Cutoff (CC-EO-2025-006)**
- r. 148A Tory Fort Lane (CC-EO-2025-007, CC-2023-016, & DEP# 349-1356)**
- s. 1259 West Boylston Street (CC-EO-2025-008)**
- t. 145 Newton Ave North (CC-EO-2025-009)**
- u. 757 Salisbury Street (CC-EO-2025-010 & CC-2023-005)**
- v. 9 & 13 Elton Street (CC-EO-2025-011, CC-2024-083, & DEP#349-1407)**
- w. 612 Grove Street (CC-EO-2026-001)**

Ms. VandenBoom explained that staff issued an Enforcement Order for an unpermitted driveway installed within a 30-foot buffer, alongside two sheds placed near Delaney Brook. Staff required the immediate installation of straw wattles and ordered the owner to attend the May 4 meeting.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to ratify the Enforcement Order.

There was no discussion of items 16a – v.

17) Open Space Discussion

a. Earth Day Clean Up – Saturday, April 18th - Parson's Cider Mill

Ms. VandenBoom announced that a cleanup event will be held at Parson's Cider Mill on Saturday at 9:00 AM.

18) Discussion of Active Projects

There was no discussion of item 18.

19) Approval of Minutes

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 by roll call vote to approve the minutes March 23rd, 2026.

20) Update to Wetlands Protection Ordinance and Regulations

Mr. Flint noted that drafts of the Wetland Protection Ordinance regulation updates were delayed due to workload but hopes to present them at the next meeting.

21) Commission Liaison Update

22) Policies and Procedures

There was no discussion of item 22.

Adjournment:

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission unanimously voted to adjourn at approximately 7:51 PM.