



The City of Worcester

Conservation Commission

Meeting Minutes

June 1st, 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:**

Devin Canton, Vice Chair
Lindsay Nystrom, Commissioner
Stuart Kirshner, Commissioner

**Commissioners
Absent:**

Diane Fraton, Chair

Staff Present:

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

Call to Order

Commissioner Canton called the meeting to order at approximately 5:30 PM.

Requests for Continuances, Postponements and Withdrawals

Item 8 – 497 Granite Street - Notice of Intent (CC-2026-026 & DEP# 349-14xx)

Request to postpone the public hearing to 07/13/2026 & extend the constructive grant deadline to 08/04/2026

Item 10 – 222 Harrington Way (EcoTarium) – Notice of Intent (CC-2026-036 & DEP# 349-14xx)

Request to postpone the public hearing to 06/22/2026 & extend the constructive grant deadline to 07/14/2026

Mr. Flint read the requests for postponements into the record.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 to postpone the public hearings as discussed.



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New Business – Request for Determination of Applicability

1) 274 & 0 Salisbury Street (MBL 21-016-00002, 21-016-00001, & 21-016-0021R) - CC-2026-026

Samuel Forgue, Expedited Engineering, on behalf of Salisbury Hill Development, the applicant, requested a determination for whether the existing stormwater basin is subject to the Commission's jurisdiction. A proposed project is in development for the site, including 17 new single-family homes. The existing area is mostly undeveloped except for two existing homes. There is an existing stormwater basin that collects hilltop flow. EcoTec evaluated the basin and determined the basin meets Isolated Land Subject to Flooding (ILSF) under the local ordinance.

Mr. Flint explained that planning staff recommended a Request for Determination of Applicability (RDA) due to potential questions about jurisdiction. Staff investigated the inlet and outlet pipes and requested additional information. The additional information showed the basin falls between state and local thresholds for ILSF. The local threshold of $\frac{1}{8}$ acre foot was met but the state threshold of $\frac{1}{4}$ acre foot was not. Development of the site would be jurisdictional under the Wetlands Protection Ordinance but not the Wetlands Protection Act.

Sarah Lenis, 35 Otsego Road, asked if the project would require state review and whether the applicant must return for additional approvals. Mr. Flint explained that a Notice of Intent (NOI) will be required only under the Wetlands Protection Ordinance at which time the Commission will review the entire scope of the project.

Dianne Berg, 10 Forest Street, expressed concern with the way the future project is being discussed and the use of the word “when” suggesting a presumed approval. Mr. Flint clarified “if and when” the project proceeds, an NOI is required.

James Halpin, 30 Otsego Road, stated his concerns about stormwater impacts to Otsego Road. Mr. Flint explained that full plans and stormwater report will need to be provided during the NOI process.

Frank Callahan, Worcester resident, expressed concern about the engineer report only being released a few days ago and suggested the Commission should take more time to review before issuing an approval. Commissioner Canton explained that no work approvals are being issued today, only a jurisdictional determination.

Mr. Forgue appreciated the clarifications and agreed that future filings will address concerns with detailed engineering.

Mr. Flint recommends the determination for a positive 5 & 6 and a negative 1 & 4.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 to issue a positive 5 & 6 and negative 1 & 4 determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 04/15/2026; prepared by Samuel Forgue, Expedited Engineering



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Exhibit B: Division of Planning and Regulatory Comments; dated 04/28/2026;
prepared by Eric Flint and Mattie VandenBoom

Exhibit C: Response to Comments; dated 05/29/2026; prepared by Samuel Forgue,
Expedited Engineering

Exhibit D: Public Comment; dated 05/31/2026; submitted by Cynthia Gray, 21
Ostego Road

2) Lake Avenue North Right-of-Way, Lake Quinsigamond (across from 247 Lake Avenue North) (MBL MA-DEP-QUINS) - CC-2026-030

Patrick Barron, the applicant, explained he has an existing dock on the Lake Avenue North property. He received a letter from DPW informing him that he needed a license and Conservation Commission approval to continue use of the dock.

Ms. VandenBoom explained that many similar dock permits were reviewed by the Commission last year. No work is being proposed, it is just determining if the existing dock can remain. The Lake Quinsigamond Commission approved the dock application last week.

Ms. VandenBoom recommended the following conditions if the Commission decides to approve this dock. A Chapter 91 License for the dock is required by the Commonwealth of Massachusetts. Any future work on the dock or any other structures, or any other work that involves alteration, fill, or construction upon the lakebed or land within 100' of the lake shall require Conservation Commission review & approval. Any seasonal components of the dock shall be stored in an upland location and secured to prevent damage in the event of a flood. No fuel or chemicals shall be stored within 100' of the Lake.

No comments from the Commission or the public.

Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted 3-0 to issue negative determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 04/30/2026; prepared
by Patrick Barron

3) 125 Northeast Cutoff (MBL 52-006-01+02) - CC-2026-031

Glenn Krevosky, EBT Environmental Consultants, Inc., on behalf of DCH Properties LLC, the applicant, proposed reinstallation of a floating fountain on a pond. A fountain was previously used on the site when the property was owned by Allegro. There will be no disturbance to the bottom of the pond.

Mr. Krevosky also reviewed the removal of several dead Norway Spruces within the buffer zone of the pond.

Mr. Flint explained he reached out to DEP regarding the installation of the fountain. DEP recommended filing an RDA. He noted that staff have no concerns about the work proposed.



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Commissioner Canton asked about the removal process of the trees. Mr. Krevosky explained that a crane would be used to remove the trees. Stumps will be cut flush with the ground with no grinding planned.

Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted 3-0 to issue a negative determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 05/05/2026; prepared by Glenn Krevosky, EBT Environmental Consultants, Inc.

4) 1152 Pleasant Street (MBL 40-007-00001) - CC-2026-032

Rebecca Kuczarski, Why Me & Sherry's House, reviewed the control of Japanese Knotweed using herbicide. The knotweed is invading the landscaped and parking areas.

Ms. VandenBoom explained that staff visited the site and noted the work would be over 25' from Tatnuck Brook. She recommended that a licensed applicator be required to apply herbicide.

No comments from the Commission or the public.

Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted 3-0 to issue negative determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 05/13/2026; prepared by Cheryl Vaughn

5) Providence and Worcester Railroad Right-of-Way - CC-2026-033

Mr. Flint asked if a representative was present. No one stepped up for the item.

Mr. Flint noted that staff had requested additional that had yet to be provided.

The item was held until the end of the public hearings to see if a representative showed up.

A representative did not show up for the item.

Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted 3-0 to postpone the hearing to June 22nd.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 05/04/2026; prepared by Thomas Lewis, Tec Associates Consulting Engineers

Exhibit B: Wetlands Program Guidelines on Massachusetts Wetlands Protection Act Provisions Regarding the Application of Herbicides Along Rail Lines; dated 06/13/2022; prepared by Stephanie Moura, Department of Environmental Protection



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6) 51 Proctor Street (MBL 13-010-00010) - CC-2026-034

Hao Lio, the applicant, reviewed the removal of one hazard tree and related sitework. The tree is leaning towards the home. He said contractors have come out to inspect the tree and noted the base is malformed.

Ms. VandenBoom explained that staff visited the site to inspect the tree. She noted that several large branches had fallen recently and the tree was leaning towards the home. While on site she also noted that a couple trees had been recently planted on site.

Commissioner Canton asked how the tree would be removed. Mr. Lio explained that it depends on the contractor, but it will either be a crane or climbers that remove the tree. No stump grinding is planned.

Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted 3-0 to issue negative determination.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 05/12/2026; prepared by Hao Lio

New Business – Notice of Intent

7) 483 Sunderland Road (MBL 38-032-00002) – CC-2025-071

Norman Hill, Land Planning Inc., on behalf of the applicant, Luis Hernandez, reviewed construction of two 2-family dwellings, common driveway, retaining walls, utility connections, and related sitework. A shared driveway is proposed due to the extensive ledge on the property. Infiltration units have been added to plan to capture all the roof runoff.

Ms. VandenBoom explained that most of the staff comments have been addressed with a revised plan. Infiltration units, extended erosion controls and construction entrance have all been added to the plans.

Commissioner Canton asked if blasting would be required on the site due to the ledge. Mr. Hill expects blasting to be required but noted that the basements are on slab to reduce the amount of blasting.

Commissioner Canton asked about construction sequence. Mr. Hill explained both duplexes would be built at the same time.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by roll call vote to close the public hearing.

In addition to the standard conditions, Ms. VandenBoom recommended revised plans showing soil logs, infiltration unit inspection, certification of stormwater infrastructure, wood removal, dust control, dewatering, cement truck washing, spill prevention, and on-going conditions for stormwater system maintenance, and sand/salt.



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Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by roll call vote to issue the Order of Conditions as discussed.

List of Exhibits:

Exhibit A: Notice of Intent; dated 09/26/2025; prepared by Norman Hill, Land Planning Inc.

Exhibit B: Site Plan; dated 08/01/2025; revised 12/31/2025; revised 05/14/2026 prepared by Norman G. Hill, Land Planning Inc.

Exhibit C: Department of Public Works; dated 10/06/2025; dated 10/08/2026; dated 12/23/2026; prepared by Andy Truman .

Exhibit D: Division of Planning and Regulatory Comments; dated 10/08/2026; prepared by Eric Flint and Mattie VandenBoom

Exhibit E: Response to Comments; dated 12/30/2025; dated 06/01/2026; prepared by Norman Hill, Land Planning Inc.

9) 12 Malden Street (MBL 32-013-00037) – CC-2026-035

John Grenier, J.M. Grenier Associates Inc., on behalf of the applicant, Wolfe Farms, LLC, reviewed construction of a townhouse development with four triplex buildings. The site will have a common driveway for access. Infiltration units are proposed to capture runoff from the roof and driveway. Erosion controls include silt sacks, silt fence, and erosion control blankets for steeper sloped areas.

Ms. VandenBoom explained that staff had minimal comments that can be addressed with a set of revised plans.

Commissioner Canton asked about the purpose of the open space between units 3 and 4. Mr. Grenier explained the space is for the emergency vehicle turnaround.

Commissioner Canton asked about trash removal. Mr. Grenier explained that a private trash hauler will be contracted to for trash removal. Each unit will get bins that will be wheeled down to the end of their driveway for trash removal.

Commissioner Canton asked about snow storage on site. Mr. Grenier identified the snow storage area but explained large storms may require the snow to be hauled offsite.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by roll call vote to close the public hearing.

In addition to the standard conditions, Ms. VandenBoom recommended revised plans, infiltration unit inspection, certification of stormwater infrastructure, wood removal, dust control, dewatering, cement truck washing, spill prevention, and on-going conditions for stormwater system maintenance, and sand/salt.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by roll call vote to issue the Order of Conditions as discussed.

List of Exhibits:



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Exhibit A: Notice of Intent; dated 05/12/2026; prepared by John Grenier, J.M. Grenier Associates Inc.

Exhibit B: Site Plan; dated 03/24/2026; prepared by Carlos Ferreira, J.M. Grenier Associates Inc.

Exhibit C: Stormwater Report; dated 03/24/2026; prepared by Carlos Ferreira, J.M. Grenier Associates Inc.

Exhibit D: Division of Planning and Regulatory Comments; dated 05/20/2026; prepared by Eric Flint and Mattie VandenBoom

11) Northeast Cutoff, June Street, and Mower Street Rights-of-Way – CC-2026-037 & DEP# 349-1450

Andy Truman and Matt Rabasco, City of Worcester Department of Public Works, reviewed repair of 3 separate roadway bridges. The restoration project is funded by the MassDOT Municipal Fair Program. The project must be bid by the end of the month to secure funding. The bridges were flagged for repair during routine inspections.

Mr. Rabasco reviewed the work that would be required for each of the bridges. Northeast Cutoff will require the most work with the need for slope stabilization, repairing undermined sidewalks, and installation of geotextile. June Street and Moreland Street bridges will only require mortar repairs, epoxy patches, and concrete work. All materials used will meet MassDOT standards.

Mr. Flint explained that only Northeast Cutoff involves temporary wetland impacts due to water diversion. The other bridges will be accessed by ladders and will not result in any ground disturbance.

Commissioner Canton asked about the measures that will be taken to limit debris from falling into the brooks. Mr. Rabasco explained that tarps and catch barrels will be used to collect any mortar that may fall.

Commissioner Canton asked about the timing of the project. Mr. Truman expects the work to start in late summer.

Fred Nathan, Worcester resident, stated he had never heard of June Street being referred to as Northeast Cutoff and that these two areas are nowhere near each other. Mr. Flint clarified that this project involves three separate bridges located in different parts of the city.

Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted 3-0 by roll call vote to close the public hearing.

Mr. Flint noted a finding that a discretionary allowance is issued for activity within the 15' buffer zone.

In addition to the standard conditions, Mr. Flint recommended any temporary wetland resource area disturbances shall be restored immediately upon completion of work and work shall be conducted during dry conditions to the extent feasible.



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Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by to issue the Order of Conditions as discussed.

List of Exhibits:

Exhibit A: Notice of Intent; dated 05/13/2026; prepared by Jay Mello, City of Worcester Department of Public Works

Exhibit B: Site Plan; dated 11/19/2025; prepared by TEC The Engineer Corp

Exhibit C: Resource Area Plans; dated 05/13/2026; prepared by TEC The Engineer Corp

Exhibit D: Department of Environmental Protection Comments; dated 06/01/2026; prepared by Kimberly Roth

Other Business

12) Project Change Request

a. 315 & 317 Southwest Cutoff (CC-2024-079)

Adam Arsenault, New England Construction, on behalf of the applicant, AAA Northeast, reviewed the proposed changes to the project. Originally the concrete building was going to be renovated but during inspections, the building was condemned after discovering severe structural cracks. That building is now being demolished and replaced with a prefabricated metal building within the same footprint as the existing building. Utility lines will also need to be adjusted.

Ms. VandenBoom explained that this change was flagged during the building permit review stage and request the applicants come before the Commission to discuss it. Staff have no major concerns about the change but wanted the change to be formally documented.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by to approve the project change request.

List of Exhibits:

Exhibit A: Project Change Request; dated 05/28/2026; prepared by Adam Arsenault, New England Construction

Exhibit B: Plans; dated 02/13/2026; prepared by Bohler

13) Request for Certificate of Compliance

a. 19 Hancock Hill Road (CC-2009-024)

Ms. VandenBoom explained that the Order of Conditions was issued for a new garage under the Wetlands Protection Ordinance only. The work was never started, and the Order of Conditions has since expired. She recommended issuing a Certificate of Compliance for an invalid Order of Conditions.



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Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by to issue a Certificate of Compliance.

List of Exhibits:

Exhibit A: Certificate of Compliance Request; dated 05/19/2026; prepared by David and Monica Gow

b. 26 Apthorp Street & 7 Darrow Street (CC-2021-016 & DEP# 349-1296)

Ms. VandenBoom reviewed the request for a Certificate of Compliance. A Certificate of Compliance had been requested in 2024 for construction of two duplexes but was denied when it was evident that a fence was constructed within the 30' no structure buffer. An Enforcement Order was issued in 2024, requiring mitigation plantings and monitoring for two growing seasons. Staff inspected the site in May and noted a few of the plantings had died. The plantings have since been replaced. She stated that staff have no concerns with the issuance of the Certificate of Compliance.

Ms. VandenBoom also recommended that the Enforcement Order be lifted for 22 Apthorp Street be lifted

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by to issue a Certificate of Compliance.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by to lift the Enforcement Order.

List of Exhibits:

Exhibit A: Certificate of Compliance Request; dated 05/11/2026; prepared by Kelley Spring

c. 135 Goddard Memorial Drive (CC-2025-001)

Ms. VandenBoom reported that since the last meeting, the vegetation has fully grown in and the site is now fully stabilized.

List of Exhibits:

Exhibit A: Certificate of Compliance Request; dated 03/25/2026; prepared by Seth Masson, Graves Engineering

Exhibit B: As-built Plan; dated 03/25/2026; prepared by Michael R. Andrade, Grave Engineering, Inc

d. 3 Crest Avenue (CC-2024-052 & DEP#349-1403)

Ms. VandenBoom recommended tabling this item to the next meeting because an as-built plan showing the location of permanent markers is still needed.

List of Exhibits:



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Exhibit A: Certificate of Compliance Request; dated 05/18/2026; prepared by Daniel Sousa

Exhibit B: As-built Plan; dated 01/29/2026; prepared by Robert J. Duff, McClure Engineering, Inc.

14) Emergency Certificate

a. 301 Barber Avenue (CC-EC-2026-001)

Ms. VandenBoom explained that staff issued an Emergency Certificate for a failing retaining wall along the parking lot. The certificate was issued to allow work to begin on repairing the wall. A Notice of Intent will still need to be filed.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by to ratify the Emergency Certificate.

b. 301 Barber Avenue (CC-EC-2026-001)

Mr. Flint explained that staff issued an Emergency Certificate for hazardous trees.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Kirshner, the Commission voted 3-0 by to ratify the Emergency Certificate.

15) 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)

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)



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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 stated that Inspectional Services confirmed there was also a zoning violation with the newly created driveway. The homeowner has decided to remove the driveway and restore the area to lawn. Once the area is fully stabilized, the Enforcement Order can be lifted.

x. 342 (aka 344, 346, & 348) Lake Avenue (CC-EO-2026-002 & DEP#349-1435)

Ms. VandenBoom explained the applicant is still working on installing the erosion control barriers properly. The most recent rain did not cause any siltation to the stream despite the lack of proper erosion controls.

There was no discussion of items 15a – v.

16) Open Space Discussion

There was no discussion of item 16.

17) Discussion of Active Projects

There was no discussion of item 17.

18) Communications

a. SOLitude Upcoming Visit Notification – Little Indian Lake – 06/09/2026

Ms. VandenBoom noted there will be an assessment of Little Indian Lake to determine if an herbicide treatment is needed.

19) Approval of Minutes – May 4th, 2026

Upon a motion by Commissioner Nystrom, seconded by Commissioner Canton, the Commission voted 3-0 to approve the minutes.

20) Update to Wetlands Protection Ordinance and Regulations

Mr. Flint explained the draft is still in progress and he is hoping to have it ready by the July meeting to review. He explained that he is working on refining the administrative approval procedures.

21) Commission Liaison Update

Ms. VandenBoom stated that the Lake Quinsigamond Commission will be holding a formal discussion on the use of wake boats on the lake at the June 24th meeting.

Commissioner Nystrom explained that CPA will be taking the summer off and resume meeting in the fall.

22) Policies and Procedures

There was no discussion of item 22.

Adjournment:



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Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted to adjourn at approximately 6:46 PM.