



The City of Worcester

Conservation Commission

Meeting Minutes

June 22nd, 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
Lindsay Nystrom, Commissioner
Stuart Kirshner, Commissioner

**Commissioners
Absent:**

Devin Canton, Vice Chair

Staff Present:

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

Call to Order

Chair Fratoni called the meeting to order at approximately 5:30 PM.

Requests for Continuances, Postponements and Withdrawals

**Item 1 – Providence and Worcester Railroad Right-of-Way – Request for
Determination of Applicability (CC-2026-033)**

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

Item 6 – 2 Northboro Street – Notice of Intent (CC-2026-041)

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

Ms. VandenBoom 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

2) Lake Avenue North Right-of-Way, Lake Quinsigamond (across from 1 Winneconnett Road) (MBL MA-DEP-QUINS) - CC-2026-038

The applicant introduced themselves, Rosy Castro, Ximena Castro, and Jack Peacock.

Ms. VandenBoom explained that this application is for an existing dock on a City-owned right-of-way. The city recently formalized allowances for long-standing docks on Lake Quinsigamond, creating a permitting pathway for the structures. This dock falls into that category, with no new construction proposed.

Chair Fratonis asked for more information on the dock. Ms. Castro explained the dock consists of two 8'x8' sections, pressure-treated wood, resting on galvanized metal legs that sit on the lakebed. It has been in for about 10 years and is only used to launch kayaks. A shared wooden stairway built by a neighbor provides access.

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 public.

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

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 05/18/2026; prepared by Ximena Castro

New Business – Notice of Intent

3) 222 Harrington Way (EcoTarium) – CC-2026-036 & DEP#349-1454

Matt Ashley, Bohler, on behalf of the applicant, Worcester Natural History Society (aka EcoTarium), reviewed improvements and expansion to an existing pedestrian trail network, refurbishing shoreline deck and pavilion, and related sitework.

Noreen Smith, President and CEO at the EcoTarium, explained the project is funded through MassTrails and Mass Wildlife Biodiversity Program, and is intended to enhance public access and conservation education.

Ms. VandenBoom explained that staff issued relatively minor comments which have all been addressed with a revised plan.



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Ms. VandenBoom reviewed DEP's comments which requested additional information on stormwater management. The applicant has since supplied the required documents.

Commissioner Kirshner asked for more information on decking materials. Mr. Ashley explained it would be some type of wood product.

Commissioner Nystrom asked if the current path is impervious. Mr. Ashley reviewed what sections of the trail currently have old pavement. He explained the pavement will be removed using a small excavator or similar equipment.

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

Ms. VandenBoom recommended the following findings that the Order of Conditions does not confirm the jurisdictional status of the stream/channel on the north side of the limit of work and a discretionary allowance is issued under Section 4.2.4. of the Worcester Wetlands Regulations for activity within the 15' buffer zone.

In addition to the standard conditions, Ms. VandenBoom recommended wetland flagging, equipment/material placement, and ongoing condition for wetland permitting.

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

List of Exhibits:

- Exhibit A: Notice of Intent; dated 05/13/2026; prepared by Matthew Ashley, Bohler
- Exhibit B: Site Plan; dated 05/13/2026; revised 05/28/2026; prepared by Matthew J. Mrva
- Exhibit C: Drainage Memo; dated 05/13/2026; prepared by John A. Kuchich, Bohler
- Exhibit D: Stormwater Checklist; dated 05/13/2026; prepared by John A. Kuchich, Bohler
- Exhibit E: Division of Planning and Regulatory Comments; dated 05/21/2026; prepared by Eric Flint and Mattie VandenBoom
- Exhibit F: MESA Determination; dated 06/01/2026; prepared by Jess Leddick, Massachusetts Division of Fisheries & Wildlife
- Exhibit G: Department of Environmental Protection Comments; dated 06/22/2026; prepared by Emily Petro

4) Lake Avenue North Right-of-Way, Lake Quinsigamond (across from 175 Lake Avenue North) (MBL MA-DEP-QUINS) – CC-2026-039 & DEP# 349-1451



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Ms. VandenBoom provided an overview of this filing. In 2020, staff issued an Enforcement Order for unpermitted reconstruction of an existing dock. Ms. Castro completed all the actions required by the Commission at the time. Action items required included a report from a wetland scientist, stabilization of the slope, and removal of an 8' section of dock. The Enforcement Order was put on hold while the city determined how it was going to handle the docks located on Lake Quinsigamond right-of-way property, a city owned property. In 2025, the city decided to allow the docks to remain on the property but required dock owners to permit their docks.

Ms. VandenBoom noted that if the Commission votes to issue an Order of Conditions, the Enforcement Order should also be lifted.

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

Ms. VandenBoom recommended the following findings that this work is approved as a limited project pursuant to 310 CMR 10.53(3)(j).

Ms. VandenBoom recommended striking standard conditions for notification, erosion & sedimentation controls, and pre-construction conference as no work is proposed.

In addition to the standard conditions, Ms. VandenBoom recommended a Chapter 91 license, and ongoing conditions for dock storage, fuel storage, and wetland permitting.

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

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

List of Exhibits:

Exhibit A: Notice of Intent; dated 05/18/2026; prepared by Rosy Castro

Exhibit B: Dock Information; dated 05/18/2026; prepared by Rosy Castro

Exhibit C: Massachusetts Department of Environmental Protection Comment; dated 06/03/2026; prepared by Rebecca Gendreau

5) 454 & 456 Granite Street (MBL 31-003-01+6B) - CC-2026-040 & DEP# 349-1453

Raouf Makaryous, Alpha Omega Engineering, on behalf of the applicant, Angelo Pizzarella Trustees, reviewed construction of a duplex with associated septic system, driveway, retaining wall, drywell, and related sitework. All work is within the 100' buffer zone but will be outside the 30' buffer zone. A drywell is proposed to handle the roof runoff.

Ms. VandenBoom explained staff's main concern was the number lots being developed in future phases and whether the applicant would be required to meet the stormwater standards. The applicant has confirmed only 4 units will be developed which will not require them to meet the stormwater standards.



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Commissioner Nystrom asked for clarification on the number of units being developed. Mr. Makaryous explained that only a duplex is proposed currently. There are two other lots that will be developed in the future that will require filings.

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

Ms. VandenBoom recommended the following findings that the applicant has confirmed this project is part of a phased project. The entire project will result in four (4) residential units and is therefore exempt from the Massachusetts Stormwater Standards.

In addition to the standard conditions, Ms. VandenBoom recommended wetland flagging, demarcation of limit of work, drywell inspection, permanent markers, wood removal, dust control, dewatering, cement truck washing, equipment/material placement, spill prevention, as-built plan when requesting a Certificate of Compliance, and ongoing condition for stormwater management system maintenance, and wetland permitting.

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

List of Exhibits:

- Exhibit A: Notice of Intent; dated 05/13/2026; prepared by Raouf Makaryous, Alpha Omega Engineering
- Exhibit B: Site Plan; dated 05/20/2026; prepared by Raouf Makaryous, Alpha Omega Engineering
- Exhibit C: Division of Planning and Regulatory Comments; dated 06/12/2026; prepared by Eric Flint and Mattie VandenBoom
- Exhibit D: Department of Environmental Protection Comments; dated 06/18/2026; prepared by Rebecca Gendreau

7) 5 Forest Hill Drive (MBL 25-52A-00007) - CC-2026-042

James Tetreault, Expedited Engineering, on behalf of the applicant, GM Properties, LLC, reviewed construction of a single-family home with associated driveway, grading, retaining wall, and related sitework. He reviewed plan revisions that have been made to address staff comments which included depiction of the catch basin with silt sacks, an addition of a dry well to collect roof runoff, and depiction of the proposed driveway for the existing home on the lot.

Ms. VandenBoom confirmed all staff comments have been addressed by a revised plan.

Chair Fratoni asked if the existing home was owned by the applicant. Mr. Tetreault confirmed that it is the same owner.

Chair Fratoni asked where materials will be stockpiled. Mr. Tetreault reviewed the proposed stockpile location.



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Chair Fraton asked if the existing driveway was going to be removed. Mr. Tetreault explained some of the existing driveway will be utilized for the new driveway but anything not used, would be removed.

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

In addition to the standard conditions, Ms. VandenBoom recommended test pit data, drywell inspection, wood removal, dust control, dewatering, cement truck washing, and ongoing condition for stormwater management system maintenance, and sand/salt.

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

List of Exhibits:

Exhibit A: Notice of Intent; dated 06/03/2026; prepared by James Tetreault, Expedited Engineering

Exhibit B: Site Plan; dated 05/29/2026; revised 06/18/2026; revised 06/19/2026; prepared by James Tetreault, Expedited Engineering

Exhibit C: Division of Planning and Regulatory Comments; dated 06/12/2026; prepared by Eric Flint and Mattie VandenBoom

Other Business

8) Project Change Request

a. Coes Reservoir (CC-2018-014 & DEP# 349-1191)

Ms. VandenBoom explained the City of Worcester Department of Sustainability and Resilience requests the addition of florpyrauxifen-benzyl (ProcellaCOR) to the list of approved herbicides to be applied to Coes Reservoir. This herbicide is used in other treatment plans throughout the city and has been effective at treating Eurasian milfoil.

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

List of Exhibits:

Exhibit A: Project Change Request; dated 06/04/2026; prepared by Katie Liming, City of Worcester Department of Sustainability and Resilience

b. Salisbury Street Culvert (CC-2023-081 & DEP# 349-1385)



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Greg Russo, Weston and Sampson, reviewed the project change request. Mr. Russo explained that during the pre-construction meeting, Onyx identified that the existing headwalls of the Salisbury Street culvert are not vertical as shown on the plans. Instead, they slope outward approximately 10 feet into the pond on each side. This condition affects the contractor's ability to fully dewater the culvert work area. The sloped headwalls require expansion of the temporary dewatering area using sandbags or driven plates placed in an arc extending up to 10 feet, though the contractor may reduce the extent depending on field conditions.

Ms. VandenBoom explained that Eric Flint, Conservation Planner, met with the contractor on site. Mr. Flint administratively approved the work to proceed to avoid delaying construction but required a formal Project Change Request so the Commission could discuss and ask questions.

Chair Fratoni asked why the discrepancy was not identified during earlier engineering work. Mr. Russo explained that the plans appear to have depicted the headwalls inaccurately, and the sloped portions were visually obscured by leaf litter and tannic water until contractors probed the area during mobilization.

Chair Fratoni asked about ownership of the culvert. Mr. Russo culvert under the roadway is City-owned but the dam upstream is privately owned.

Mr. Russo reviewed other changes which included adjustment to the bypass pipe and proposed a stockpile area for soil laden with Japanese Knotweed.

Chair Fratoni noted the knotweed will likely re-establish regardless of temporary containment.

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

List of Exhibits:

Exhibit A: Project Change Request; dated 06/08/2026; prepared by Greg Russo, Weston and Sampson

9) Request for Certificate of Compliance

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

Ms. VandenBoom explained that 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

b. 2 Lodi Street (fka 50 Lafayette Street) (CC-2023-073 & DEP# 349-1403)

Ms. VandenBoom reviewed the request for a Certificate of Compliance. The project involved construction of a two-family duplex within Bordering Land Subject to Flooding (BLSF). The approved plan required flood openings in the foundation, designed to remain perpetually open to allow floodwater to pass through the structure.

During a staff site visit, it was observed that a fence had been constructed on the property that was not shown on the approved plans. Staff raised concerns that the fence, as installed, may block floodwater movement through the site, undermining the purpose of the required flood openings and potentially shifting flood impacts to neighboring properties.

Ms. VandenBoom recommended requiring the fence to be raised to provide a minimum of six inches of clearance from the ground in all locations where the fence contacts soil.

Rodrigo Pires, the applicant, explained that the fence was a replacement for an older neighboring fence that had deteriorated. He explained some portions of the fence currently have 3–4 inches of clearance; others sit atop crushed stone. He expressed willingness to remove the crushed stone or raise the fence to achieve the required clearance.

Chair Fratoni explained that adequate flood conveyance must be maintained to ensure flood storage does not negatively impact adjacent parcels.

Ms. VandenBoom noted that the duplex was constructed at a slightly lower elevation than originally approved, potentially providing additional flood storage; however, unrestricted flow through the fence is still required.

Ms. VandenBoom recommended that the applicant to complete fence modifications and notify staff when ready. Photos may be submitted, or staff can visit the site to verify compliance.

List of Exhibits:

Exhibit A: Certificate of Compliance Request; dated 06/04/2026; prepared by Carla Pires

c. 125 Northeast Cutoff (CC-2025-029 & DEP# 349-1418)

Patrick Healy, Thompson & Liston Associates, on behalf of the applicant, David Clark Company, reviewed the request for certificate of compliance. The property, formerly the Allegro MicroSystems site and now owned by David Clark, underwent substantial site improvements including parking lot restructuring, pavement removal, and installation of a robust planting plan.



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Ms. VandenBoom reported staff conducted a site walk on June 15. The site is fully stabilized, and vegetation has grown in successfully. She confirmed that staff did not have any concerns with this request moving forward.

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

List of Exhibits:

Exhibit A: Certificate of Compliance Request; dated 06/11/2026; prepared by Patrick Healy, Thompson & Liston's Associates

Exhibit B: As-built Plan; dated 06/10/2026; prepared by Patrick Healy, Thompson & Liston's Associates

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

There was no discussion of item 10.



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11) Open Space Discussion

There was no discussion of item 11.

12) Discussion of Active Projects

There was no discussion of item 12.

13) Communications

There was no discussion of item 13.

14) Approval of Minutes – June 1st, 2026

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

15) Update to Wetlands Protection Ordinance and Regulations

Ms. VandenBoom explained the draft is still in progress and should be ready for review in July.

16) 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. The meeting will begin at 7pm and will be held at Shrewsbury Police Station.

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

17) Policies and Procedures

There was no discussion of item 17.

Adjournment:

Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted to adjourn at approximately 6:38 PM.