



The City of Worcester

Conservation Commission

Meeting Minutes

May 4th, 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 5:30 PM.

Requests for Continuances, Postponements and Withdrawals

Item 1 – 274, 300, & 0 Salisbury Street – Request for Determination of Applicability (CC-2026-026)

Request to postpone the public hearing to 06/01/2026 & extend the constructive grant deadline to 06/23/2026

Item 4 – 483 Sunderland Road – Notice of Intent (CC-2025-071)

Request to postpone the public hearing to 06/01/2026 & extend the constructive grant deadline to 06/23/2026

Item 9 – 497 Granite Street - Notice of Intent (CC-2026-026 & DEP# 349-14xx)

Request to postpone the public hearing to 06/01/2026 & extend the constructive grant deadline to 06/23/2026

Upon a motion by Commissioner Nystrom, seconded by Commissioner Canton, the Commission voted 3-0 by roll call vote to postpone and continue the public hearings as discussed. Commissioner Kirshner had not arrived yet.



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New Business – Request for Determination of Applicability

1) 222 Harrington Way (EcoTarium) (MBL 19-029-00001) – CC-2026-029

Noreen Smith, Ecotarium, the applicant, reviewed regrading and resurfacing of an existing access road. The road provides access to the lower pond trail network and pavilion. In a future project, the pavilion and trails are being renovated to provide an accessible outdoor classroom space. The work proposed currently will stop 125 feet from the pond. Erosion controls will be installed.

Mr. Flint explained he conducted a site walk with the applicant. The revised scope of the project is outside of the 100' buffer and therefore outside WPA jurisdiction.

Chair Fraton asked if the access road is just used by pedestrians or if vehicles will be using it. Ms. Smith explained that it will primarily be used by pedestrians and service vehicles. The road is not open to the public.

No comments from the public.

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

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 04/21/2026; prepared by Katie Chappell, Ecotarium

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 05/04/2026; prepared by Katie Chappell, Ecotarium

Ms. VandenBoom announced Commissioner Kirshner signed onto the meeting.

Old Business – Request for Amended Order of Conditions

3) 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 most recent plan revisions that addressed the Commission's and DEP's comments on the previously submitted plans. Revisions include an updated operations and maintenance plan to prevent landscaping disturbances to the 15' no disturb buffer, added scour protection, added culvert replacement details, and added details to the construction sequencing plans.



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Mr. Healy reviewed the details on the replacement culvert. He explained the culvert has been sized based on the 100-year NOAA rainfall event. The anticipated service life for the culvert is 75-100 years. The landowner will be responsible for maintaining the culvert. A trash screen will be installed at the inlet end to prevent debris from entering the culvert. No manhole accesses are proposed as they can cause issues with the flow.

Mr. Flint confirmed that most staff comments have been addressed. Staff concerns were related to the landscaping plan and requesting only native species be used within the buffer zone. A revised landscaping plan will be added as a condition of approval, requiring native-only species in the buffer zone and strongly encouraging native use elsewhere.

Donna Dickey, Pine Hill Road resident, asked if the Pine Hill Road culvert was going to be rebuilt and when the construction would start.

Mr. Healy explained that there are no changes proposed for the Pine Hill Road culverts. This is one of the locations used as a design point for the stormwater report calculations. There are no drastic changes in the nature of the flow so there is no need to upgrade the Pine Hill Road culvert.

Mr. Healy explained the Planning Board and Zoning Board of Appeals have issued their decisions. The Order of Conditions is the last remaining permit. Once all the appeal periods have passed, all the permits will be in place.

Chair Fraton asked if a contractor was in place. Mr. Healy explained that a contractor has not been selected but a bid is out.

Ms. Dickey asked if there is any estimate on whether it will start this year or next. Mr. Healy explained that he did not have an answer.

Chair Fraton asked staff if they would be notified when construction is ready to begin. Mr. Flint explained that pre-construction conference is required by the Order of Conditions. Larger projects like this also tend to have a meeting with multiple departments before the project begins.

Chair Fraton asked if it would be appropriate to notify the neighbors about the construction activities. Mr. Flint explained that staff can try to keep the neighbors updated. The neighbors are also welcome to call and ask for updates. He did not recommend requiring the applicant to formally notify the neighbors.

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

Mr. Flint proposed modifications to the existing Order of Conditions including, revised landscaping plans and phasing plan, rewording stream creation to restoration in multiple conditions, and adding an invasive vegetation management condition.

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



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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; revised 04/30/2026; 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.
- Exhibit D: Division of Planning and Regulatory Comments; dated 04/24/2026; prepared by Eric Flint and Mattie VandenBoom
- Exhibit E: Response to Comments; dated 04/30/2026; prepared by Patrick J. Healy, Thompson-Liston Associates, Inc.

New Business – Notice of Intent

5) 277 Airport Drive (Worcester Regional Airport) (MBL 47-018-00003) – CC-2026-013 & DEP# 349-1446

Mary Orlando, Massachusetts Port Authority (Massport), introduced the project team including Tom Cullen and Amy Blake-Baldwin of Massport and John Michalak, John Nero, Bill McGrath of Beta Group Team.

Mr. Michalak explained the purpose of the project is to construct a new permanent overflow parking lot to replace a temporary lot the FAA requires to be removed and restored to aircraft apron use by November 2, 2026. Beta Group conducted a feasibility study (March 2025) evaluating three possible locations; Alternative A was selected due to proximity (700 ft) to terminal and ability to accommodate capacity.

Mr. Nero reviewed the wetland resources on site. Two wetland complexes were identified, A narrow, disturbed wet meadow at the toe of a steep slope and a small overgrown area with facultative wetland species connected hydraulically to a forested wetland across the access road. This project will result in 1,183 sf in permanent and 250 sf of temporary impacts to the resource area. Temporary impacts will be restored in place, and permanent impacts will be mitigated with a 1:1 replication. Replication area proposed immediately adjacent to impacted wetland to maintain hydrologic connection.

Mr. Michalak reviewed stormwater management on site. Catch basins connect into an underground infiltration structure which will discharge treated water to the downgradient wetland. The system is sized to NOAA Atlas 14 precipitation totals. The existing detention pond will remain untouched.

Mr. Michalak explained that 14 new native trees are proposed to off set the 32 trees being removed from the buffer zone.

Mr. Flint explained the Notice of Intent is filed under the Wetlands Protection Act only as Mass Port claimed exemption from Worcester Wetlands Protection Ordinance. The exemption is based on essential government purposes and inability to redesign under local standards without jeopardizing FAA deadline. The Law Department reviewed and concurred the exemption was considered applicable.



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Mr. Flint reviewed staff comments which requested erosion control blankets for steep slopes near entrance and minor plan edits for snow storage and stockpiling. Staff also encourage buffer zone shading improvements.

Chair Fratonni asked how passengers will access the airport from the parking area. Mr. Michalak explained that a sidewalk will run along Terminal Road and connect the parking lot to the airport.

Fred Nathan, Worcester resident, raised concerns about historical overflow parking needs and potential agreements with Worcester State University. Mr. Michalak explained he was unaware of any arrangements for off-site parking.

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

In addition to the standard conditions, Mr. Flint recommended wetland flagging, SWPPP reporting, demarcation of limit of work, certification of stormwater infrastructure, wood removal, dewatering, cement truck washing, spill prevention, wetland replication, as-built plan when requesting a certificate of compliance and on-going conditions for stormwater system maintenance, sand/salt, snow storage and wetland permitting.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Canton, 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 Elyse Tripp, BETA Group, Inc.
- Exhibit B: Site Plan; dated 03/02/2026; revised 05/01/2026; prepared by William P. McGrath, BETA Group, Inc.
- Exhibit C: Stormwater Report; dated 02/28/2024; prepared by William P. McGrath, BETA Group, Inc.
- Exhibit D: Division of Planning and Regulatory Comments; dated 03/26/2026; prepared by Eric Flint and Mattie VandenBoom
- Exhibit E: Exemption Memorandum; dated 03/16/2026; revised 04/16/2026; revised 05/01/2026; prepared by Roberta Y. Goto, Massport
- Exhibit F: Response to Comments; dated 05/04/2026; prepared by Elyse Tripp, BETA Group, Inc.

6) 337 Southwest Cutoff (MBL 45-033-00005)– CC-2026-014 & DEP# 349-1448

John Plifka, McCarty Engineering, on behalf of the applicant, Miller Fence Company, reviewed construction of additions, stormwater infrastructure, and related sitework. The additions add ~2,000 sq ft to existing buildings, with stormwater infiltration basin treating both proposed and some of the existing rooftop area. A small portion of project lies within Worcester jurisdiction and the remainder is under Millbury Conservation Commission review.



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Ms. VandenBoom confirmed that all staff comments have been addressed with a revised plan and a mounding analysis.

No comments from the Commission or the public.

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

In addition to the standard conditions, Mr. VandenBoom recommended wetland flagging, infiltration unit inspection, dewatering, equipment/material placement, spill prevention, as-built plan when requesting a certificate of compliance and on-going conditions for stormwater system maintenance, sand/salt, and wetland permitting.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Canton, 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 03/17/2026; prepared by John Plifka, McCarty Engineering
- Exhibit B: Site Plan; dated 02/02/2026; revised 04/13/2026; prepared by Wesley R. Flis, McCarty Engineering
- Exhibit C: Stormwater Report; dated 02/02/2024; prepared by Wesley R. Flis, McCarty Engineering
- Exhibit D: Division of Planning and Regulatory Comments; dated 03/17/2026; prepared by Eric Flint and Mattie VandenBoom
- Exhibit E: Department of Environmental Protection Comments; dated 04/03/2026; prepared by Rebecca Gendreau
- Exhibit F: Response to Comments; dated 04/15/2026; prepared by John Plifka, McCarty Engineering

7) 135 Goddard Memorial Drive (MBL 56-010-00002) – CC-2026-019 & DEP# 349-1449

Seth Mason, Graves Engineering, on behalf of the applicant, The TJX Companies, Inc., reviewed expansion of existing trailer parking area, installation of stormwater infrastructure and related sitework. The applicant proposes the construction of 11 additional trailer storage spaces on the western side of the property. The parcel has steep slopes along the back edge, limiting feasible development areas. TJX uses the site as a distribution facility for retail brands including HomeGoods, Marshalls, and TJ Maxx. The stormwater design incorporates a bioretention area and a protective grading “hump” to prevent offsite flow.

Mr. Mason reviewed comments issued by DEP which questioned whether the area qualified as Land Use with High Potential Pollutants Loads. Mr. Mason explained that the area will only be used for trailer storage. Only yard tractors will be used to move trailers in this area not road semis.



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

Chair Fratoni asked for confirmation that only trailers will be stored in this area. Mr. Mason confirmed only trailers will be stored in this area. A yard tractor will be used to move the trailers to the loading dock.

No comments from the public.

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

In addition to the standard conditions, Mr. VandenBoom recommended wetland flagging, certification of stormwater infrastructure, dewatering, cement truck washing, spill prevention, bioretention vegetation maintenance, as-built plan when requesting a certificate of compliance and on-going conditions for stormwater system maintenance, sand/salt, and wetland permitting.

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

List of Exhibits:

Exhibit A: Notice of Intent; dated 04/16/2026; prepared by Seth Mason, Graves Engineering, Inc.

Exhibit B: Site Plan; dated 03/23/2026; revised 04/07/2026; prepared by Michael R. Andrade, Grave Engineering, Inc.

Exhibit C: Stormwater Report; dated 03/26/2024; prepared by Michael R. Andrade, Grave Engineering, Inc.

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

Exhibit E: Department of Environmental Protection Comments; dated 04/16/2026; prepared by Thomas Rebula

8) 32 & 34 Marmion Avenue (MBL 12-43C-4849A) – CC-2026-025

Chandra Ghimerey, STC Bros LLC, the applicant, reviewed construction of a single-family semi-detached dwelling, driveways, retaining wall, stormwater infrastructure, and related sitework.

Ms. VandenBoom explained the project is filed under the Wetlands Protection Ordinance due to the installation of catch basins that connect to the city's surface drainage. Staff flagged the project during the building permit stage and required the Notice of Intent be filed with the Commission. She noted that staff did not issue any comments for the project.

Commissioner Canton asked how roof runoff will be handled. Mr. Ghimerey explained rain barrels are proposed for each of the units.



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Chair Fraton asked about the development of roadway. Mr. Ghimerey explained DPW required widening of the road and paving to the property line. This is to allow emergency vehicle access.

No comments from the public.

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

In addition to the standard conditions, Mr. VandenBoom recommended tree protection, dust control, dewatering, cement truck washing, spill prevention, and on-going conditions for sand/salt.

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

List of Exhibits:

Exhibit A: Notice of Intent; dated 04/16/2026; prepared by Chandra Ghimerey, STC Bros, LLC

Exhibit B: Site Plan; dated 08/01/2025; revised 04/15/2026; prepared by Mark A. Elbag, M.A. Elbag Engineering

Old Business – Request for Amended Order of Conditions

9) 100 Research Drive – AbbVie (MBL 57-04A-00004) – CC-2026-028 (CC-2025-056)

Robert Phillips, Langan Engineering, on behalf of the applicant, AbbVie Bioresearch Center Inc., reviewed the amendment request. Revisions to the site plan include enlargement of loading dock area, removal of the planned bioretention basin and replacement with underground infiltration unit and replacing proposed landscaped areas around the loading dock with crushed stone. Additional trees are now proposed along Belmont Street edge of the property to make up for the reduction in landscaped areas. The changes are consistent with clean environment practices for pharmaceutical manufacturing.

Ms. VandenBoom confirmed no concerns from staff.

Chair Fraton asked if the applicant would consider additional plantings within the parking area. Mr. Phillips explained that the applicant is working on replacing trees over time. A robust planting plan has been proposed on the southern side of the property to help with shading.

Fred Nathan, Worcester resident, asked how long construction has been ongoing. Mr. Phillips stated that the work started a few months ago.



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

Ms. VandenBoom proposed modifications to the existing Order of Conditions including striking conditions for plan revisions, and bioretention vegetation.

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

List of Exhibits:

- Exhibit A: Request for Amended Order of Conditions; dated 04/12/2026; prepared by Robert Phillips, Langan Engineering
- Exhibit B: Site Plan; dated 06/19/2025; revised 10/15/2025; revised 04/15/2026; prepared by Frank Holmes
- Exhibit C: Stormwater Report; dated 06/19/2025; revised 10/15/2025; revised 04/15/2026; prepared by Frank Holmes

Other Business

11) Request for Certificate of Compliance

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

Ms. VandenBoom stated that staff conducted a site visit on May 1st. Construction is complete and area was recently hydroseeded. However, the vegetation had not sprouted yet. She recommended waiting until the June 1st meeting to make sure the vegetation is established.

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

12) 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)**



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- 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)**

M. VandenBoom provided a brief overview of the Enforcement Order that was issued for installation of an unpermitted paved driveway within the buffer zone to an intermittent stream. The site recently underwent subdivision, creating a new adjacent parcel. The newly paved area encroaches significantly into regulated buffer zones.

Rich Kirby, LEC Environmental, on behalf of the applicant, Manuel Lalo, reviewed the wetland impacts. Approximately 1,700 sq ft of new pavement installed with roughly 200 sq ft lying within the 30' no structure buffer. The area had been lawn prior to paving but was still within a regulated buffer zone. Wetland bank and two small bordering vegetated wetland areas were delineated. The property has long been developed; historical aerials (as far back as 2009) show an already altered landscape.

Mr. Kirby presented a restoration plan that could serve as mitigation in lieu of removing the pavement. He proposed removal of all lawn within a selected ~2,000 sq ft area adjacent to the stream. The buffer would be restored with 8 native sapling trees, 30 native shrubs, and pollinator seed mix. A split rail fence is proposed to demarcate the protected area.

Ms. VandenBoom explained that staff are working with the Inspectional Services Department to determine if the parking area is compliant with the zoning ordinance. The zoning determination could restrict or prohibit the driveway regardless of environmental considerations.

Commissioner Canton preferred removal of the pavement within the 30' buffer. Commissioner Nystrom and Commissioner Kirshner were amenable to allow restoration of the buffer instead of removal if zoning allows.



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Mr. Flint highlighted advantages of a NOI for long term enforceability but noted that an enforcement order with explicit conditions could also work.

Staff confirmed that they would keep the applicant informed on the zoning determination.

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

Ms. VandenBoom explained that staff issued an enforcement order on an active construction site for a multifamily dwelling. Issues at the site included a white PVC pipe protruding directly into an intermittent stream, fill material and loose soil placed within the 15 ft no disturb buffer, and improperly installed erosion controls.

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

Rich Kirby, LEC Environmental, met with the owner on site to review. He noted the white drainpipe had been removed prior to his arrival at the site. He stated that there was fill within the 15' buffer zone and along the embankment of the stream.

Mr. Kirby recommended the fill material be removed from the buffer zone and embankment by hand. He also recommended the area be seeded with a native seed mix. He will oversee the work and make sure it is done properly.

Ms. VandenBoom requested a report be provided to staff reviewing the impacts on resource area and the proposed remediation. The report should also verify if the drainpipe was removed properly. She also noted that the silt fence needs to be entrenched.

Chair Fratoni asked if the 15' buffer area was just lawn previously. Mr. Flint confirmed it was just lawn but explained permanent markers were required to demarcate the buffer zone. The area was to be left to grow in naturally.

Mr. Flint asked the Commission if they are comfortable with staff giving the go-ahead to implement the remediation plan. Chair Fratoni confirmed she was okay with staff approving the plan.

There was no discussion of items 12a – v.

13) Open Space Discussion

a. Approval of Conservation Restriction for Brooks Dairy Farm

Mr. Flint provided an update on the Brooks Dairy Farm acquisition located south of Nelson Place Elementary School. The Conservation Restriction (CR) has been finalized by EEA and approved by City Council. Baseline documentation including field visit, photo documentation, and boundary verification has been completed. The boundary markers have been installed along the perimeter. An official address has been assigned, 16 Romola Road.



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Mr. Flint requested the Commission's approval of the finalized CR for submission to the Greater Worcester Land Trust (CR holder).

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

14) Discussion of Active Projects

There was no discussion of item 14.

15) Communications

a. CSX Yearly Operations Plan – 2026

There was no discussion of item 15.

16) Approval of Minutes

Upon a motion by Commissioner Nystrom, seconded by Commissioner Canton, the Commission voted 3-0 by roll call vote to approve the minutes. Commissioner Kirshner had technical difficulties.

17) Update to Wetlands Protection Ordinance and Regulations

Mr. Flint provided a detailed status update on ongoing efforts to revise the Wetlands Protection Ordinance. The revision aims to clarify exemptions, improve consistency with the Wetlands Protection Act, add isolated vegetated wetlands (IVWs $\geq 1,000$ sq ft) to local jurisdictions, allow certain minor activities to be administratively approved rather than needing an RDA, and update definitions and performance standards.

Chair Fratoni asked whether adding IVW jurisdiction would significantly increase filings. Mr. Flint explained that adding IVW would not drastically increase filings.

Mr. Flint noted the Ordinance update will require review and approval from City Council.

18) Commission Liaison Update

Commissioner Nystrom provided an update for the Community Preservation Act (CPA) Committee. The CPA budget for next year is just under \$7 million. The next CPA public meeting is May 26th. The Committee is considering updates to project categories and priorities.

Ms. VandenBoom provided an update on the Lake Quinsigamond Commission (LQC). The LQC has been discussing regulating the use wake boats, which generate large wakes for wakeboarding. The Commission is concerned that use of wake boats can cause shoreline erosion, disturb wildlife, and spread invasive species. The Commission is reviewing what other states and municipalities have adopted regarding wake boat restrictions

19) Policies and Procedures

There was no discussion of item 19.



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Adjournment:

Upon a motion by Commissioner Nystrom, seconded by Commissioner Canton, the Commission voted to adjourn at approximately 7:56 PM.