



The City of Worcester

Conservation Commission

Meeting Minutes

September 14th, 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
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 5:30 PM.

Requests for Continuances, Postponements and Withdrawals

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

Request to postpone the public hearing to 10/05/2026 & extend the constructive grant
deadline to 10/27/2026

Item 4 – 497 Granite Street (MBL 45-001-91-93) – Notice of Intent (CC-2026- 026 & DEP# 349-1452)

Request to postpone the public hearing to an unknown future meeting date & extend the
constructive grant deadline to be determined

Item 5 – 99 Sears Island Drive – Notice of Intent (CC-2026-052 & DEP#349- 14xx)

Request to postpone the public hearing to 10/05/2026 & extend the constructive grant
deadline to 10/27/2026



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Item 8 – 278 Grove Street, 4 Brookfield Street, 4 & 4A Powers Court – Notice of Intent (CC-2026-061 & DEP#349-14xx)

Request to postpone the public hearing to 10/05/2026 & extend the constructive grant deadline to 10/27/2026

Item 9 – 42 First Street & 35 Second Street (MBL 42-034-00040 & 42-034-00091) – Notice of Intent (CC-2026-062)

Request to postpone the public hearing to 10/05/2026 & extend the constructive grant deadline to 10/27/2026

Item 11 – 6 Woburn Street (MBL 12-028-0004B) – Notice of Intent (CC-2026-065)

Request to postpone the public hearing to 10/05/2026 & extend the constructive grant deadline to 10/27/2026

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

New Business – Request for Determination of Applicability

2) 104 Lamartine Street (MBL 05-012-00005) – CC-2026-063

John Garofalo of Arris Lamartine, LLC, the property owner, reviewed repairs of an existing paved apron accessing Sargent Street. The work is strictly restorative, intended to make the entrance safe for a new tenant and pedestrian traffic.

Ms. VandenBoom noted the site fell within Bordering Land Subject to Flooding, making Commission review necessary, but confirmed that the repair would maintain existing grades and create no adverse impacts.

No comments from the Commission or public.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 to issue a negative determination of applicability as discussed.

List of Exhibits:

Exhibit A: Request for Determination of Applicability; dated 08/25/2026; prepared by Patrick Smith, Patriot Paving

Old Business – Notice of Intent

4) 35 State Road (MBL 32-019-00316) - CC-2026-045 & DEP#349- 1458

Vito Colonna, Connorstone Engineering, Inc., presented revised plans addressing concerns presented at a previous meeting. The plan now incorporated pretreatment, filtration, and infiltration for all impervious surfaces, ensuring that routine storms up to one inch in volume would discharge no flow. Only larger storms would generate overflow to a controlled discharge point. Mr. Colonna also noted that wetland flags were refreshed due to wear over the past year. He also requested a waiver to place riprap in the 30 ft buffer, citing unavoidable grade constraints and the need to access appropriate discharge elevation.



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Mr. Flint reviewed MassDEP's feedback confirming that infiltration is ordinarily prohibited in Zone A but allowed some flexibility given that the project combined redevelopment with new disturbance. With additional treatment between pretreatment and infiltration, he stated the project now met Stormwater Standard 6, applicable to critical areas.

Commissioners questioned snow storage proximity to wetlands, salt usage, and whether the depicted picnic table required a platform. Commissioners also considered whether riprap could be relocated outside the buffer, but Mr. Colonna demonstrated that topography made alternative placement impossible without extensive disturbance.

No comments from the public.

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

Only wetland flags WF-A5 - WF-A23 are confirmed by this Order of Conditions, and a discretionary allowance is issued under Section 4.2.4 of the Worcester Wetlands Protection Ordinance for the rip-rap outfall in the 30' buffer zone.

In addition to the standard conditions, Mr. Flint recommended special conditions for wetland flagging, permanent markers, revised plans depicting permanent markers, demarcation of limit of work, stormwater management system maintenance, infiltration unit inspection, certification of stormwater infrastructure, wood removal, dust controls, dewatering, cement truck washing, equipment placement, spill prevention, as-built plan when request a certificate of compliance, sand/salt, snow storage, and wetland permitting. He recommended ongoing conditions for stormwater management system maintenance, sand/salt, snow storage, and wetland permitting.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 to issue the order conditions as discussed.

List of Exhibits:

- Exhibit A: Notice of Intent; dated 06/22/2026; prepared by Vito Colonna, Connorstone Engineering, Inc.
- Exhibit B: Site Plan; dated 05/21/2026; revised 06/22/2026; prepared by Vito Colonna, Connorstone Engineering, Inc.
- Exhibit C: Stormwater Report; dated 05/20/2026; prepared by Vito Colonna, Connorstone Engineering, Inc.
- Exhibit D: Wetland Report; dated 10/24/2025; Doug Dillon, Goddard Consulting
- Exhibit E: Division of Planning & Regulatory Services Comments; dated 07/28/2026; prepared by Eric Flint & MattieVandenBoom

New Business – Notice of Intent

6) 3 Mann Street (MBL 14-033-00002) – CC-2026-058 & DEP#349-1459

Micheal Andrade, Graves Engineering, Inc. on behalf of the applicant, Daniel Remeika, Jr., presented a proposal to create a second lot with a new duplex and improved off-street



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parking behind an existing multifamily structure. Approximately three-quarters of the property lies within Bordering Land Subject to Flooding associated with Beaver Brook, prompting careful attention to grade changes and compensatory storage. Mr. Andrade described revisions made after staff comments, including more detailed flood storage calculations and the addition of a second stormwater facility for roof runoff. Because soil testing had not originally been completed at the new infiltration location, he requested permission to perform confirmatory soil testing during construction and remove the unit if groundwater or soil proved unsuitable.

Mr. Flint confirmed minor remaining comments had been addressed. He noted that one bioretention basin had just under one foot of groundwater separation—below the usual 2 ft—but acceptable under redevelopment provisions that apply “to the maximum extent practicable.” Staff had no objection to confirmatory test pits, citing past approvals for similar practices, particularly when adjacent test pit data was available.

Chair Fraton asked what would occur if soil testing revealed infiltration was infeasible. Mr. Andrade explained that if the second infiltration basin proved unsuitable, the roof runoff could instead be routed to the primary rain garden without affecting compliance.

No comments from the public.

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

In addition to the standard conditions, Mr. Flint recommended special conditions test pit data, stormwater management system maintenance, infiltration unit inspection, certification of stormwater infrastructure, dust controls, dewatering, cement truck washing, spill prevention, as-built plan when requesting Certificate of Compliance, sand and salt, snow storage, and wetland permitting. He recommended ongoing conditions for stormwater management system maintenance, sand and salt, snow storage, and wetland permitting.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 to issue the order conditions as discussed.

List of Exhibits:

- Exhibit A: Notice of Intent; dated 07/29/2026; prepared by Micheal Andrade, Graves Engineering, Inc.
- Exhibit B: Site Plan; dated 07/29/2026; revised 09/03/2026; prepared by Micheal Andrade, Graves Engineering, Inc.
- Exhibit C: Stormwater Report; dated 07/29/2026; prepared by Micheal Andrade, Graves Engineering, Inc.
- Exhibit D: Division of Planning & Regulatory Comments; dated 08/21/2026; prepared by Eric Flint & Mattie VandenBoom
- Exhibit E: Department of Environmental Protection; dated 08/25/2026; prepared by Rebecca Gendreau
- Exhibit F: Response to Comments; dated 09/04/2026; prepared by Micheal



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Andrade, Graves Engineering, Inc.

7) 300 & 301 Barber Avenue (MBL 22-015-00001 & 22-015-00002) - CC-2026-059 & DEP#349-1460

Douglas Dillon, Goddard Consulting, on behalf of the applicant, 301 Barber Avenue Owner LLC, explained that heavy rains earlier in the year caused approximately 100 linear feet of a retaining wall supporting a commercial parking lot to collapse. The proposal involved reconstructing the failed portion of the wall using concrete blocks, installing a gravel drainage column, and removing debris near the adjacent wetland.

Mr. Dillon requested waivers allowing necessary work within the 15-ft and 30-ft buffer zones due to the location of the collapse and the need to remove displaced material.

Mr. Dillon discussed a drainage basin that appears on site plans but clarified that it is not jurisdictional under the Wetlands Protection Act. Only trash removal was proposed in the basin and no excavation, re-grading, or hydrologic modification are proposed.

Mr. Flint noted that staff had not yet fully reviewed responses to their comment letter and that more time was needed to verify historical documentation associated with the basin's jurisdictional status. He recommended a finding stating that the Order of Conditions would not confirm jurisdiction either way.

Mr. Flint also sought clarification on construction access. Mr. Dillon stated equipment would remain on the upper parking-lot side, with only minimal lowering of compactors directly from above if needed.

Commissioners Canton asked questions regarding dead-man anchor installation, compaction techniques, and ensuring no machinery would impact undisturbed slopes. Mr. Dillon reviewed the dead-man anchor installation and compaction techniques proposed.

No comments from the public.

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

Mr. Flint recommended the following finding that this Order of Conditions does not confirm the jurisdictional status of the basin or swale where trash and debris is removed. He also noted a discretionary allowance is issued under Section 4.2.4 of the Wetlands Protection Ordinance for activity within the 15' buffer zone and the reconstruction of the retaining wall within its existing footprint in the 30' buffer zone.

In addition to the standard conditions, Mr. Flint recommended special conditions wetland flagging, dewatering, cement truck washing, equipment placement, and spill prevention.

Upon a motion by Commissioner Kirshner, seconded by Commissioner Kirshner, the Commission voted 4-0 to issue the order conditions as discussed.



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List of Exhibits:

- Exhibit A: Notice of Intent; dated 08/05/2026; prepared by Doug Dillon, Goddard Consulting LLC
- Exhibit B: Site Plan; dated 08/04/2026; revised 09/04/2026; prepared by Katherine A. Cruz, Hancock Associates
- Exhibit C: Stormwater Checklist; dated 09/04/2026; prepared by Katherine A. Cruz, Hancock Associates
- Exhibit D: Geotechnical Engineering Report; dated 08/11/2026; prepared by Nathan T. Davis, McPhail Associates, LLC
- Exhibit E: Division of Planning & Regulatory Comments; dated 08/24/2026; prepared by Eric Flint & Mattie VandenBoom
- Exhibit F: Response to Comments; dated 09/10/2026; prepared by Doug Dillon, Goddard Consulting LLC

10) 1 & 3 Suburban Road (MBL 11-011-0002A & 43-011-0001B) - CC-2026-064

Derek Masionis, VHB, introduced the project team, including representatives from Wood Partners, Jim Lambert and Kelen Araujo, and wetland scientist Scott Morrison, VHB. He explained that the Notice of Intent was filed solely under Worcester's local wetlands ordinance, since no work was proposed within the 100-ft buffer zone. Instead, the regulatory trigger was disturbance exceeding 5,000 square feet within the stormwater protection zone. He provided an overview of the proposed development which included three five-story residential buildings totaling 300 units, 600 required parking spaces, an access drive from Suburban Road, a gated emergency access from Havlin Street, and accessory structures including a clubhouse, mail room, pool, and fire pit. He explained that all excavated soil would remain on site and that the originally large northern detention area had been significantly reduced following detailed cut-and-fill analysis. He described the overall grade as relatively flat and the stormwater design as a closed drainage system feeding shallow subsurface infiltration units designed to fully infiltrate the two-year storm, with overflow directed to a northwest outlet structure discharging to the wetland. He asserted compliance with state stormwater standards and detailed erosion controls and construction sequencing, including clearing, bulk grading, underground utilities, foundation installation, binder pavement, and stabilization.

Mr. Morrison described the wetland delineation, noting consistency across previous consultant boundaries. He explained that historical aerial photography from 1938 and 1960 showed that material deposition and fill occurred decades before the Wetlands Protection Act or the city ordinance existed. He confirmed that the southern section of the property was maintained lawn while the northern portion was forested with steeper slopes. Morrison emphasized that no work was proposed within the 100-ft buffer zone and clarified that filing was required only because stormwater components fell within the locally regulated stormwater protection area. He described ongoing efforts to reduce clearing in the northern area and preserve more existing trees.

Mr. Flint summarized staff's comment letter noting the need for more detailed erosion control phasing, additional inlet protection, stockpile and temporary basin plans, and clearer dewatering procedures. Staff expressed concern regarding groundwater elevations and redox features not fully captured in some test pits and questioned whether infiltration



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areas possessed suitable soils without excavation, given reports of fill depths up to 12 feet. He noted that because the project lies outside the buffer zone, it is reviewed strictly under the city's wetlands ordinance, not the Wetlands Protection Act.

Commissioner Canton asked about the building placement. Mr. Masionis explained the building placement constrained by the RG-5 zoning district.

Commissioner Canton expressed concern about insufficient landscape setbacks on the east and south sides, potential grading directing runoff toward abutting properties, and the need for a more robust planting plan.

Chair Fratoni raised concerns about long-term stormwater system functionality. She questioned whether dozens of shallow infiltration chambers distributed across filled land could perform adequately and who would be responsible for future excavation or replacement should the systems fail. She also expressed concern that unstable soils could dramatically increase construction costs and possibly lead to project abandonment, leaving a cleared but undeveloped site.

D. Peterson, resident, gave philosophical and environmental objections to the project, questioning the Commission's role in conservation and criticizing the elimination of forested land. He raised concerns about traffic congestion, quality of life impacts from high-rise density, and societal disconnection from nature. He asked the Commission to protect remaining undeveloped land and avoid destruction of wetlands and woods near Peat Meadow.

Katy Silverstein, resident, provided highly technical analysis of the stormwater report, arguing that soil classifications used in modeling were incorrect and contradicted by the geotechnical logs, which showed wet clay, peat, and wet sand. These conditions she stated should place the soils in hydrologic group D. Using group A-C soils in modeling would underestimate runoff and overestimate infiltration, likely causing flooding. She also delivered extensive testimony asserting that the site is a historic landfill containing industrial waste, coal ash, petroleum-contaminated soils, tannery scraps, and drums. Her testimony also claimed that the peat beneath the fill continues to function as a wetland by storing water and filtering contaminants. She warned that excavation and oxidation of peat could release pollutants, undermine natural stormwater regulation, and destroy the remaining wet meadow. She concluded by urging the Commission to halt work, require removal of contaminated fill, delineate wetlands properly, and re-evaluate jurisdiction.

Harlem Montero, resident and wetland scientist, described peat bog ecosystems as highly effective natural stormwater retention systems, noting their ability to hold water many times their weight. He emphasized the ecological value and resilience of the peat bog on the site and urged the Commission to protect it rather than permit additional disturbance.

Dr. Beverly Rotar, resident, expressed concerns about human and animal health risks associated with disturbing contaminated soils and groundwater. She warned that wildlife habitat would be destroyed and raised practical concerns about already strained parking near Dorety High School. She cited reporting on past issues with this developer's projects and urged caution.



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Kim Sabrowski, resident, described the area's long-standing wildlife presence and her personal experience with clay soils and groundwater flow patterns that direct water from Bancroft Tower toward Peat Meadow. She warned that many neighboring homes have already experienced water issues and urged the Commission not to approve the development.

Paula Rosenblum, resident, described discovering 10–12 feet of coal ash on her property while constructing an accessory dwelling unit. She said the developer's plan does not include proper containment or remediation of similar fill on the site and expressed alarm that peat layers acting as natural filtration would be disturbed and potentially release toxins into surrounding neighborhoods.

Sarah Samserian, resident, emphasized health risks and asked who would pay medical bills if contamination affected residents. She highlighted flooding risks, sump pump dependence in homes, and the lack of affordable housing in the proposal. She criticized Wood Partners for allegedly flipping properties quickly and raised concerns about responsibility for structural failures.

Fred Nathan, resident, acknowledged the need for development but warned that development on wetlands has historically caused neighborhood harm. He noted other projects that displaced wetlands and raised concerns about rising rents and long-term impacts on neighborhood stability.

Phyllis Patrick, resident, described widespread water issues in her neighborhood and referenced a New York Times article about inadequate culvert capacity nationwide. She urged consideration of how increased stormwater might affect existing culverts, including one near Duffy Field.

Richie Schoffield, resident, described discovering massive voids beneath his 115-year-old home's slab during foundation repairs, requiring installation of 20-foot helical piles. He warned that similar soil instability is likely to be present under the project site and urged careful evaluation.

Alexandra, resident, stated support for neighbors' comments and emphasized that while housing is needed, it should not come at the cost of harm to existing residents. She stressed that the proposal would cause unacceptable impacts to surrounding homes and ecosystems.

Kevin Crowley, resident, stated that he grew up near the site and remembered it as "the swamp," reinforcing historical claims that the area is a wetland.

Blaine Grandstaff, resident, stated he has two sump pumps running continuously during rain, described chronic standing water in his yard and worries about toxic groundwater entering his home and yard. He said he is unconvinced that the stormwater plan will adequately protect neighbors.

Marica and David Devio, residents, expressed general agreement with previous speakers and stated that hearing the testimony had increased their concerns.



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Greg Dorsler, resident, discussed flooding issues on his side of Highland Street and recalled mud washing down during the Dorety High School construction project. He expressed concern about how the proposed northern berm—constructed from potentially contaminated materials—could leach pollutants into the wetlands.

Jim Lambert of Wood Partners, the applicant, thanked the Commission and public for their input and stated that the applicant would review all comments, produce revised plans, and return prepared to respond to concerns.

Chair Fratoni confirmed that the Commission will continue the hearing to October 5, with all revised materials due one week before the meeting. She reiterated the need for detailed clarification about soil contamination, groundwater behavior, structural feasibility, long-term stormwater maintenance, and assurances against site abandonment.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 to continue the public hearing to October 5th.

List of Exhibits:

- Exhibit A: Notice of Intent; dated 08/26/2026; prepared by Scott Morrision, VHB
- Exhibit B: Site Plan; dated 08/13/2026; prepared by Justin W. Dufrense, VHB
- Exhibit C: Stormwater Report; dated 08/13/2026; prepared by Justin W. Dufrense, VHB
- Exhibit D: Wetland Report; dated 07/17/2026; prepared by Scott Morrison, VHB
- Exhibit E: Division of Planning & Regulatory Comments; dated 09/08/2026; prepared by Eric Flint & Mattie VandenBoom
- Exhibit F: Public Comment; dated 09/07/2026; prepared by Glenn Pape
- Exhibit G: Public Comment; dated 09/09/2026; prepared by Katy Silverstein
- Exhibit H: Public Comment; dated 09/14/2026; prepared by Elaine Baskin

12)26 & 28 Milton Street (MBL 09-028-19-22 & 09-028-1922A) - CC-2026-066

Joseph Graham, project engineer, explained that the project team had been brought in after construction on two three-unit buildings had already begun without proper Conservation Commission filings. The roadway had been base-paved, utilities installed, and structures largely completed before the Conservation process began. The applicant has now sought approval of corrective plans designed to bring the project back into compliance.

Mr. Flint noted the late submission of some materials but found that most technical comments had been addressed. A mounding analysis due to proximity of groundwater to infiltration systems, and a revised planting plan using at least 50% native species are still required but can be conditioned into the Order of Conditions.

Chair Fratoni asked about the sequence for the remainder of the work. Mr. Graham explained that the remaining items include installation of two catch basins on the private road, construction of infiltration units in the driveways, and landscaping. He expects the work to be completed by winter.



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No comments from the public.

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

In addition to the standard conditions, Mr. Flint recommended special conditions to provide mounding analysis, stormwater management system maintenance, infiltration unit inspection, certification of stormwater infrastructure, dust controls, dewatering, cement truck washing, spill prevention, as-built plan when requesting Certificate of Compliance, and sand and salt. He recommended ongoing conditions for stormwater management system maintenance and sand and salt.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 to issue the order conditions as discussed.

List of Exhibits:

Exhibit A: Notice of Intent; dated 08/26/2026; prepared by Joseph Graham, EJ Graham, LLC

Exhibit B: Site Plan; dated 08/23/2026; revised 09/14/2026; prepared by Joseph Graham, EJ Graham, LLC

Exhibit C: Stormwater Report; dated 07/31/2026; revised 09/14/2026 prepared by Joseph Graham, EJ Graham, LLC

Exhibit D: Division of Planning & Regulatory Comments; dated 09/08/2026; prepared by Eric Flint & Mattie VandenBoom

Other Business

13) Request for Certificate of Compliance

a. Lots 1-7 Tory Fort Lane (CC-2005-038 & DEP# 349-0837)

Ms. VandenBoom explained a partial certificate is requested for an older 2005 filing affecting land later developed for a single-family home. As no work from the original filing impacted the present lot, she recommended issued a partial certificate of compliance.

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

b. 34 Bittersweet Boulevard (CC-2009-042 & DEP#349-0979)

Ms. VandenBoom explained that a partial Certificate of Compliance was being requested for one side of a duplex within the Arboretum subdivision. She confirmed the site was fully stabilized.

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

c. 115 Northeast Cutoff (CC-2022-004 & DEP# 349-1314)

Patrick Healey of Thompson-Liston Associates requested a Certificate of Compliance for the school bus parking area that included wetland crossing and replication area. He



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reported that all work is complete, the site is fully stabilized, and the replication area has been constructed and is functioning properly. The Conservation Restriction has been signed by the City of Worcester and the Commonwealth, recorded at the Registry of Deeds, and the associated transfer is complete. Staff confirmed the site conditions and had no remaining concerns.

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

d. 0, 9, & 19 Hemans Street, 7 Hemans Court, and 40 & 40R Milton Street (CC-2022-032)

Ms. VandenBoom reported that the residential low-rise construction site is complete and fully stabilized. An as-built plan and engineering certification confirm proper stormwater function.

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

e. 148 Tory Fort Lane (CC-2023-016 & DEP#349-1356)

Ms. VandenBoom explained this project involved construction of a single-family home. Staff inspected the site and confirmed that permanent markers have been installed and the site is stabilized. An enforcement order remains open pending receipt of the final monitoring report.

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

g. 522 Grove Street (CC-2025-023)

Ms. VandenBoom explained this project involved permitting of an existing deck and dock. The Order of Conditions required the removal of an old dock which has been completed by the applicant.

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

14) Emergency Certificate

a. 320 June Street (CC-EC-2026-004)

Mr. Flint explained a large three-stemmed oak on the property line posed structural risk after one stem failed, and work is scheduled to address the remaining hazardous stems. The work is within the buffer zone to a wetland and partial on conservation property.

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted 4-0 to ratify the emergency certificate.



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15) Enforcement Order and Violation Updates

- a. 133 Lake Avenue North (CC-2020-007)**
- b. 99 Wildwood Avenue (CC-EO-2020-009)**
- c. 269 James Street (CC-EO-2021-007)**
- d. 4 Tiffany Avenue (CC-EO-2023-001)**
- e. 570 Lincoln Street (CC-EO-2023-010)**

Ms. VandenBoom reported that 570 Lincoln Street has completed required 2 years of monitoring, and restoration with native plantings is confirmed.

Upon a motion by Commissioner Kirshner, seconded by Commissioner Nystrom, the Commission voted 4-0 to lift the Enforcement Order.

- f. 198 Granite Street (CC-EO-2024-001)**
- g. 86 Webster Street (CC-EO-2024-003)**
- h. Salisbury Hill (CC-EO-2024-005 & DEP#349-1253)**
- i. 142-158 Wildwood Avenue (CC-EO-2024-010)**
- j. 1256 West Boylston Street (CC-EO-2025-001)**
- k. 13 Holden Street (CC-EO-2025-002 & DEP# 349-1409)**
- l. 270 Webster Street (CC-EO-2025-004)**
- m. 34 Eskow Road & 224 Southwest Cutoff (CC-EO-2025-006)**
- n. 148A Tory Fort Lane (CC-EO-2025-007, CC-2023-016, & DEP# 349-1356)**
- o. 1259 West Boylston Street (CC-EO-2025-008)**
- p. 757 Salisbury Street (CC-EO-2025-010 & CC-2023-005)**
- q. 9 & 13 Elton Street (CC-EO-2025-011, CC-2024-083, & DEP#349-1407)**
- r. 612 Grove Street (CC-EO-2026-001)**

Ms. VandenBoom reported the asphalt driveway has been removed. Once the area is stabilized, the enforcement order can be lifted.

- s. 342 (aka 344, 346, & 348) Lake Avenue (CC-EO-2026-002 & DEP#349-1435)**
- t. 88 Webster Street (CC-2023-025 & DEP#349-1361)**
- u. 11 Holden Street (CC-EO-2026-003)**
- v. 142 Olean Street (CC-EO-2026-004)**

There was no discussion of item 15a-15d, 15f-15q & 15s-15v.

16) Open Space Discussion

Ms. VandenBoom reported that the Thrive Bridge volunteer group conducted a cleanup event at Perkins Farm on September 12, collecting 11 bags of trash. The Commission expressed appreciation.

17) Discussion of Active Projects

There was no discussion of item 17.



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18) Communications

There was no discussion of item 18.

19) Approval of Minutes – August 24th, 2026

Upon a motion by Commissioner Canton, seconded by Commissioner Nystrom, the Commission voted 4-0 to approve the minutes.

20) Update to Wetlands Protection Ordinance and Regulations

Mr. Flint provided a brief update, noting ongoing work on the fee schedule and a target of completing the regulation update within the calendar year.

21) Commission Liaison Update

Liaison updates for Lake Commission and Community Preservation were brief, with no significant new information.

22) Policies and Procedures

After question from Commissioner Kirshner, Mr. Flint reviewed the process for determining a jurisdictional wetland. He explained that Abbreviated Notice of Resource Area Delineation (ANRAD) or Request for Determination of Applicability (RDA) could be filed. The jurisdictional status can be confirmed through either process. An ANRAD does require a signature from the property owner, but an RDA would not.

Adjournment:

Upon a motion by Commissioner Canton, seconded by Commissioner Kirshner, the Commission voted to adjourn at approximately 8:08 PM.