

R/A

ACCEPTED AND FILED

SUSPENSION

Chelsea, Massachusetts October 15, 2018

A Regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea Massachusetts 02150. The following Councilors were present: Councilors Vidot, Lopez, Rodriguez, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero. Councilor Brown was absent. Council President Vidot presided over the meeting. The meeting opened at 7:00 p.m.

Memoriums and celebratory resolutions:

The following resolution was introduced by Councilor Avellaneda and all members of the City Council. A motion from Councilor Avellaneda to adopt under suspension was adopted.

RESOLUTION

- WHEREAS,** The Chelsea Senior Bocce League is organized by the Chelsea Senior Center and has been in existence for more than 18 years with participants ranging in age 55 to 90's; and
- WHEREAS,** the Bocce season runs for 20 weeks starting in May with approximately 12 teams of 4 players and its games have been held at Voke Park and Creekside Commons; and
- WHEREAS,** starting in 2017, the Chelsea Senior Center and Chelsea Community Schools have organized a Chelsea/Revere Bocce Bowl Tournament held at Voke Park pitting Revere teams against Chelsea teams; and
- WHEREAS,** for the 2nd year in a row, Chelsea has won the Bocce Bowl Tournament and Team 1, comprised of Team Captain Judy Litwin, Donna Bongiovanni, Ken Hyland and Janet DiCalogero, won the tournament this year; and
- WHEREAS,** all Chelsea players are recognized for their athletic prowess and fierce competitive spirit; and
- WHEREAS,** the organizers of the Bocce Tournament include Elder Services Director Tracy Nowicki, Director of Chelsea Community Schools Bea Cravatta, Nathalie Pardo of Chelsea Community Schools, Stephen Fielding of Revere Senior Services, Camille Piccinni-Ciambelli of Revere Senior Services, volunteers Nino Bongiovanni, John Roberts and Chelsea Bocce League President Clara Lander; and
- WHEREAS,** the partners of the Bocce Tournament included Chelsea Department of Public Works employees with set up, George Athas for music, Mystic Valley Elder Services for

catering, and Chelsea Police Department for the ice-cream truck; now therefore, LET IT BE

RESOLVED, that the Chelsea City Council congratulate all the players for another successful conclusion to the 2018 Bocce season and thank the organizers and partners for their time and effort.

The following Resolution was introduced by Councilor Tejada and all members of the City Council. A motion from Councilor Tejada to adopt under suspension was adopted.

RESOLUTION

WHEREAS, the Chelsea Hill Community is a group made up of pastors, City Councilors, and neighbors, all working together for one common cause, that being the improvement and well-being of our community; and

WHEREAS, the Chelsea Hill Community started a year ago and is working harder than ever to improve the area with bi-weekly policed walks around the neighborhood; and

WHEREAS, the Chelsea Hill Community is helping the seniors with snow removal, is starting food drives with high quality fruits, vegetables and other necessities for those in need; and

WHEREAS, the Chelsea Hill Community honored the memory of those who served before us, like Mike McKonnen, by gathering a group of volunteers and completely renovating the flower beds that were placed on County Rd., commemorating Mike and his contributions to our neighborhood; now therefore, BE IT

RESOLVED, that we, the members of the Chelsea City Council, wish to go on record to thank the Chelsea Hill Community for all their good work and to congratulate them on their first anniversary; and BE IT FURTHER

RESOLVED, that the Council recognize the founding members of the Chelsea Hill Community, Ellen Rohan Ball, Beth Novak, Yahya Noor, Luis Tejada, Irma Orellana, Manuel Castellon, Yamir Rodriguez, Alex Christmas, and Grace Muwina for the level of dedication and care they have shown for their districts and to the City of Chelsea.

The following Resolution was introduced by Councillor Vidot and all members of the City Council. A motion from Councilor Lopez to adopt under suspension was adopted.

RESOLUTION

Whereas, On October 19, 2018 at 9:00 AM, the City of Chelsea will officially celebrate Arbor Day; and

Whereas, As part of this special day, the Massachusetts Tree Wardens & Foresters Association will come to the City of Chelsea to plant a public shade tree; and

Whereas, Children, parents, community leaders, public officials and municipal employees are invited to participate in the planting event; and

Whereas, This event helps to ensure that the City maintains its status as a Tree City USA; and

Whereas, This year, the City of Chelsea has officially been recognized as a Tree City USA for its 14th year by the National Arbor Day Foundation; and

Whereas, Being a Tree City USA gives Chelsea the benefits of having more State resources to further enhance the quantity and quality of trees in Chelsea; and

Whereas, The Tree City USA Award is given by The National Arbor Day Foundation, in cooperation with the National Association of State Foresters and the USDA Forest Service, to recognize environmental improvement and encourage higher levels of tree care throughout America; now therefore, be it

Resolved, The City Council would like to recognize the efforts of the Department of Public Works and the community for their work toward improving Chelsea's environment via an enhanced tree program; for securing the Tree City USA status for the 14th year in a row; and for having a successful 2018 Arbor Day event.

The following order was introduced by Councillor Robinson and all members of the City Council. A motion from Councilor Robinson to adopt under suspension was adopted.

RESOLUTION

WHEREAS, in 2018, an estimated 266,120 new cases of invasive breast cancer are expected to be diagnosed in women in the U.S.; and

WHEREAS, National Breast Cancer Awareness Month educates women about the importance of early detection for breast cancer; and

WHEREAS, as we observe National Breast Cancer Awareness Month, we pause to remember all those who are fighting this disease, including families and friends, advocates, researchers and health care providers as well as those we have lost to breast cancer; and

WHEREAS, the National Institutes of Health, Department of Defense and Centers for Disease Control and Prevention will invest over \$1 billion in research this year to fight this dreaded disease; and

WHEREAS, screening and early detection are essential to our nation's fight against breast cancer; now therefore, BE IT

RESOLVED, that we, the Members of the Chelsea City Council, acknowledge the importance of raising awareness of breast cancer in our community as we work to support survivors, those currently battling breast cancer and those who might detect it in its early stages, and that we recognize October, 2018 as Breast Cancer Awareness Month in the City of Chelsea.

The following Resolution was introduced by Councilor Recupero and all members of the City Council. A motion from Councilor Recupero to adopt under suspension was adopted.

RESOLUTION

WHEREAS, October is the month that many of Italian Heritage celebrate with so many others, Columbus Day Parades; and

WHEREAS, Italian Heritage is richly entwined in the history of our country; this heritage did not begin and end with the well-known voyages of Christopher Columbus, but continues to the present day in fields of exploration, science, the arts, literature, as well as business and development; and

WHEREAS, Italians and those of Italian descent have made remarkable contributions to our nation; the list is quite long. American history is replete with citizens of Italian lineage, including the signing the Declaration of Independence and the formation of the U.S. Constitution. Italian-Americans have fought in every war from the Revolutionary War, to recent conflicts; and have served with distinction, including several Congressional Medal of Honor recipients. Italian-Americans were instrumental in building and developing many of our major cities; Italian immigrants built bridges and roads that we use today. Several major U.S. universities have been founded and directed by Italian-Americans and valuable discoveries in science and medicine are credited to those of Italian heritage as well; NOW THEREFORE BE IT

RESOLVED, that we, the Members of the Chelsea City Council, declare October as “Italian Heritage Month” in the year 2018.

Public Speaking:

The public speaking portion of the meeting opened at approximately 7:30 p.m. The following came forward to speak:

Roman Pucko, resident of Peabody, spoke about compromise on decisions.

Maureen cauly 150 Captains Row, spoke about proper decorum on the City Council.

Sharlene McLean 100 Broadway Chelsea, spoke about the impending Water Rates. Opposed

Allison Cunio 126 Washington Ave. Spoke about the pending water rates.

Kathryn Anderson 28 Warren Ave, Somerville, spoke about the new money for the schools and the need.

Marcel Quetant 126 Washington Ave. spoke about the proposed new Water rates.

Matt Frank 45 Jones Ave., spoke about the Water Rates and Home ownership.

Chris Assante 38 Hathorne St., spoke on the water rate prosal.

The public speaking portion closed at 8:08 p.m.

The minutes of the City Council Regular Meeting of September 24, 2018 and The Special Meeting minutes of October 1, 2018 were approved at the request of Councilor Garcia's motion to adopt under suspension.

Communication from City Manager:

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Quarterly Hiring Report*

Dear Councilors:

Pursuant to Administrative Code Section 1.12.02, I have enclosed the required statistical quarterly report on hiring for the twelve month period from Oct. 1, 2017 through Sept. 30, 2018.

I will be available to answer any questions.

Yours truly,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson moved the communication to a second reading, under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Appointments to Boards and Commissions*

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals to Boards and Commissions in the City.

For appointment to the Human Rights Commission, Ms. Fatima Melara, 9 Garland Street, Chelsea, to fill the unexpired term of Marie Belen Power, who has resigned. This term expires on June 30, 2019.

For appointment to the Chelsea Historical Commission, Mr. Allen Meringolo, 165 Cottage St., #402, Chelsea, for a three year term expiring in 2021.

Copies of the resumes are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Notice of Waiver Intent*

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Ms. Veronica Sosa, 12 Pond Street, Boston, for the part-time position of Management Assistant – Graphic Designer in the Recreation & Cultural Affairs Division and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01.

There were Chelsea candidates for this position. However, Ms. Sosa has far superior design and web management skills and experience than the other candidates. She also has helpful language abilities. A copy of Ms. Sosa's resume is attached.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Notice of Waiver Intent*

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Mr. Benjamin Cares, 5 Cutter Park, Somerville, Massachusetts, for the position of Planner/Project Manager in the Department of Planning & Development and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. A copy of Mr. Cares' resume is attached.

There were no qualified Chelsea candidates for this position.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Extension of Contract for Fire Chief*

Dear Councilors:

I am writing to inform you that I have extended the contract of Fire Chief Len Albanese for a period of three additional years to cover the period July 1, 2019 through June 30, 2022. A copy of the new contract is attached.

According to the Chief's current contract, which expires on June 30, 2019, I am required to notify him by the end of January of 2019 of my intention to renew his contract. Pursuant to that clause, the Chief and I began discussions about an extension, and we recently agreed on this new three year term. The contract includes a 3% increase for the first year of the new contract, with subsequent increases to be determined consistent with salary adjustments to other Department Heads.

I have been extremely satisfied with Chief Albanese's leadership and management of the Fire Department since his arrival in 2016. I believe this extension is fully justified.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Bishop referred the communication to the sub-committee on Finance under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Request to Appropriate Commonwealth Transportation Infrastructure Funds*

Dear Councilors:

I am writing to request that the City Council appropriate \$65,668.60 in available funds from the Commonwealth Transportation Infrastructure Fund to assist in our existing FY19 Street & Sidewalk Program. If approved, the appropriated funds would supplement our existing DPW asphalt line item and be spent by the City before the close of FY19, likely in the Spring, on previously identified roadway work.

You may be aware that in 2016, the Governor signed new legislation that regulated Transportation Network Companies (“TNCs”) such as Uber and Lyft. As part of the regulatory scheme, these TNCs are required to pay the Commonwealth a \$0.20 per-ride assessment. One half of that assessment is distributed proportionately to each city and town in the Commonwealth based upon the number of rides that originate in the municipality. For Calendar Year 2017, the City of Chelsea’s share of this assessment, based upon TNC company rides originating in Chelsea, was \$65,668.60.

This past Summer, the Massachusetts Department of Revenue determined that local communities must specifically appropriate these TNC funds in order to be spent. Further, the funds must be utilized “to address the impact of transportation network services on municipal roads, bridges and other transportation infrastructure. . .” (A copy of the DOR Bulletin is attached.) Accordingly, I am asking now that the \$65,668.60 available to Chelsea be appropriated to the DPW Asphalt line item to be used for remaining FY19 roadway work.

I have attached a draft Order to accomplish the requested Council action. I will be available to answer any questions from the Council.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Rodriguez moved the communication to the sub-committee on conference under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Zoning Amendments*

Dear Councilors:

I am writing with a request that the City approve some changes to its Zoning Ordinances.

The first group of changes (Sections 1-4 of the attached Order) pertain to the Naval Hospital Residential District and the Naval Hospital Commercial District. As you may recall, the Council approved a development moratorium in that area to give the City time to consider changes that better reflect our current development goals. The new proposed zoning is intended mainly to ensure that any future residential development in the Naval Hospital Residential District is subject to reasonable dimensional controls, including mandating low rise buildings, and that any large scale residential project will require a Special Permit rather than be allowed as a matter of right.

The final zoning change involves our retail business districts around Broadway. As you may recall, the City in 2016 changed the zoning in these districts to prohibit residential uses on the first floor. We have long felt that prohibition is essential along the Broadway Corridor in order to retain the commercial character of that business district. However, the need and demand for first floor commercial space recedes as you move away from the commercial center toward some of the outlying parcels within these retail business districts, such as Fifth Street toward Chestnut Street and Sixth Street toward Arlington Street. In those areas, first floor commercial is not essential. Accordingly, we are proposing a zoning change that would allow the Zoning Board of Appeals flexibility to approve, by Special Permit, first floor residential uses in certain parts of these retail business districts when an appropriate argument for such use exists. However, the Zoning Ordinance would continue to prohibit such uses along the Broadway Business Corridor.

Because these are zoning changes, the City Council is required to advertise for a public hearing and to solicit a recommendation from the Planning Board. I request that it do so. The proposed changes are attached.

Finally, I do wish to point out that the interim zoning moratorium adopted by the City Council in November of 2016 required that the zoning changes be *completed* within 18 months from that date, and that the moratorium end within 2 years of that date, unless such timeframes were extended by the City Manager. By virtue of this letter, I am extending both deadlines to the end of the year to allow adequate time for the City Council to deliberate on these proposed changes.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was received from Chelsea resident Lisa Morales regarding Discount for Single Family Owner Occupied Water and Sewer. A motion from Councilor Garcia to accept and file was adopted under suspension.

A copy of a communication was received from Program Director of Chelsea Community Connections Cara Cogliano regarding the vote on the Water and Sewer Discounts. A motion from Councilor Garcia to accept and file was adopted under suspension.

A copy of a communication was received from City/Parking Clerk Jeannette Cintron White regarding the Warrant for the State Election November 6, 2018. A motion from Councilor Robinson to accept and file was adopted under suspension.

A copy of a communication was received from City/Parking Clerk Jeannette Cintron White regarding the actions approved at the September 25, 2018 Traffic and Parking Commission meeting. A motion from Councilor Robinson to accept and file was adopted under suspension.

Second Readings:

The following appointments from the City Manager for Boards and Commissions were read for the second time. Councilor Bishop requested that a roll call for the Chelsea Residents be held apart from the non-residents. Councilor Robinson requested a roll call on the Chelsea Residents. The roll call passed 10-0-1-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero. Councilor Brown was absent. Councilor Bishop's request for roll call on non-resident Ms. Anne Waller Auerbach of Brookline to the Community Schools Advisory Board, was 4-6-1-0, rejection of the appointment. Voting yes were Councilor Rodriguez, Avellaneda, Robinson, and Perlatonda. Voting no were Councilors Vidot, Lopez, Bishop, Tejada, Garcia, and Recupero. Councilor Brown was absent.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Appointments to Boards and Commissions*

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals to Boards and Commissions in the City.

For re-appointment to the Youth Commission, Ms. Madina Hassan, 10 Fitz Terrace, Chelsea, for a one year term expiring on June 30, 2019. Ms. Hassan is a senior at Chelsea High School.

For appointment to the Council of Elder Affairs, Ms. Jean Chapman, 15 Gardner Street, Chelsea, for a three year term expiring in 2021.

For appointment to the Council of Elder Affairs, Ms. Marianne Winship, 62 Beacon St., Chelsea, for a three year term expiring in 2021.

For appointment to the Chelsea Cultural Council, Ms. Carolina Anzola, 220 Spencer Ave., #103, Chelsea, for a three year term expiring in 2021.

For appointment to the Chelsea Community Schools Advisory Board, Ms. Anne Waller Auerbach, 28 Park Street, Apt. 3, Brookline, Massachusetts, for a three year term expiring in 2021.

For all of these appointments, I request your approval. And, for Ms. Auerbach, I ask for a Residency Waiver. It has been difficult to attract members to the Chelsea Community Schools Advisory Board, with several existing openings remaining unfilled for more than two years. Even with the appointment of Ms. Auerbach, there remain three open positions for interested Chelsea residents.

I have attached resumes for the new appointees except for Ms. Chapman, a senior who did not submit a resume.

Finally, I am confirming that Mr. Robert Saenz has withdrawn his candidacy for a position on the Chelsea Planning Board.

City Manager
Thomas G. Ambrosino

The following order was introduced by Councilor Avellaneda and read for the second time. A motion from Councilor Avellaneda to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero. Councilor Brown was absent.

ORDERED, that an increase of the Fiscal Year 2019 School Department original appropriation from \$91,200,000 to \$91,830,084 for a net increase of \$630,084 attributed to an increase in Fiscal Year 2019 Chapter 70 Aid.

The following order was introduced by Councilor Avellaneda and read for the second time. A roll by Councilor Avellaneda passed 10-0-1-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero. Councilor Brown was absent.

ORDERED, that the Chelsea City Council increases the Fiscal Year 2019 School Department original appropriation from \$91,200,000 to \$92,126,109 reflecting the increase in Chapter 70 Aid of \$630,084 and the \$296,025 in Transitional Relief Funds.

New Busiensess:

The following order was introduced by Councilor Vidot. A motion from Councilor Robinson to adopt by roll call and attach to the communication by roll call passed 10-0-1-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero. Councilor Brown was absent.

ORDERED, that the warrant for the State Election November 6, 2018 be accepted.

The following Resolution was introduced by Councilor Vidot and members of the City Council. A motion from Councilor Vidot to adopt under suspension was adopted.

RESOLUTION

WHEREAS, the Massachusetts House of Representatives and Senate approved the addition of gender identity to the Massachusetts Public Accommodation Law (M.G.L. c. 272, Section 92A, 98 and 98A) on July 8, 2016; and

WHEREAS, Governor Charlie Baker signed this legislation, An Act Relative to Transgender Anti-Discrimination, into law on July 8, 2016; and

WHEREAS, the updated Massachusetts Public Accommodations Law has been in full effect since October 1, 2016; and

WHEREAS, The Massachusetts statewide election upcoming on November 6, 2018 includes a ballot question seeking to repeal the provision in the Massachusetts Public Accommodations Law prohibiting discrimination on the basis of gender identity in places of public accommodation; and

WHEREAS, Repeal of those provisions of the Massachusetts Public Accommodation Law would be contrary to the values and principles that the City of Chelsea has long espoused and that we are sworn to uphold; NOW THEREFORE, BE IT

RESOLVED, That the Chelsea City Council does hereby reaffirm our commitment to equal protection under the laws for all people; and BE IT FURTHER

RESOLVED, that this Council opposes any effort to infringe on the rights of transgender and gender non-conforming members of our community; and BE IT FURTHER

RESOLVED, that we, the Members of the Chelsea City Council, do hereby pledge to support a “Yes” vote on Question 3 at the November 6, 2018 State Election and urge that voters of Chelsea to do so also.

The following Resolution was introduced by Councilor Vidot. A motion from Councilor Vidot to adopt under suspension was adopted.

RESOLUTION

WHEREAS, DVAM (Domestic Violence Awareness Month) provides an excellent opportunity for residents to learn more about preventing domestic violence and acknowledge the efforts of our local non-profit center that provides confidential support, advocacy, and education for people affected by domestic violence; and

WHEREAS, domestic violence is widespread and affects millions of Americans each year; and

WHEREAS, children who grow up in violent homes are abused and neglected at a rate higher than the national average; and

WHEREAS, domestic violence costs the nation billions of dollars annually in medical expenses, police and court costs, shelters, foster care, sick leave, absenteeism, and non-productivity; and

WHEREAS, only a coordinated community effort will put a stop to this crime; and

WHEREAS, the Chelsea City Council is demonstrating their commitment to end violence against women and all gender based violence by participating in a Domestic Violence training by Harbor COV on Monday October 15th at 6PM; and

WHEREAS, the Chelsea City Council has also collaborated with Harbor COV to help spread Domestic Violence awareness and will host 'Escape: A true story of survival, recovery and transformation' a one-woman show in the Chelsea City Hall Chambers on Thursday October 25th, 2018 from 12PM to 2PM; now, therefore BE IT

RESOLVED that the Chelsea City Council hereby acknowledges the tireless efforts of Harbor COV and its representatives to the Chelsea community in educating, advocating and ensuring the safety of all victims of violence; BE IT FURTHER

RESOLVED that in light of DVAM (Domestic Violence Awareness Month) Chelsea City Council, as representatives of the city are fully committed to leading alongside the efforts of Harbor COV to eradicate violence on women and all gender based violence in our community.

The following order was introduced by Councilor Recuperero. A motion was made by Councilor Recuperero to adopt under suspension. Councilor Robinson requested roll call. The roll call defeated the motion 4-6-1-0. Voting yes were Councilors Vidot, Lopez, Bishop, and Recuperero. Voting no were Councilors Rodriguez, Tejada, Avellaneda, Robinson, Perlatonda, and Garcia. Councilor Brown was absent.

Ordered, that the City Manager explore the possibility of property owners who make improvements to one two or three family homes, condominiums, or small businesses to apply for limited-term tax relief similar to Tax Increment Financing.

The following order was introduced by Councilors Avellaneda and Robinson. Council President Vidot ruled the order out of order. Councilor Avellaneda challenged the Chairs ruling. On roll call the Chairs decision was upheld 6-4-1-0. Voting yes were Councilors Vidot, Lopez, Bishop, Tejada, Garcia, and Recuperero. Voting no were Councilors Rodriguez, Avellaneda, Robinson, and Perlatonda. Councilor Brown was absent.

Ordered, that the 10% Water & Sewer Bill Discount for owner occupied owners of single family multifamily and condos with a separate water meter be repealed and that the Sub-Committee on Conference hold a meeting to discuss the Water and Sewer Budget.

The following order was introduced by Councilor Recuperero. Councilor Lopez objected to the first reading.

Ordered, that the City Manager look into having a real statue of John Ruiz made because he was the first Hispanic heavyweight champion that came out of Chelsea and he was very proud to be from Chelsea.

The following order was introduced by Councilor Recuperero. A motion from Councilor Recuperero to adopt under suspension was adopted.

Ordered, that the City Manager look into the City owned property, where the Salvation Army was on Broadway, and see funds, city funds from the CPA, Stabilization Fund and the Housing Trust Fund, and private donations.

The following order was introduced by Councilor Vidot. A motion from Councilor Tejada to adopt under suspension was adopted.

Ordered, that the City Manager report back to this City Council as to the status of the creation of the Development Masterplan for the City.

The following order was introduced by Councilors Recupero and Lopez. A motion from Councilor Recupero to adopt under suspension was adopted.

Ordered, that the City Manager instruct any new developments that are aided by City money or any type of TIF make sure that Chelsea residents have preference to get into these developments. These developments include market rate housing and affordable housing.

The following order was introduced by Councilor Tejada. A motion from Councilor Tejada to adopt under suspension was adopted.

Requested, that the Traffic and Parking Commission rescind the daytime parking restrictions on Franklin Ave.

The following order was introduced by Councilor Perlatonda. A motion from Councilor Perlatonda to adopt under suspension was adopted.

Ordered, that the City Manager request to the Traffic and Parking Commission to put in signs at 92 Clinton St. at both sides of driveway, reading "Do Not Park Close to Driveway."

The following order was introduced by Councilor Vidot. A motion from Councilor Rodriguez moved the order to the Sub-Committee on Conference under suspension.

WHEREAS, the Chelsea City Council has authority to adopt ordinances to protect the health, safety and welfare of all residents of the City of Chelsea;

WHEREAS, the City of Chelsea wishes to adopt new zoning rules to properly regulate the Naval Hospital Residential District and to further its Downtown revitalization efforts; and

NOW, therefore be it Ordained, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

Section 1

That Chapter 34, Article XI Table of Dimensional Restrictions, Section 34-262 be revised with changes to the Naval Hospital Residential District by replacing the column titled "Naval Hospital Development, Residential (NHR)" with the following:

Naval Hospital Development, Residential (NHR)

Minimum lot area (sf) – leave blank; Per dwelling unit – 3,500; But not less than – 20,000; Maximum density – NA; Minimum density – NA; Minimum frontage (ft.)⁴ – 60; Maximum floor area ratio² – leave

blank; Standard – 1; Bonus - NA; Maximum height (ft)⁵ – 35; Maximum number of stories – 2.5; Required yards (ft)⁷ – leave blank; Front – 20; Side – ¼ the height of the building¹³; Rear – 20; Maximum percent lot coverage – 50; Minimum useable open space/family (sf) – 150; Min area to remain as useable open space³ – 25; Min. distance between access points to same lot (ft)¹¹ – 50.

(For informational purposes only, see Exhibit A.)

Section 2

That Chapter 34, Article XI Table of Dimensional Restrictions, Section 34-262 be revised with changes to the Naval Hospital Commercial District by replacing the column titled “Naval Hospital Development, Commercial (NHC)” with the following:

Naval Hospital Development, Commercial (NHC)

Minimum lot area (sf) – leave blank; Per dwelling unit – NA; But not less than – 15,000; Maximum density – NA; Minimum density – NA; Minimum frontage (ft.)⁴ – 60; Maximum floor area ratio² – leave blank; Standard – 1; Bonus - NA; Maximum height (ft)⁵ – 40; Maximum number of stories – 4; Required yards (ft)⁷ – leave blank; Front – 20; Side – ¼ the height of the building¹³; Rear – 20; Maximum percent lot coverage – 50; Minimum useable open space/family (sf) – NA; Min area to remain as useable open space³ – 25; Min. distance between access points to same lot (ft)¹¹ – NA.

(For informational purposes only, see Exhibit A.)

Section 3

That Chapter 34, Article XIII Table of Principle Use Regulations, Section 34-300 be amended by replacing the row titled “Multifamily dwelling with four or more dwelling units” with the following:

Multifamily dwelling with four to six dwelling units

R1 – N; R2 – SP; R3 – Y; BR – Y; BR2 – Y; BH – N; B – N; SC - N; W – SP; I – N; LI – N; LI2 – SP; NHR – Y; NHC – N.

(For informational purposes only, see Exhibit B.)

Section 4

That Chapter 34, Article XIII Table of Principle Use Regulations, Section 34-300 be amended by replacing the row titled “Dwellings containing six or fewer dwelling units” with the following:

Dwellings containing seven or more dwelling units

R1 – N; R2 – SP; R3 – Y; BR – Y; BR2 – Y; BH – N; B – N; SC - N; W – SP; I – N; LI – N; LI2 – SP; NHR – SP; NHC – N.

(For informational purposes only, see Exhibit B.)

Section 5

That Chapter 34, Article III Use Regulations, Section 34-52 be revised as follows:

Section 34-52 – Residential Units in Basement/Ground Floor in Retail Business Districts.

Within the Retail Business (BR) and Retail Business 2 (BR2) Districts, residential units in the basement or on the ground floor shall only be allowed by Special Permit from the ZBA, except that no such Special Permit shall be allowed or considered by the ZBA for a residential unit on the ground floor or basement floor in that portion of the Retail Business District on Broadway between City Hall Avenue and Williams Street if such residential unit abuts Broadway.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino".

Paul G. Casino
Clerk of the Chelsea City Council