



# Chelsea City Council

City Hall  
500 Broadway  
Chelsea, MA 02150  
(617) 466-4060  
(617) 466-4065 Fax

**Revised**  
**CHELSEA CITY COUNCIL**  
**MEETING AGENDA**  
**March 8, 2021**  
**7 P.M.**

**City Chambers will be open for viewing of meeting with LIMITED seating. To reserve a seat, call 617-466-4060 by Monday, March 8, 2021 by 4 P.M. If you would like to send in a comment, please do so by emailing [fmelara@chelseama.gov](mailto:fmelara@chelseama.gov) by 12PM of the meeting day.**

1. PLEDGE OF ALLEGIANCE
2. CALLING THE ROLL OF MEMBERS
3. MEMORIUMS AND CELEBRATORY RESOLUTIONS
  - a. ID#: 21R19 Celebratory Resolution in regards Women's History Month
  - b. ID#: 21R20 Celebratory Resolution in regards thanking City Manager Tom Ambrosino
4. PUBLIC HEARING
  - a. There will be a public hearing in regards of the proposed Zoning Amendments, Municipal Harbor Plan, Marijuana Establishment, and Route 16 to BH
5. PUBLIC SPEAKING
6. APPROVAL OF MINUTES
  - a. ID#: 21M13 a. Regular meeting minutes of February 22, 2021.

## 7. COMMUNICATIONS FROM THE CITY MANAGER

- a. **ID#:21CM71** Communication received from City Manager Tom Ambrosino in regards Re-Appointments to Boards and Commissions
- b. **ID#: 21CM72** Communication received from City Manager Tom Ambrosino in regards Chelsea Housing Legal Clinic
- c. **ID#: 21CM73** Communication received from City Manager Tom Ambrosino in regards Grant from United Way for Chelsea Eats Food Debit Card Program
- d. **ID#: 21CM74** Communication received from City Manager Tom Ambrosino in regards Notice of Residency Waiver
- e. **ID#: 21CM75** Communication received from City Manager Tom Ambrosino in regards Approval to Pay Prior Year Expenses
- f. **ID#: 21CM76** Communication received from City Manager Tom Ambrosino in regards Request for Appropriation of Overlay Surplus to Assessor's Department

## 8. COMMUNICATIONS AND PETITIONS TO THE COUNCIL

- a. **ID#: 21C16** Communication received from Ms. Ilana Ascher and her students in regards removing Christopher Columbus statue in Chelsea
- b. **ID#: 21C17** Communication received from Chelsea High School student Karen Maradiaga in regards removal of Christopher Columbus statue in Chelsea
- c. **ID#: 21C18** Communication received from Chelsea High School student Branden Garcia in regards of Council Meeting on February, 22, 2021
- d. **ID#: 21C19** Communication received from Affordable Trust Fund Board in regards of 41-43 Orange St
- e. **ID#: 21C20** Communication received from Chelsea Youth Commission in regards to Bias Training
- f. **ID#: 21C21** Communication received from Roseann Bongiovanni from Greenroots, INC in regards of Zoning

## 9. COMMITTEE REPORTS

## 10. UNFINISHED BUSINESS

### a. Municipal Harbor Plan

Amendment 1 – Creation of Waterfront Upland and Port District

Amendment 2 – Deleting Waterfront Industrial Overlay

Amendment 3 – Amending Divided Lot

Amendment 4 – Amending Dimensional Table by Adding Port

Amendment 5 – Amending lot coverage in Port and Waterfront Upland

Amendment 6 – Landscaping Requirement in Waterfront

Amendment 7 – Adding Performance Standards in Waterfront

Amendment 8 – Creating Waterfront Improvement Trust Fund

Amendment 9 – Special Permit Criteria Amendment in Port District

Amendment 10 – Site Plan Amendment in Port Area Master Plan

Amendment 11 – Site Plan Amendment in Port Area Minor Plan

Amendment 12 – Site Plan Review Amendment

Amendment 13 – Site Plan Review Amendment in DPA

Amendment 14 – Addition of definitions in WP

Amendment 15 – Adding Dimensional Regulations of Port and Waterfront Upland

**Councilor Avellaneda Motion to Amend**

Amendment 16 – Table of Principal Use Amendment

**Councilor Avellaneda Motion to Amend**

Amendment 17 – Amending Zoning Map with new Map

**b. Revere Beach Parkway Area from R1 to Business Highway**

**c. Zoning Amendments**

Amendment 1- Waterfront Residential Commercial Overlay District– R2  
Dimensional

Amendment 2 –R2 Density

Amendment 3 – R2 Minimum Open Space

Amendment 4 – R1 Density

Amendment 5 – Park Street R2 to RB

Amendment 6 – Downtown Broadway Parking

**Councilor Robinson Motion to Amend**

I. Amendment 7 – Mixed Used Overlay District (Vale Street)

**d. Marijuana Establishment**

Amendment 1 – Amending Code of Ordinances by adding Delivery-Only Marijuana

Amendment 2 – Allowance of “Marijuana Retailer” in Retail Business

Amendment 3 – Amending Table of Principal Uses for “Delivery-Only Marijuana” and “Marijuana Transporter”

Amendment 4 – Adding “Delivery-Only Marijuana” to Table of Off-street Parking Spaces Requirements

Amendment 5 – Adding Vehicles of Marijuana Establishments to Code of Ordinances

**11. SECOND READING**

- a. **ID#: 21CO1** Ordinance introduced by Councilor Avellaneda in regards limitation on number of marijuana retailers to 6
- b. **ID#: 21F25** Order introduced by Councilor Robinson in regards unpaid balance from Constant Contact a balance of \$1,100.00 and Keches Law Group a balance \$69.65
- c. **ID#:21F26** Order introduced by Councilor Robinson in regards unpaid balance of \$1,705.52 from Herff Jones, LLC, \$452.75 from Jostens, \$1,134.75 ASNE of NE

**12. NEW BUSINESS**

- a. **ID#:21R21** Resolution introduced Councilor Avellaneda in regards 41-43 Orange Street Affordable Housing Trust Fund Transfer Request

- b. **ID#:2169** Order introduced by Councilor Zabet in regards a Subcommittee on Conference be held to discuss increasingly emergent issue of trash on sidewalks, streets, public and private properties throughout the city
- c. **ID#: 2170** Request introduced by Councilor Robinson in regards for the City Manager to provide an update on the Forbes Development Project
- d. **ID#: 2171** Request introduced by Councilor Robinson in regards for the City Manager to provide an update on the FRA train noise
- e. **ID#: 2172** Request introduced by Councilor Recupero in regards for the City Manager to look into creating a community center
- f. **ID#: 2173** Request introduced by Councilor Recupero in regards for the City Manager to provide a copy of the TEC report on Park, Pearl and Congress Street traffic study to the City Council
- g. **ID#: 2174** Order introduced by Councilor Vidot and Councilor Lopez in regards for the City Manager to look into property lines/ownership in the common space behind 67 Bellingham Street, 22 Cottage Street, 24 Cottage Street, and any city property
- h. **ID#:21F27** Order introduced by Councilor Robinson in regards of prior year the expenditures of \$150.00 from FY18, \$240.00 from FY19 and 2,925.00 from FY20 from the Inspectional Services Department expenditure line to satisfy the unpaid emergency board-up services balance owed to Maximum Emergency Services from prior years.
- i. **ID#:21F28** Order introduced by Councilor Robinson in regards of prior year the expenditures of \$127.73 from the Human Resources Department expenditure line to satisfy the unpaid Employee Health Fair supplies balance to Demoulas Supermarket, Inc. from a prior year.
- j. **ID#: 21F29** Order introduced by Councilor Robinson in regards appropriation of \$126,000 from the Overlay Surplus Account to the Assessors' Department Appraisal Services Account 0114152-531100.
- k. **ID#: 21F30** Order introduced by Councilor Avellaneda in regards accepting United Way of Massachusetts Bay and Merrimack Valley grant in the amount of \$465,000 for the public purpose of funding the Chelsea Eats Food Debit Card Program.

### 13. PUBLIC ANNOUNCEMENTS