



# Chelsea City Council

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## CHELSEA CITY COUNCIL

### MEETING AGENDA

June 21, 2021

7 P.M.

City Council Packet is available for view at the Chelsea City Council Office during business hours.

1. PLEDGE OF ALLEGIANCE
2. CALLING THE ROLL OF MEMBERS
3. MEMORIUMS AND CELEBRATORY RESOLUTIONS
4. PUBLIC HEARING

The Chelsea City Council is holding a Public Hearing regarding the proposed Zoning Amendments: establishing a Mixed Use Overlay, change of parcel

- R1 District: Change minimum lot size per dwelling unit to 3,100 sq. ft., change minimum lot size to 6,000 sq. ft., allow three-family dwellings by Special Permit;
- R2 District: Change minimum lot size per dwelling unit for 1-6 units to 3,500 sq. ft. for first unit and 1,000 sq. ft. for each additional unit, but not less than 5,000 sq. ft. total, change minimum lot size per unit for 7 or more units to 3,500 sq. ft. for first unit and 950 sq. ft. for each additional unit but not less than 10,000 sq. ft. total, change minimum open space per unit to 100 sq. ft.;
- Establish a Mixed Use Overlay District in the area bounded by Everett Avenue, MBTA rail right-of-way, and Chelsea-Everett border; and
- Adding a definition of electric vehicle preparation and repair, and amend Section 34-300 by adding electric vehicle preparation and repair allowed in the Industrial District
- Change zoning designation of parcels at 115 Park Street, 105 Park Street, 12 Essex

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Street, 1 Ellsworth Street, and 37 Congress Ave from R2 to BR.

5. PUBLIC SPEAKING

6. APPROVAL OF MINUTES

- a. **ID#: 21M18** Regular meeting minutes of June 7, 2021.

7. COMMUNICATIONS FROM THE CITY MANAGER

- a. **ID#: 21CM128** Communication received from City Manager Tom Ambrosino regarding New Police Chief Contract
- b. **ID#: 21CM129** Communication received from City Manager Tom Ambrosino regarding Acceptance of Grant from Metro North Regional Employment Board
- c. **ID#: 21CM130** Communication received from City Manager Tom Ambrosino regarding Grant from United Way for Chelsea Eats Food Debit Card Program
- d. **ID#: 21CM131** Communication received from City Manager Tom Ambrosino regarding Acceptance of Grant from Metropolitan Area Planning Council

8. COMMUNICATIONS AND PETITIONS TO THE COUNCIL

- a. **ID#: 21C39** Communication received from Parking Clerk Jeannette Cintron White regarding Traffic and Parking Commission actions approved at May 11, 2021 meeting

9. COMMITTEE REPORTS

10. UNFINISHED BUSINESS

- a. **ID#: 21Z7** Zoning Amendments introduced by Councilor Avellaneda regarding
1. Amendment #1: The establishment of a Mixed Use Overlay District
  2. Amendment #5: Designation change for parcels from Residential 2 (R2) to Retail Business (RB) on certain parcels on Park St, Essex St, Ellsworth, and Congress
- b. **ID#: 21Z8** Zoning Amendment introduced by Councilor Recupero and Councilor Avellaneda regarding
1. Amendment #1: 1changing the R1 District per Dwelling Unit and Total Density of 1-2 Units of 3,100 sq. ft.; But Not Less Than 6,000 sq. ft. total

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2. Amendment #2: Amending the Table of Principle Use to change Three Family Dwelling from N to SP

- c. ID#: 21Z9** Zoning Amendment introduced by Councilor Avellaneda regarding
1. Amendment #1: Amending the Table of Dimensional Regulations in the R2 District of "1-3 Units" to "1-6 Units", former "apartment" table renamed "7+ Units"
  2. Amendment #2: Amending Table of Dimensional Regulations in the R2 District the Per Dwelling Unit Density of 1-6 Units 3,500 sq. ft., But Not Less than 5,000 and 7+ Unites 3,500 but not less than 10,000
  3. Amendment #3: Amending Table of Dimensional Regulations in the R2 District the Minimum Usable Open Space requirement in 1-6 Units to 100 sq. ft. and 7+ to 100 sq. ft.

- d. ID#: 21Z10** Zoning Amendment introduced by Councilor Avellaneda regarding
1. Amendment #1: Amending Section 34-241 by adding a definition of Electric Vehicle Preparation and Repair
  2. Amendment #2: Amending Section 34-300 by adding Section c. Commercial uses, Electric Vehicle Preparation and Repair allowed subject to the issuance of a Special Permit in Industrial District and not permitted in any other district

## 11. SECOND READING

- a. ID#: 21F63** Order introduced by Councilor Avellaneda regarding appropriation of funds in the amount of \$15,000 from Free Cash to FY2021 Housing and Community Development Contract Services Account for appraisal services
- b. ID#: 21F64** Order introduced by Councilor Robinson regarding approving the cost items set forth in the collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc., Local 93 (Police Patrol Officers), memorialized in the Memorandum of Agreement for the period July 1, 2020 through June 30, 2021 dated June 2, 2021
- c. ID#: 21F65** Order introduced by Councilor Robinson regarding approving the cost items set forth in the collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc., Local 93 (Police

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Patrol Officers), memorialized in the Memorandum of Agreement for the period July 1, 2021 through June 30, 2024 dated June 2, 2021.

- d. **ID#: 21F66** Order introduced by Councilor Robinson regarding approving collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc., Local 93 (Police Patrol Officers), the Chelsea City Council authorizes the appropriation from Free Cash of \$78,000 to the FY2021 Police Department Regular Salary Account 0121051-510200
- e. **ID#: 21F67** Order introduced by Councilor Robinson regarding Approval of PEG Access FY22 budget: Chelsea Community Cable Television \$242,074.29; School Dept. \$90,000.00; and City \$130,000.00
- f. **ID#: 21F68** Order introduced by Councilor Robinson regarding appropriation of FY2022 Community Preservation Committee Operating Budget
  1. \$101,631.00, 10% of estimated revenues for the acquisition, creation and preservation of open space;
  2. \$101,631.00, 10% of estimated revenues for the acquisition, preservation, rehabilitation and restoration of historic resources;
  3. \$101,631.00, 10% of estimated revenues for the acquisition, creation, preservation and support of community housing;
  4. \$660,600.37, 65% of estimated revenues to the Budgeted Reserve.
  5. \$50,815.00, 5% of estimated revenues for CPC Administrative Expenses
- g. **ID#: 21F69** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$300.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Legislative – Longevity Account #0111051-515600
- h. **ID#: 21F70** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$1,825.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Assessors Department – Overtime Account #0114151-510400
- i. **ID#: 21F71** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$7,400.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Personnel Department – Regular Salary Account #0115251-510200

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- j. **ID#: 21F72** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$7,000.00 from the Salary Reserve Account #0199959-598000 to the MIS Department – Regular Salary Account #0115551-510200
- k. **ID#: 21F73** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$1,620.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Central Billing Department – Overtime Account #0115951-510400
- l. **ID#: 21F74** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$2,272.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Licensing Department – Regular Salary Account #0116551-510200
- m. **ID#: 21F75** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$800.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Licensing Department – Longevity Account #0116551-515600
- n. **ID#: 21F76** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$2,476.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 HHS Admin Department – Regular Salary Account #0151051-510200
- o. **ID#: 21F77** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the transfer of \$1,307.00 from the Salary Reserve Account #0199959-598000 to the 2021 DPW Snow Removal – Overtime Account # 0142351-510400
- p. **ID#: 21F78** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorize the appropriation of \$155,239.00 from Free Cash to the Fiscal Year 2021 DPW Snow Removal – Contract Services Account # 0142352-530600, to provide supplemental funds for final snow and ice operations
- q. **ID#: 21F79** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorize the appropriation of \$104,073.00 from Free Cash to the Fiscal Year 2021 DPW Snow Removal – Salt Account # 0142352-546300, to provide supplemental funds for final snow and ice operations

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- r. **ID#: 21F80** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the appropriation of \$60,824.00 from Free Cash to Fiscal Year 2021 DPW Snow Removal – Overtime Account # 0142351-510400
- s. **ID#: 21F81** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorize the appropriation of \$85,086.00 from Free Cash to the Fiscal Year 2021 Judgements – Claims/Judgements Account # 0194152-571200
- t. **ID#: 21F82** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes the appropriation of \$86,000.00 from Free Cash to the FY 2021 Parking Department – Data Processing Services Account #0129352-530300
- u. **ID#: 21F83** Order introduced by Councilor Robinson regarding that that the Chelsea City Council authorizes the transfer of \$35,000.00 from Free Cash to the FY 2021 Employee Benefits – Unemployment Account #0191051-517700.
- v. **ID#: 21F84** Order introduced by Councilor Robinson regarding that that the Chelsea City Council authorizes the transfer of \$130.00 from Free Cash to the FY 2021 Retirement Contributions – Non-Contributory Account #0191151-517900.
- w. **ID#: 21F85** Order introduced by Councilor Robinson regarding that that the Chelsea City Council authorizes the transfer of \$8,467.00 from Free Cash to the FY 2021 Employee Benefit – Medicare Account #0191051-517600.
- x. **ID#: 21F86** Order introduced by Councilor Robinson regarding that the Chelsea City Council give Reauthorization of revolving funds for FY22:
1. Elder Affairs (Senior Center) Revolving Account - \$1,000
  2. Housing/Community Development Tax Title Foreclosure Revolving Acct - \$100,000
  3. Public Library Revolving Account - \$20,000
  4. Emergency Management Revolving Account - \$30,000
  5. Inspectional Services Revolving Account - \$30,000
  6. Community Schools Revolving Account - \$100,000
  7. School Dept Non-resident Student Tuition Revolving Account - \$256,000
- y. **ID#: 21F87** Order introduced by Councilor Robinson regarding that the Chelsea City Council authorizes Prior Year Expenses

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1. FY20 Blanch & Son- City Council – 3 Nameplates and 3 Plaques \$210.00
2. FY20 Pasek – School Dept. – Security Service call for Door repairs \$3,180.50
3. FY20 Wilmington Trophies – School Dept BrownMS - Apparel \$2,425.25
4. FY20 P.J. Kennedy & Sons, Inc. – School Dept.- On Call Plumber \$5,167.63
5. FY20 Chelsea Record – HHS Dept – various notices \$280.00
6. Y19 Chelsea Record – HHS Dept – various notices \$120.00
7. FY20 Chelsea Record – Legislative Dept – various notices \$80.00
8. FY20 Police Dept. – reimbursement for books and materials \$71.18

## 12. NEW BUSINESS

- a. **ID#: 21106** Order introduced by Councilor Recuperero regarding that the City Manager look into creating a Park and Recreation Department
- b. **ID#: 21107** Request introduced by Councilor Recuperero regarding that DPW put a port a potty in Highland Park
- c. **ID#: 21108** Order introduced by Councilor Recuperero regarding that the City Manager look into how parking tickets are paid, and how they are recorded, internally or outside
- d. **ID#: 21F94** Order introduced by Councilor Avellaneda regarding grant from Metro North Regional Employment Board d/b/a Mass Hire Metro North Workforce Board in the amount of \$337,500 for 2021 Summer Youth Employment Initiative
- e. **ID#: 21F95** Order introduced by Councilor Avellaneda regarding grant from United Way of Massachusetts and Merrimack Valley in the amount of \$48,385 for the public purpose of funding the Chelsea Eats Debit Card Program
- f. **ID#: 21F96** Order introduced by Councilor Avellaneda regarding grant from Metropolitan Area Planning Council in the amount of \$50,000 to implement COVID- safe cooling strategies to low-income residents
- g. **ID#: 21HR97** Home Rule Petition introduced by Councilor Vega Maldonado regarding granting noncitizen residents the right to vote in local elections

## 13. PUBLIC ANNOUNCEMENTS

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