



**CITY OF CHELSEA, MA**  
**Department of Housing and Community Development**  
**Community Preservation Committee**

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150

Phone: 617.466.4190 · Fax: 617.466.4195 · Email: [communitypreservation@chelseama.gov](mailto:communitypreservation@chelseama.gov)

**José Iraheta**  
*Chair*  
**Caroline Ellenbird**  
*Vice Chair*  
**Yahya Noor**  
*Clerk*

**nathan Gomez-Pereira**  
*Member*

**Judith Dyer**  
*Conservation Commission*

**Juan Vega**  
*Chelsea Housing Authority*

**Mimi Rancatore**

*Planning Board*

**Alex Balcarcel**

*Historical Commission*

**Bea Cravatta**

*Recreation & Cultural Affairs*

**Oriana Reilly**  
*Staff*

**COMMUNITY PRESERVATION COMMITTEE**  
**PUBLIC MEETING**

**THURSDAY, 20 January 2022**

**ZOOM MEETING**

**6:00 PM**

**APPROVED 17 February 2022**

**MEETING MINUTES**

**I. Call to order – 6:04**

Committee Members Present: Caroline Ellenbird, Alex Balcarcel, Juan Vega, Mimi Rancatore, Jonathan Gomez-Pereira, Bea Cravatta, Judith Dyer, José Iraheta

Committee Members Absent:, Yahya Noor

Others in Attendance: Desirae Valentin, Oriana Reilly, Karen MacInnis, Alex Train

**II. 88 Clinton Community Design Discussion**

- Alex Train Presented an update on the park acquisition funded by the CPC this round.
- Committee members asked questions and provided input on what elements they would like to see in the park design.
- No comments from the public.

**III. General Public Comment**

- No comments from the public.

**IV. Administrative Tasks**

- Motion to approve minutes without reading: Moved by Judie. The motion carried with 8 Ayes, 0 Nays, and 0 Abstentions by verbal vote.



- Oriana presented a PowerPoint with the schedule for the CPC funding outreach and decision time frame.
- Oriana asked if the committee would like her to start an attendance spreadsheet for 2022. Caroline affirmed, no vote was needed.

**V. Bylaw Edits**

- Oriana presented the edits that were submitted to her by committee members via email. She then shared her screen with the existing bylaws and added edits as track changes. Committee members suggested changes verbally and watched while Oriana added the edits on the screen. Committee members debated whether virtual meetings will be legally allowed after Baker's order expires in April and therefore if virtual voting can be added to the bylaws. Members discussed and agreed to allow for co-clerks in the bylaws. The Committee decided not to vote until Oriana can finalize the edits and send them to the City Solicitor to check whether they are allowed. The committee will vote on the draft amended bylaws at the next meeting.

**VI. Officer Elections**

- Alex nominated Juan Vega and Caroline Ellenbird for co-chairs. Both accepted.
- Mimi nominated herself for Treasurer.
- Caroline nominated Jonny and Alex for clerk. Both accepted.
- Motion to adopt all nominations: Moved by Jose. Motion carried by 8 Ayes, 0 Nays, 0 Abstentions by verbal vote.

**VII. Other updates and next steps**

- Oriana will make a one-page explainer on what Area Median Incomes mean in affordable housing. At the February meeting, committee members can ask questions.
- Oriana will talk to newly elected officers to go over their roles.
- Next meeting will be February 17 at 6 p.m. via Zoom.

**VIII. Adjournment**

- Caroline moved that the meeting be adjourned and this was agreed upon at 7:30 p.m.

# 88 Clinton Street

Department of Housing + Community Development  
*Departamento de Vivienda y Desarrollo Comunitario*

*Alex Train, AICP, Director*  
*Darya Mattes, Resilience Manager*

1/13/2021



# Mill Creek



## 88 Clinton

- *Objetivos del Proyecto*
  - Project Goals
- *Contexto del Barrio*
  - Neighborhood Context
- *Descripción de Propiedad*
  - Site Description
- *Transporte Público*
  - Transportation
- *El Ambiente*
  - Environment



88 Clinton Street





## Discussion / Discusión

- What attracts you to Mill Creek? / ¿Qué te trae a Mill Creek?
- What type of park would you like to see at 88 Clinton St.? / ¿Qué tipo de parque le gustaría ver en 88 Clinton St.
  - Features & amenities (i.e. boat launch, seating, public art)? / ¿Características y comodidades (muelle de botes, asientos, arte público)?
  - Trees, shrubs, & landscaping? / ¿Árboles, arbustos y plantas?
  - Activities & programming? / ¿Actividades y programas?
- How could the park help lessen the effects of climate change? / ¿Cómo podría el parque ayudar a disminuir los efectos del cambio climático?