



CITY OF CHELSEA, MA  
Chelsea Conservation Commission

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Stephen N. Sarikas, *Chair*  
Dakeya Christmas, *Vice Chair*  
Judith Dyer, *Secretary*  
Robert Linch  
Alan Orloff

John DePriest, *Staff*

**MEETING MINUTES: December 16, 2019**

Members Present: Dakeya Christmas, Robert Linch, Stephen N. Sarikas. Absent: Judith Dyer, Alan Orloff. Others Present: John DePriest, Conservation Agent. Jen Corcoran, Jeff Black, Jocelyn Gambone, Corcoran and VHB; Al Ewing, CHA.

The Chair called the meeting to order at 6:00 PM in the City Council Chambers in Chelsea City Hall.

**1. Meeting Minutes, November 7, 2019**

The matter was tabled as there was not a quorum of members who attended the November meeting available to vote on the matter.

**2. DEP #011-148 Joseph J. Corcoran Co, – 170, 230 & 234 Central Avenue – Notice of Intent (NOI)**

Jeff Black of VHB presented to the Commission. The proposal is to demolish the existing 96 units of Chelsea Housing Authority units at the Innes Apartment complex on Central Ave and replace them with 96 affordable units, 40 workers housing units, and 200 or so market rate units. The development will consist of two apartment buildings and a structure housing retail and day care facilities on the first floor and parking on the upper floors. The retail/garage structure is located on Land Subject to Coastal Storm Flowage. The LSCSF includes some of the sidewalk and street adjacent to the proposed building, which will be rebuilt as part of a grant expected to be awarded to the City; however, that work is not part of this NOI. About 20,000 square feet of the site is in the floodplain.

There will be open space courtyards in the residential buildings, all of which is outside the resource area. The parking garage will include retail, a daycare, and community space. The garage will meet Massachusetts code for flood proofing.

On a motion made by Robert Linch and seconded by Dakeya Christmas, it was VOTED unanimously (3-0-0) to issue an Order of Conditions.

**3. Site Plan Review Comments:**

No new site plans were available for review.

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**4. Commission Updates**

Mr. DePriest polled the Commission for a January meeting date for work in the Beacham/Williams corridor. Potential dates: Monday, January 13; Wednesday, January 15; Thursday, January 16; Tuesday, January 21; Wednesday, January 22. The Board settle don either 1/13, 1/15 or 1/22. Mr. DePriest will check with the other Commissioners before setting the meeting date.

**7. Adjournment**

Upon a motion by Dakeya Christmas and seconded by Robert Linch, it was VOTED unanimously (3-0-0) to adjourn. Adjournment was at 6:17 PM.

*Steph N. Saul*

*[Signature]*

*Judith Dyer*

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*[Faint stamp]*