



CITY OF CHELSEA PLANNING BOARD

City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150

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Tuck Willis, Chairman
Shuvam Bhaumik
Lad Dell
Christopher Falbo
John Matosky
Ashley Owens
Sishir Rao, M.D.
Todd Taylor
Henry Wilson

MEETING MINUTES TUESDAY, MAY 24, 2016

A meeting of the Chelsea Planning Board was called to order by Chairman Tuck Willis at 6:08 p.m. on Tuesday, May 24, 2016 in Room 305 of Chelsea City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Henry Wilson, Shuvam Bhaumik (arrived at 6:10 p.m.), Lad Dell, Todd Taylor, Christopher Falbo (arrived at 6:17 p.m.), and Ashley Owens. John Matosky and Sishir Rao were not present.

Alexander Mello, Planner/Land Use Administrator, Department of Planning & Development was also present.

Minutes

Reading of the minutes from the April 26, 2016 meeting was waived and approved as written on a motion by Lad Dell, seconded by Todd Taylor, it was voted 5-0-0 (5-Yes- Tuck Willis, Henry Wilson, Lad Dell, Todd Taylor, and Ashley Owens; 0-No; 0-Abstain) to approve the minutes of the April 26, 2016 meeting.

2016-16

148 Broadway – Rod Rivera

PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For Special Permit and Variance to construct an addition which will expand the first and second floor apartment space and also construct a third floor to create a third residential unit which also requires relief for number of off-street parking spaces

Present was Attorney John Dodge, 100 Everett Ave. Suite 2, Chelsea, MA, Rod Rivera, 36 Havilland Ave., Lynn, MA, and Efrain Molina, 916 Broadway, Chelsea, MA

John Dodge: Already went to ZBA. Two story structure that was gutted and later found the guts of the structure needed to be removed and rebuilt. Cost involved was severe and will be cost effective to add a third story to the building. Addition will be same height as adjacent building. Structure with retail space in front and rental in the rear as well as the rental space on the second floor. Proposal will include retail on the front and a rental in the rear of the first floor, rental on second floor, and rental on third floor to match floor plan on the second floor.

Lad Dell: retail on 1st floor and rental in the rear. Type of business?

Rod Rivera: makeup/facial business

John Dodge: 1,300 and four bedrooms for each unit on second and third floor.

Henry Wilson: concerns of ZBA?

John Dodge: stormwater runoff, will slant roof into storm drains. Will add greenery and landscaping to the rear.

Alexander Mello: an abutter at the ZBA meeting was also concerned about his pipes freezing again during the winter time construction period.

John Dodge: hopeful that the structure will be built by the fall.

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Rod Rivera: if construction took a little longer, will construct that wall first and ensure proper insulation to avoid freezing pipes in the shared wall. Another issue was trash, will have 90 gallon trash cans fenced in on wheels to move out for trash day.

Lad Dell: Will trash be placed on Broadway or Cherry Street?

Rod Rivera: Cherry, Mr. Molina owns a couple of other buildings and has trash removed all together twice a week by a private company.

Lad Dell: parking situation?

Rod Rivera: not adding additional parking. Fits 4.

Henry Wilson: only two, belongs to building or other business?

John Dodge: parking is a problem all over Chelsea not just on Broadway. Relief is necessary in order for improvements to take place.

Alexander Mello: issue with parking was the location in front of the dumpster but the Petitioner is now proposing to use trash bins as opposed to a dumpster.

Lad Dell: parking for business or residents?

Rod Rivera: Customers will park on Broadway and visit the business by appointment only. Only one employee and she walks. Parking will be for tenants of residential units.

Lad Dell: Introduced an email from Councilor Vidot sent earlier this evening regarding another case before the Board where she mentioned her objection to any development on or near Broadway that doesn't provide ample parking.

John Dodge: important concern. Original idea was to rehab existing. Building was discovered to be structurally unsound and had to rebuild. In order to make that economically feasible needs the third story. Alternative without parking relief is that the lot sits empty. Maybe new residents will have bikes not cars especially given the new Silver Line station under construction.

Rod Rivera: Mr. Molina owns other parcels nearby and, if needed, he can provide spaces on those parcels for residential tenants.

Alexander Mello: There is a difference between what can fit on the parcel and what we can count for zoning purposes. Parking on another lot has stipulations. The lot will need to be held in common ownership and be within 300 feet of the locus while providing enough parking for that particular parcel.

Henry Wilson: how many overflow spaces?

Efrain Molina: twelve additional spaces.

Henry Wilson: only available during the day?

John Dodge: yes. Spaces not guaranteed during the day but during the evening.

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to recommend approval of the Special Permit conditional upon the Petitioner providing the maximum amount of legal parking spaces that can fit on the locus and the Standard Conditions to the Zoning Board of Appeals.

2016-12 413 Broadway – Jimmy Chan
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For Special Permit recommendation to convert eight (8) residential units into sixteen (16) residential units above the existing commercial space

Present was John Li, 423 Park Ave., Worcester, MA and Jim Chan, 73 Warwick Rd., Newton, MA.

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John Li: interior renovations from 8 units to 16 units. Here for parking situation. Has 13 parking spaces on two lots, which are adjacent.

Todd Taylor: not even one spot per unit.

Lad Dell: how to assign spots per unit?

Jim Chan: will charge separately per spot

Todd Taylor: first come first serve until they are gone?

Jim Chan: correct.

Jim Chan: not changing any of the square footage of the building.

Todd Taylor: added more people to the same amount of spots. Huge problem with parking in the City and at some point we are going to have to start saying no. Not enough physical space in this City for all of the parking. Need to have enough parking for the existing residents, which we don't even have.

Jim Chan: half occupied. Building looks distressed. Wants to invest in the building to help enhance the area. Currently four bedroom apartments and not a demand for those types of units.

Henry Wilson: Amount of bedrooms in proposal?

John Li: 8 one bedrooms and 8 two bedrooms.

Lad Dell: Proposing and affordable housing units?

Jim Chan: No

Lad Dell: Would you consider it?

Jim Chan: No

Shuvam Bhaumik: why not?

Jim Chan: Not economically feasible.

Shuvam Bhaumik: It would help the residents of Chelsea if there were some affordable housing units and they might be people without cars to have access to transportation. You should think about how to provide affordable units if this is approved.

Henry Wilson: What is the rate that the current occupants are paying now?

Jim Chan: below market rate

Lad Dell: Would they get displaced?

Jim Chan: They have already made arrangements to leave.

Shuvam Bhaumik: have you ran numbers for different amounts of units?

Jim Chan: no, wanted to see the max number of allowable apartments.

Shuvam Bhaumik: any exterior construction?

Jim Chan: No

Shuvam Bhaumik: square footage of four bedroom apartments?

John Li: 1,000 per four bedroom apartment

Shuvam Bhaumik: with conversion?

John Li: one-bedroom is 500 sf

Shuvam Bhaumik: parking at adjacent parcel ownership?

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Alexander Mello: parking needs to be met for existing uses at that parcel first and what can fit is not as much that can count for zoning.

Todd Taylor: neighborhood bears a lot of the impacts. Asking for way too much as far as the parking goes. If you brought down the number of units the impacts won't be as severe. It will be tough to meet at least one space per unit. What are you going to do to make this happen? This boards due diligence is to protect the city. Need to come to a compromised agreement.

Jim Chan: open to lowering the number of units.

Henry Wilson: open to affordable units?

John Li: how would providing affordable units work?

Alexander Mello: There are income limits that potential tenants need to meet in order to be an eligible renter. Those limits are set by the HUD, a federal agency.

Tuck Willis: This Board cannot force you to supply affordable units. The notion that we would trade off on the parking requirements for affordable housing units is not true. We have the authority to recommend approval or not based on parking spaces not affordable units.

Jim Chan: Neighborhood impacts would be absorbed by myself.

Todd Taylor: neighborhood is bigger than the three buildings you own.

Shuvam Bhaumik: Have you priced out how many units it will take to work? All department comments are relative to parking. Not adequate in terms of dimensions and number as well as aisle width.

Todd Taylor: Have you thought about the consequences if your proposal is denied by the ZBA?

Alexander Mello: Mentioned that this project has the support of the City Manager. If denied by the ZBA the Petitioner cannot submit the same proposal within two years; however, the Petitioner can submit a different proposal at any time. If the Petition is withdrawn, the same Petition can be reapplied for.

Shuvam Bhaumik: Department thoughts on parking

Alexander Mello: The Department recognizes that it will need to marketed toward tenants without cars and that its proximity to the Silver Line station currently under construction will make that possible. The condition of the building is deplorable and it would be a service to the residents of Chelsea to have an increase housing stock of quality units.

Lad Dell: Adequate number of parking spaces and affordable housing units are best for Chelsea and would like to see those in this proposal.

On a motion by Todd Taylor and seconded by Lad Dell, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to recommend denial of the Special Permit to the Zoning Board of Appeals.

Other business:

The Planning Board discussed general parking issues in Chelsea that there is currently a lack of parking throughout the City and a discussion needs to be had with an interdisciplinary group of Planning Board, Zoning Board, City Council, City Manager, and Planning and Development to discuss the issue.

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2016-17 147 Summit Avenue – Keryne Flaherty

PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For Special Permit to expand an existing deck encroaching in the required side yard setback

Present was Keryne Flaherty, 147 Summit Avenue, Chelsea, MA.

Keryne Flaherty: Proposed to expand deck from 4' in width to 10'.

Alexander Mello: nature of the Petition is that the aggregate width of both side yards is less than the required 20, therefore is nonconforming and this is extending that nonconformity.

Tuck Willis: How does your neighbor feel about this?

Keryne Flaherty: not happy

Tuck Willis: happy now?

Keryne Flaherty: still not. they think that it is too close to their house.

Henry Wilson: have you thought about moving it to the rear?

Keryne Flaherty: yes, too steep back there

Henry Wilson: current measurement.

Keryne Flaherty: 4' wide by x 20' long. Second means of egress from the kitchen.

Henry Wilson: what is their concern?

Keryne Flaherty: privacy and noise. I live alone haven't had a party in the three years that I have been there.

Looking for outdoor space because rear is too steep.

Shuvam Bhaumik: just looking to redo the deck

Keryne Flaherty: yes, and expand it. You can't even sit out there with two chairs.

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On a motion by Todd Taylor and seconded by Henry Wilson, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.

2016-18 165 Grove Street – Hansdeo Sunnlyal Singh

PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For Special Permit and Variance to remove and rebuild third story roof and walls to accommodate a third unit in existing property

Present was Attorney Peter Martino, 986 Saratoga Street, Boston, MA; and Hansdeo Sunnlyal Singh, 9 Lawrence Street, Chelsea, MA

Peter Martino: Purchased a year and a half ago. Two parcels about 12,000 sf. Two family dwelling. Completely renovate and improve the side lot for parking. Gut building and add third floor unit which would require to raise the roof by 7 feet. Six off street parking spaces and five are required. Nonconforming with the side yard.

Neighborhood should not be impacted because there is plenty of off-street parking. Improve the neighborhood. Will add a new unit to the area and rehab two existing units

Todd Taylor: improving the side lot.

Shuvam Bhaumik: side lot?

Peter Martino: parking and greenery.

Tuck Willis: that is a nice house, a little disturbed to see it go up another floor. Concern should have no bearing on the Board

Hansdeo Sunnlyal Singh: not adding a floor just increasing the height.

Shuvam Bhaumik: fence in side yard?

Hansdeo Sunnlyal Singh: yes

Lad Dell: reconfiguring first and second floor?

Peter Martino: yes

On a motion by Todd Taylor and seconded by Lad Dell, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.

Other Business

Tuck Willis: Small meeting with Department of Planning and Development and City Manager on how to discuss parking issues at a broader level that involves the Planning Board, Zoning Board of Appeals, and City Council.

Todd Taylor: How are we as a planning board to going to handle parking relief requests moving forward?

Shuvam Bhaumik: Council has been discussing a master development plan and perhaps that could tackle parking.

Tuck Willis: Plans in the past have tried to no avail.

Todd Taylor: has there been a discussion about a garage?

Henry Wilson: somewhere near Chestnut Street

Todd Taylor: this needs to be discussed. Maybe get a group of investors together. It would make Chelsea a lot better of a place.

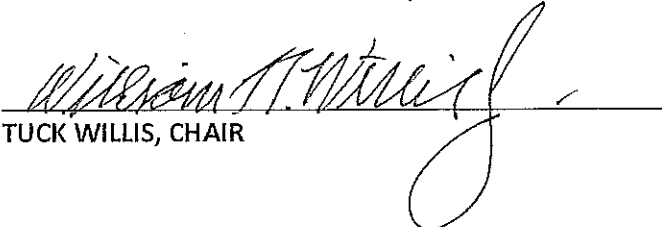
Shuvam Bhaumik: Jay, people would have people make contributions for certain relief granted.

Todd Taylor: now we have big developer's coming to town as opposed to desperately needing it.

Adjournment

On a motion by Henry Wilson and seconded by Todd Taylor, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to adjourn at 7:21 PM.

MINUTES APPROVED ON JUNE 28, 2016


TUCK WILLIS, CHAIR

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