



# 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, JUNE 28, 2016

A meeting of the Chelsea Planning Board was called to order by Chairman Tuck Willis at 6:15 p.m. on Tuesday, June 28, 2016 in Room 305 of Chelsea City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo (arrived at 6:19 p.m.), Sishir Rao (arrived at 6:21 p.m.), and Ashley Owens. John Matosky was not present.

Present from the Department of Planning and Development was Maggie Schmitt, Assistant Director, and Alexander Mello, Planner/Land Use Administrator.

### Minutes

Reading of the minutes from the May 24, 2016 meeting was waived and approved as written on a motion by Henry Wilson, seconded by Shuvam Bhaumik, it was voted 6-0-0 (6-Yes- Tuck Willis, Henry Wilson, Lad Dell, Todd Taylor, Shuvam, Bhaumik, and Ashley Owens; 0-No; 0-Abstain) to approve the minutes of the May 24, 2016 meeting.

### 2016-19 18 Parker Street – Elba Rojas

#### PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For Special Permit and Variance for conversion of an existing structure from a one (1) family to a two (2) family which does not meet minimum zoning requirements for lot area and number of off-street parking spaces

Petitioner was not present.

The Planning Board took no action relative to the Petition.

### 2016-20 158 Carter Street – Igreja Evangelica Betesda

#### PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For Special Permit to extend the use of an existing church on the first and second floor into the basement which does not meet minimum zoning requirements for number of off-street parking spaces and will also require handicap accessibility

Present was the Petitioner Daniel DeSouza. Mr. DeSouza stated that he is requesting relief to modify the structure for a church purpose. The church currently uses the first and second floor and is seeking to extend it into the basement to serve food after services on Sunday's. Not expanding or bringing in more people.

Lad Dell: kitchen there now?

Mr. DeSouza: Will not be doing any cooking, bringing food in.

Tuck Willis: when?

Mr. DeSouza: Just on Sunday's after service from 1-3 pm.

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Henry Wilson: where do you park now?

Mr. DeSouza: in parking lot and we have an agreement with Floramo's on Sunday when he is closed but we don't use them

Mr. DeSouza: church base is steady. No more than 30-35 plates. Not everybody stays for lunch.

Lad Dell: currently serving food?

Mr. DeSouza: yes, on first floor.

Henry Wilson: Timeframe?

Mr. DeSouza: one month worth of work.

Lad Dell: building use on Monday through Saturday?

Mr. DeSouza: Nothing. Chelsea High School teachers and students use it for parking during the week.

Todd Taylor: Will you be provided for handicapped accessibility?

Mr. DeSouza: yes

Shuvam Bhaumik: Is this dumpster in the back there now?

Mr. DeSouza: yes, but ZBA recommended to move it to the other side. Will put a fence. Committed to improve the appearance. Maybe stucco and painting.

Henry Wilson: landscaping?

Mr. DeSouza: will add some per ZBA recommendation.

Shuvam Bhaumik: where?

Mr. DeSouza: shaded areas on the plan.

Henry Wilson: what was in the building before you?

Mr. DeSouza: a welding company

Henry Wilson: How did the meeting with the ZBA go?

Mr. DeSouza: They recommended some landscaping and moving the dumpster to enhance the appearance of the site.

Shuvam Bhaumik: repaving the site?

Mr. DeSouza: yes.

*On a motion by Henry Wilson and seconded by Lad Dell, it was voted 8-0-0 (8-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, Sishir Rao, and Ashley Owens; 0-No; 0-Abstain) to recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.*

**2016-23                      7 Maverick Street – Osvaldo Sanabria**

**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

For Special Permit to expand an existing structure by enlarging a deck which encroaches into the side yard and rear yard setbacks

Present was the owner/petitioner, Osvaldo Sanabria, and his contactor, Jose Martinez.

Mr. Martinez: Two family house looking to replace the back porch with a deck in the back yard.

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Lad Dell: Have you spoken with your neighbors?

Mr. Martinez: Yes, one neighbor to the left and he has no comments.

Todd Taylor: Alex, what are the nonconformities.

Alexander Mello: The trigger for this is the nonconforming side yard setbacks. The proposed deck will conform to the rear yard setback requirement.

Henry Wilson: two decks?

Mr. Martinez: no, just one

Sishir Rao: not expanding to the side?

Mr. Martinez: correct, just to the back.

Shuvam Bhaumik: just over the back yard?

Mr. Martinez: Yes.

Shuvam Bhaumik: Is there a deck there now?

Mr. Martinez: no, just a small porch and stairs.

Ashley Owens: roof on the deck?

Mr. Martinez: Yes

Ashley Owens: steps coming off the back and not the side

Mr. Martinez: yes.

Shuvam Bhaumik: owner occupied?

Mr. Martinez: yes, they live on the first floor.

The Chair allowed a member of the public in the audience to speak.

Onix Melgar, 7 Maverick Street, we are looking to enjoy the house.

*On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted 8-0-0 (8-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, Sishir Rao, and Ashley Owens; 0-No; 0-Abstain) to recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.*

**2016-24                      54 Palmer Street – Raymond Lewis**

**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

For Special Permit to locate an off-street parking spaces within the front yard setback

Present was Raymond and Michelle Lewis, owners/petitioners.

Michelle Lewis: Seeking relief to install a driveway, don't have one now and have to park on the street. Install to the right of the home. Seeking a special permit for parking in the front yard. Compliance would remove usable open space.

Todd Taylor: Alex, what is the trigger for this Special Permit request.

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AM: The proposed driveway would not be deep enough therefore parking would be located in the front yard, which requires a Special Permit.

Michelle Lewis: We have support from our neighbors.

*On a motion by Ashley Owens and seconded by Christopher Falbo, it was voted 8-0-0 (8-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, Sishir Rao, 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

### Department of Planning and Development mid-year update of Community Development Block Grant (CDBG) and other projects

Maggie Schmitt provided the Board with her presentation of the Department of Planning and Development mid-year update of the work that is being completed within the Department, highlighting the CDBG projects but encompassing other Department work. She gave an overview of the CDBG activities and grant, including the projects in the 2016 grant application. The Mid-Year Update Memorandum dated June 27, 2016 was distributed to the Board members. She referenced the City's Community Development Strategy establishing the planning framework under which the CDBG projects are proposed. The Department welcomes Planning Board members and public comments on projects that have been completed with CDBG funds in the past as well as suggestions for future projects – at this meeting or at any time during the year.

Henry Wilson: There are some parks, specifically O'Neil Park, that are falling into disrepair.

Maggie Schmitt: We will note that. Also, to continue to get funding from the state PARC grant, the City will be updating its open space plan, which is about to expire.

Henry Wilson: O'Neil Park is terrible, the rubber is coming up and there is only a slide and a park.

Shuvam Bhaumik: is there a way for the City to ask developers to contribute to park funds?

Maggie Schmitt: The Planning Board can make recommendations to the ZBA for mitigation related to a project (e.g. site amenities). There have been improvements offered by developers which may be accepted by the City, e.g. at Federal Realty related to open space improvements.

Lad Dell: is there a body that can regulate such activities? Require a fee instead parking relief. Granting relief on a minor basis and cumulatively it has a big impact.

Maggie Schmitt: Some cities require linkage fees for certain development. One consideration is that permitting bodies such as the Planning Board consider best practices and recommend proposed mitigation for developments.

Todd Taylor: The Board is more inclined to decline projects as the number of requests of parking relief increases.

Maggie Schmitt: look at each project and consider mitigation/practices for parking relief requests. Possibilities may encompass transportation demand management strategies, e.g. shuttles, etc.

Todd Taylor: MassWorks V?

Maggie Schmitt: Intent for the City to go forward on applying for that.

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Todd Taylor: How will the timing of that effect new development along Everett Avenue? The city is really being boxed in with traffic. Haven't heard one satisfactory response to the traffic issue. Got to find a way to move traffic through the city. No one will want to live here if it's impossible to move.

Maggie Schmitt: Acknowledged. Traffic is regional problem too and several large projects (e.g. the casino outside Chelsea) will continue to change things and impact traffic.

Shuvam Bhaumik: Broadway circulation and transportation study?

Maggie Schmitt: That study will look at how does the downtown area work in terms of getting people in and out, circulation and parking, safety for pedestrians/vehicles/bicycles, and opportunities for physical changes, e.g. at intersections

Shuvam Bhaumik: What about deliveries, parking in bus stops and handicapped spaces?

Maggie Schmitt: that has been an issue raised previously. As the City looks at future areas, such as Upper Broadway, that should be considered too.

Henry Wilson: ideas for the waterfront area?

Maggie Schmitt: study going on now was an overall visioning. Designated Port Area was revised, which took two areas (near Forbes) out of the DPA and will allow more flexibility for uses. Preparation of a Municipal Harbor Plan is proposed next. Chapter 91 regulations govern filled/flowed tidelands and require licenses for specific uses along with restrictions, including requirements for public access.

Lad Dell: Master Plan, how much development is too much development?

Maggie Schmitt: Many neighborhood plans in addition to the Community Development Strategy but no recent overall "Master Plan" – goal is for that in the future. A Master plan would require the adoption by the PB.

Maggie Schmitt: Affordable Housing Trust Fund Board positions filled by the City Manager. A referendum question to place CPA on the ballot in the fall has been approved by the City Council.

Shuvam Bhaumik: how are we doing compared to other communities?

Maggie Schmitt: Much is going on in - Chelsea is producing affordable housing – there is new development.

#### **Informational discussion of proposed amendments to the Zoning Ordinance**

Alexander Mello made a presentation about the timeline for the public hearing and introduced the Board to each of the proposed Amendments. He mentioned that the City Council referred the matter to the Planning Board to hold a public hearing which will be held on July 26, 2016. The City Council also opened their public hearing on June 27, 2016 and continued it to September 26, 2016 where they will hear the recommendation from the Planning Board and take more public comment.

#### **Adjournment**

*On a motion by Todd Taylor and seconded by Henry Wilson, it was voted 8-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, Sishir Rao, and Ashley Owens; 0-No; 0-Abstain) to adjourn at 7:45 PM.*

**MINUTES APPROVED ON JULY 26, 2016**

  
TUCK WILLIS, CHAIR

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