



CITY OF CHELSEA PLANNING BOARD

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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

SUBCOMMITTEE MEETING MINUTES TUESDAY, AUGUST 16, 2016

A subcommittee meeting of the Chelsea Planning Board was called to order by Chairman Tuck Willis at 6:09 p.m. on Tuesday, August 16, 2016 in Room 102 of Chelsea City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, and Christopher Falbo (arrived at approximately 6:14). John Matosky and Ashley Owens were not present.

Present from the Department of Planning and Development was John DePriest, Director, and Alexander Mello, Planner/Land Use Administrator.

Proposed Package of Amendments to Chapter 34 (Zoning) of the City of Chelsea Code of Ordinances

Section 1

Alexander Mello: the proposal is to add Air BnB type uses to the definition of "bread and breakfast."

Lad Dell: how to enforce? Taxes? Should be open to operate freely.

Alexander Mello: They would be subject to enforcement by the zoning enforcement officer, which could include fines and court action. I think the state regulates taxes on Bed and Breakfast's but I will double check.

Todd Taylor: some neighborhoods are not suitable for Bed and Breakfasts. The last part of the definition says that the room offered for sharing must be in a legally occupied dwelling unit. Can you check with the City Solicitor on if it can be limited to owner-occupied dwelling units? Don't want to sublet to Air BnB.

Lad Dell: philosophical issue, I don't like being more restrictive.

Todd Taylor: suggest to reconsider in other residential neighborhoods. R1, at least a special permit in those zones.

Section 2 & Section 3

Alexander Mello: These are more or less housekeeping issues. A prior zoning change had created a conflict between the definition of dog day care and dog kennels on the Table of Uses and in the definition section. The propose change will address the inconsistency.

Section 4

Alexander Mello: The proposal would allow counselling centers in certain districts, which would allow for a more holistic treatment of people with substance abuse issues.

Tuck Willis: Why should we differentiate?

Alexander Mello: Counselling centers are categorized under treatment center and restricted from the LI2 zoning district. This would allow a counselling center, with a Special Permit, to locate in an LI2 zoning district.

Section 5

Alexander Mello: The City is seeking to be designated as a Green Community, which would make the City eligible for technical assistance and funds for prompting renewable energy. In order to be eligible, the City must allow renewable energy research by right.

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Section 6

Alexander Mello: The proposed amendments would make several changes to the zoning in the downtown and Prattville Square. The amendments would prohibit residential use on ground or basement floors, which is intended to maintain the vibrancy and street activity. Existing residential uses will be grandfathered. The amendment would also eliminate the requirement of having residential uses meet the dimensional requirements of the R2 District.

Tuck Willis: Would this prevent an old storefront in the W district from converting into a residential unit.

Alexander Mello: No, this only affects the BR zoning district.

Section 7

Alexander Mello: The amendment would expand the LI2 District to include two parcels on Vila Street. The map was amended several years ago and these two parcels were changed to a residential (R3) district. It is now impossible to get new uses for the commercial structures.

Section 8

Alexander Mello: The table changes the Districts in which some of the uses are permitted, either by right or by Special Permit, and adds the Substance Abuse Counselling Center use and Gasoline Sales with Convenience Stores.

Henry Wilson: We do need more restaurants and places to socialize.

Shuvam Bhaumik: Can a particular use locate in a particular district if there is an N?

Alexander Mello: Yes, only by Special Permit if there is a preexisting legal nonconforming use.

Tuck Willis: restaurants and liquor in those zones are unusual. I would understand if it is foreseen that groovy industrial restaurants will renovate old manufacturing buildings.

Section 9

Alexander Mello: The current ordinance does not provide a standard for the number of parking spaces required for use in the Residential 3 District. The amendment would require one space per unit for uses in the R3 District for buildings with three or more units. The amendment would also reduce the off-street parking demand for residential units from the current 1.5 spaces per unit to 0.5 spaces per unit.

Henry Wilson: residents of the City will be upset.

Todd Taylor: something like this needs a lot of publicity to get the residents here.

Tuck Willis: hasn't heard anybody support less parking in Broadway.

Lad Dell: What do some of the neighboring cities require in their downtown? Original requirement is unrealistic.

Todd Taylor: City needs a parking garage.

Lad Dell: Meeting with a forum. No one is addressing the issue.

John DePriest: The Planning Board sets planning policy and should be making these suggestions.

Todd Taylor: City Manager will be here next meeting, let's talk to him then about the parking situation. We need some sort of answer.

Tuck Willis: Not sure if there is an answer but there are a lot of people that are upset with the parking situation.

Todd Taylor: I understand that the rules need to be more realistic but on the other hand there is a large group that doesn't want more development. How is he addressing the concerns of the public?

John DePriest: It is a balancing act of encouraging development to bring in residents to support ground floor retail versus parking issues.

Tuck Willis: If it is important to be on the same page with the administration, city council, and the residents to understand the reasoning.

John DePriest: A draft study from MAPC found that for certain developments in Chelsea only about 75% of parking spaces are occupied.

Tuck Willis: various by location.

John DePriest: 1.5 parking spaces per unit it too high.

Section 10

Alexander Mello: This section would require the development of affordable housing in all residential developments of ten or more unit. The requirement would be for at least 10 percent of the units to meet affordability definitions, this ratio would be negotiable. The units would have to be the same quality as the market rate units and distributed proportionately throughout the development. Income limits are set by HUD and the percentage can be determined by the Board but is proposed at less than 80% with an option to go to 100% if they also provide some at 50% AMI.

Emily Loomis: Distributed and read a letter to the Board. Also noted, that the median household income in Chelsea is about \$45,000.

Tuck Willis: what is 40B?

John DePriest: If a community does not have at least 10% of its housing stock designated as affordable, than a developer can override certain aspects of local zoning regulations for a development that contains at least 25% affordable housing.

Section 11

Alexander Mello: This would provide for payments to a separate fund for relief granted by the ZBA.

Tuck Willis: Sounds like the sale of a Variance and might affect decision making.

John DePriest: As chair of the ZBA, it will affect my decision. There is criteria in the ordinance on what the Boards vote on.

Todd Taylor: an extra tax. These funds will be kept off the books apart from regular budgetary process. If so, I object.

John DePriest: no different than the affordable housing trust fund

Todd Taylor: wants more transparency.

Lad Dell: more information.

John DePriest: if the projects is all affordable, you should be exempt.

Tuck Willis: is this zoning sufficient to establish this trust fund?

John DePriest: unknown the requirements for establishing a fund.

Tuck Willis: who are the trustees?

John DePriest: the City council.

Section 12

Alexander Mello: The amendment will allow for study of the zoning and the development of a new ordinance for the two Districts. The IPOD would expire in two years whether or not the study and zoning amendment process was concluded.

Lad Dell: is this timely?

John DePriest: coincidental, the zoning in the NHR and NHC is very weak. In the past, this was not as much an issue as the negotiated land disposition agreements (LDAs) restricted development; however, the LDAs are expiring and there is the potential for haphazard development of the Hill.

Lad Dell: 84 unit complex up there trying to sneak past the condo associations

Section 13

Todd Taylor: food trucks aren't paying the city in taxes, they should pay a small fee.

Alexander Mello: They will pay a license fee for a food inspection.

John DePriest: would they be a benefit to the city?

Todd Taylor: yes

Henry Wilson: depends on where you put them.

Todd Taylor: I don't think it would impact the restaurants.

Section 14

Alexander Mello: The proposed amendment is to correct a typo.

Section 15 & Section 17

Alexander Mello: The intent of the amendments is to create a neighborhood business district in Cary Square and part of Prattville Square. The proposal for the Cary Square area would be in accordance with the 2009 Addison-Orange Planning Study recommendations.

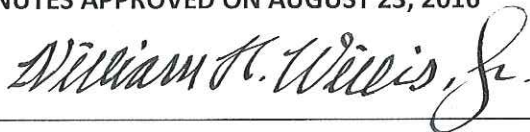
Other Business

John DePriest: The City Manager and I were in Plymouth earlier and were awarded \$120,000 in grant money by the Seaport Economic Council for the purposes of conducting a Municipal Harbor Plan.

Adjournment

On a motion by Henry Wilson and seconded by Shuvam Bhaumik, it was voted 6-0-0 (6-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, and Christopher Falbo; 0-No; 0-Abstain) to adjourn at 8:09 PM.

MINUTES APPROVED ON AUGUST 23, 2016



TUCK WILLIS, CHAIR