



CITY OF CHELSEA
PLANNING BOARD
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Tuck Willis, Chairman

CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, APRIL 25, 2017
6:09 p.m.

The meeting was called to order by the Chair at 6:06 p.m. on Tuesday, April 25, 2017 in the Council Chambers of City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Shuvam Bhaumik, Lad Dell, Ashley Owens, Sishar Rao, Todd Taylor, Tuck Willis, and Henry Wilson. Olivier del Melle and Christopher M. Falbo were not present.

Also present: John DePriest, Director, Chelsea Department of Planning & Development; Elijah Romulus, Planner/Land Use Administrator, Chelsea Department of Planning & Development.

Minutes March 28, 2017 Minutes

On a motion by Todd Taylor and seconded by Lad Dell, it was voted unanimously (7-0-0) to waive the reading and to approve the minutes of the March 28, 2017 meeting.

2016-46 200 Second Street – Baywood Hotels c/o Neil Patel

Special Permit recommendation and Major Site Plan Approval to construct a 106 room hotel.

Anthony Rossi, Esq., spoke on behalf of the Petitioner. The Petition was originally for a larger hotel; it has since been reduced in size, so less relief is required. Harry Wheeler, architect, described the floor plan. Laundry, breakfast area, pool on the first floor. The street front will include signage, red brick façade with metal panels, cast stone cornices at the ground level. The area is a noisy industrial area, so high grade windows will be used to help block noise.

A story was taken off the building. Mr. Rossi discussed the easement area. To mitigate impacts on the abutter, a fence and gate will separate the easement from general traffic. The Fire Department will have access to the gate. Additional landscaping will be placed on the abutter to the east, at her request.

Kevin Dandrade discussed the evolution of the site plan. Originally 139 rooms, easement was not separated, less landscaping. Now improved landscaping, fewer rooms, all new utilities, drainage and pavement. The hotel will use the existing flushing system to drain to Second Street. Use of the back portion where the easement is will be limited. Only used for dumpsters, emergency vehicles, loading, three tandem employee stalls, storage of shuttle. All aisles are now standard sized. Parking and traffic compares favorably with the existing hotel on Beech Street. There is area for temporary snow storage, a dozen parking spaces. Sidewalks and crosswalks will be upgraded, and an additional \$10,000 will be donated for future traffic related improvements at the City's discretion. Mr. Rossi indicated that an agreement relative to community benefits was made with Greenroots.

Mr. Rao asked about abutters concerns. Mr. Rossi said that the Petitioner worked hard to address the concerns. Mr. Wilson asked if a traffic study had been done. An assessment was done with the original filing; it was updated to address the revisions. The proximity to Logan Airport and public transportation mitigates some of the traffic normally generated by hotels. Peak time for checking out of rooms is between 9:00 AM and 10:00 AM, which is after the peak traffic on

nearby streets. The abutter asked about impact on the adjacent charter school; the peak hours differ between the two uses. The queues on Second Street caused by the school disperses quickly. Shuttle service is every thirty minutes; the shuttle is to and from the airport and to local restaurants, attractions. Mr. Wilson asked about the need for another hotel; Mr. Rossi stated that the existing hotels operate at close to 95% occupancy. The hotels do generate tax dollars – occupancy taxes and meal taxes, as well as employment. Donations include \$50,000 to Greenroots, \$25,000 to the city schools, and \$10,000 to City for future traffic improvements.

Mr. Rao asked if the owner operates other hotels. Yes, a couple of Hampton Inns and a couple of Holiday Inns.

The abutter to the rear, Ms. Jacobs, was concerned about continued use of the easement to allow her tenants to access loading docks on her site. The design was revised to accommodate Ms. Jacobs's concerns

Mr. Taylor asked if there was any concern that if the donation was not made to GreenRoots, it would be less likely to receive the permit? No; the Petitioner likes to work with local organizations, and GreenRoots works toward community benefits. Mr. Wilson asked if the employees will be local hires. Yes; it is part of the agreement with GreenRoots as well as establishing a living wage. Mr. Dell expressed an appreciation for that commitment to the City.

The Chair opened the hearing to the public.

Ralph Ianootie, 99 Willow Street: what will the coffee shop be? A small shop for guests. Does this have a back-up generator? Yes. Will it be test run? Yes, as code requires.

Ann Jacobs, explained the purpose of the easement. It is a 40' wide easement (the former Auburn Street). Concerned that motorists will use the hotel and easement as a cut-through, via her property, to Williams Street. There should also be proper screening to minimize the view across. Mr. Rossi stated that there would be no objection to install a solid fence or additional landscaping. Mr. Rossi explained that they will be doing a separate agreement with Ms. Jacobs outside the zoning permitting process. Ms. Jacobs is concerned that the promises made in the permitting process be formalized in the decision. Mr. Dandrade indicated that the ornamental fencing was proposed as less likely to be tagged for graffiti. All the pavement in the easement will be upgraded with heavy duty pavement. Only a small area for snow storage is provided; Mr. Rossi stated that the snow will be removed from the site once it affects the parking.

Mr. Recuperero: How much taxes will be paid to the City? It will be room taxes. How many employees? Twenty-five to thirty.

Mr. Taylor expressed a question as to why an agreement with Greenroots was necessary. Mr. Rossi stated that the Petitioner wants to work with local groups that share his vision..

On a motion by Shuvam Bhaumik and seconded by Lad Dell, it was voted to (5-2-0: Shuvam Bhaumik, Lad Dell, Ashley Owens, Sishar Rao, and Tuck Willis voting in favor; Todd Taylor and Henry Wilson voting in opposition) to approve the Major Site Plan with the Board's standard conditions, and with the condition that the proposed buffer and landscaping be reviewed and approved by the Department of Planning and Development and recommend that the Zoning Board of Appeals approve the Special Permit with the standard conditions.

2017-06 170 Cottage Street – 170 Cottage Street, LLC
Special Permit recommendation and Major Site Plan Approval to construct a 45-unit residential structure.

The Board reviewed a request from the Petitioner to continue the hearing to the May 23, 2017 meeting

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (7-0-0) to continue the hearing to the May 23, 2017 meeting.

2017-07 201 Crescent Avenue – Health Care Resource Centers

Special Permit Recommendation to allow use of the site for substance abuse counselling center.

Norma Repucci stated that the Petitioner is seeking a Special Permit for the counselling center. They have been working with Mass General over the past several years to address the opiate addiction issue. Joseph Joyner from Mass General stated that organization support for the use. Ms. Repucci indicated that there would be no medication dispensed at this site. The site will be for outpatient counseling by appointment, no inpatient services. There will be about 6 employees, open Monday through Friday, 8:00 AM to 4:00 PM. They have 7 sites in Massachusetts. Mr. Taylor asked how many patients will be seen. Ms. Repucci stated that the operation will be on an outpatient basis, so it can vary on a regular basis. It will serve mostly Chelsea residents. It will also serve as counselling for mental health as it relates to drug use.

Ms. Repucci showed statistics on drug use and abuse in Chelsea. Mr. Wilson asked where the information came from and how trash will be disposed of: the information came from a survey of Chelsea residents, and a cleaning crew will remove the trash to the outside dumpster.

On a motion made by Todd Taylor and seconded by Henry Wilson, it was voted (6-0-1) to recommend that the Zoning Board of Appeals approve the Special Permit for the use. As a member of the Mass General Staff, Mr. Rao abstained.

2017-08 121 Webster Avenue – Caru Chelsea, LLC

Special Permit recommendation to allow indoor commercial recreation.

Mr., William McCabe spoke on the owner's behalf. The build-out will be all interior, other than signage. Mr. DePriest stated that the request is for a use Special Permit only. Mr. Hu explained how the use operates. They have similar use sin Toronto, Canada.

On a motion made by Lad Dell and seconded by Todd Taylor, it was voted unanimously (7-0-0) to recommend that the Zoning Board of Appeals vote to approve the Special Permit.

2017-09 Addison Street – Mobilite

Special Permit recommendation for siting of small cell backload equipment.

2017-10 Cottage Street – Mobilite

Special Permit recommendation for siting of small cell backload equipment.

2017-11 Hawthorn Street – Mobilite

Special Permit recommendation for siting of small cell backload equipment.

2017-12 Shurtleff Street – Mobilite

Special Permit recommendation for siting of small cell backload equipment.

The Board asked the Petitioner to describe all of the sites (2017-09 through 2017-12).

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Brian Grossman and Rosanna Ferrante spoke for the Petitioner. Mobilite is an infrastructure provider that provides background services to cell phone providers. There are four utility poles, three of which have street lights on them, all have other utilities on them. Mobilite equipment works with cell phone providers to provide backup services. All four poles will have the same equipment: omni-directional antennae. Seventy-two percent of the public has cell and smart phones. The equipment runs off standard power.

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A lot of people are using the services in this area. Mr. Wilson asked if this equipment is used in other cities: yes, in Cambridge. They have just concluded an agreement with the City of Boston, so they will be in that city shortly. Is there a charge to the City: no, in this case, the equipment will be on Eversource poles. The equipment transmits data only. If a pole goes down, what happens: it may revert back to the provider. Because of the rapidly developing technology, will this become obsolete in any time in the near future? At the moment they are not prepared for 5G. Will this be for Sprint customers only? Yes, that is their client at this time. Will there be other poles in the future? Yes, they will come back when other sites are necessary and found.

On a motion by Henry Wilson and seconded by Todd Taylor, it was voted unanimously (7-0-0) to recommend that the Zoning Board of Appeals vote to approve the Special Permits for 2017-09, 2017-10, 2017-11 and 2017-12 with standard conditions.

Zoning Amendment – Insert new Section 34-136 Adult Uses

Public Hearing and recommendation to City Council.

Mr. DePriest provided a brief summary of the litigation about the adult use on Beacham Street: the court ruled that the described the ordinance change to the Board. He recommended that the Board continue the hearing to provide them with time to review background material.

The Chair opened the hearing to public comment. Mr. Lou Tasiopoulos, representative of Phantom Ventures, spoke: the proposed amendment would not affect their proposal. The court ruled that their civil rights were violated: they propose a new and well run facility. It would not be like the old facility.

Mr. DePriest reminded the Board that the issue before them is the zoning amendment, that there is no petition before the board for review. The Chair and the speaker concurred and the speaker ended his comments.

On a motion by Todd Taylor and seconded by Lad Dell, it was voted unanimously (7-0-0), to continue the hearing to the May 23, 2017 meeting

Zoning Amendment – Commercial/Industrial Laundry

Public Hearing and recommendation to City Council.

Mr. DePriest described the ordinance change to the Board. He explained that there is a commercial laundry that is seeking to locate in the City; however, there is no land use category for commercial laundries in the Table of Uses. Todd Taylor expressed concern that the definition may prohibit existing laundries from taking in small clients that drop off small bulk laundry.

The Chair opened the hearing to public comment. No comments were received

On a motion by Todd Taylor and second by Henry Wilson, it was voted unanimously (7-0-0) to recommend that the City Council adopt the amendment with the provision that the definition be revised to allow for existing businesses to continue to take small bulk orders.

Preliminary Subdivision Plan : 200 Vale Street & 284 Everett Avenue

Mr. DePriest gave the Board a briefing on the subdivision process in Massachusetts and Chelsea. Mr. DePriest stated that the applicant has provided the Board with a letter providing the Board with an opportunity to extend the review beyond the 45 day limit on action by the Board. See below. Mr. Shipe provided an update on what has happened at the site. He reminded the Board of what will be built, what improvements will be made. Mr. Shipe explained that the preliminary plan was submitted to preserve their zoning rights.

How long do you anticipate the environmental clean-up to take? Mandatory filing dates with DEP are being followed. The work will be done before construction starts.

Mr., DePriest briefly reviewed the Department memo stressing the irregular shape of the parcels. Mr. Shipe said that they will rework the plan.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (7-0-0) to accept the requested extension of the 45-day deemed approval period for the application filed on March 9, 2017 until and through the Planning Board meeting on June 27, 2017 as outlined in the above referenced correspondence.

Discussion of Planning Board participation in a Strategic Plan Focus Group

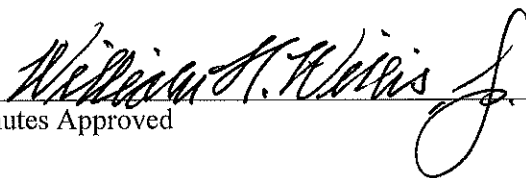
Maggie Schmitt briefly updated the Board on the housing study. The request is to establish a small task force to assist the consultant. There will be one meeting on June 1st at 6:00 PM and the request is for two board members to participate.

Tuck Willis and Shuvam Bhaumik volunteered.

June 22nd will be the final community meeting for the plan.

Adjournment

On a motion by Henry Wilson and seconded by Todd Taylor, it was voted unanimously (7-0-0) to adjourn at 8:53 PM.


Minutes Approved

2017 JUN 27 10:10 AM
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