



**CITY OF CHELSEA
PLANNING BOARD**
City Hall, 500 Broadway, Room #101
Chelsea, Massachusetts 02150

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Tuck Willis, Chairman
Shuvam Bhaumik
Olivier del Melle
Lad Dell
Ashley Owens
Sishir Rao, M.D.
Todd Taylor
Henry Wilson

**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, OCTOBER 24, 2017**

The meeting was called to order by the Chair at 6:10 p.m. on Tuesday, October 24, 2017 in Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Lad Dell, Shuvam Bhaumik, Henry Wilson, Sishir Rao, and Todd Taylor.

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

Minutes September 26, 2017 Minutes

6:10 PM

On a motion by Lad Dell and seconded by Shuvam Bhaumik, it was voted unanimously (6-0-0) to waive the reading and to approve the minutes of the September 26, 2017 meeting.

2017-30 130 Eastern Avenue – Chelsea Eastern LLC

6:06 PM

Major Site Plan Approval to construct a new shipping center with 1.1 acres of added green space on a previously built out parcel.

Petitioner states their plans were approved and voted on by the ZBA for SP. Want to start building by January. Green space goes up to 1.2 acres in lieu of parking. Preparing to update drainage and sewer with sumps and pumps and catch basin. In addition they plan to install drainage swales for low impact development. Reduced peak runoff from 2, 10, 50 year flood storm. Building is 4 feet about the flood plain just in case.

Patrick Dunford Traffic Engineer for traffic study. Conducted in June. Critical peak hours 7-9 am and 4-6 pm with ITE data from traffic counts around the country. What they found there is the food distributor coming to the site has relatively lower traffic than most food trucking. Main shipping offset earlier from rush hour times. 30-37 during peak. About a car or truck every minute Eastern Avenue has about 25,000 cars a day. Traffic signal planned through MWRA on Griffin way.

Lad: How big are the trucks and how frequent again?

Petitioner: 4-6 semis a day.

Petitioner: 45% of the building dedicated to refrigeration. Light roof and building to reduce heat island effect. Refrigeration on the roof in case of a climate disaster.

Shuvam: How about trash and snow removal? Who is the company moving in?

Petitioner: Trash will have a private removal. Snow removal by tenant, landscaping by owner. Baldor will be the new tenant. 35 full-time employees and 50 drivers. Ready to expand.

Lad: Are the trucks registered to Chelsea?
Petitioner: Leased, could provide more data.
Tuck: Does landscaping plan specify plantings. Street side?
Petitioner: Pit oaks and Zelkova trees.

On a motion made by Todd and seconded by Lad, it was voted unanimously (6-0-0) to approve the Major Site Plan with the Special Permit standard conditions voted by the Zoning Board of Appeals and the condition to have the developer agree with city if parking expansion is needed.

2017-DS1 & DS2 284 Everett Avenue & 200 Vale Street – Fairfield Chelsea Phase I LLC & Fairfield Chelsea Phase II LLC

For approval of a Definitive Subdivision Plan for parcels 54-30; 55-2, 3, 4, 5, 8; 62-10, 12, 13, 14; 63-1, 1a, 2, 3, 5. For approval of a Definitive Subdivision Plan for parcels 54-22, 23, 24, 25, 26, 27, 28, 29 and 62-4.
6:35

Traffic study submitted for in 2015 under industrial use. Foundation permit submitted and want to move forward with demo permit. Preparing a letter of submittal with addressing and not addressing the SP conditions. Appreciate expediting the

Henry questioned the last waiver request.

Client seeks an approval with a covenant.

On a motion made by Todd and seconded by Henry Wilson, it was voted unanimously (6-0-0) to grant the waiver requests and approve the subdivision with a covenant.

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2017-32 25 Eleanor Street – Eleanor Street Associates, LLC

For a Special Permit to construct a 2nd and 3rd story on a non-conforming structure for twenty (20) residential units and for off-street parking relief.
6:50

Private trash pickup and submitted an updated drainage plan and landscaping plan. Have followed ZBA recommendations. The Board asked if they have spoken to the neighbors. Direct abutters were ok after doing some door knocking. Would prefer this over the trucking facilities. Happy to see one families for less need for parking. The Board asked if they will have visitor's passes for parking. The petitioner wants to install solar. Tuck said TND has benefitted greatly from the current panels. Henry asked for more affordable units. Petitioner sited the financial costs associated with it. Bike storage on site as well.

On a motion by Lad and seconded by Todd, it was voted unanimously (6-0-0) to continue case to the November 28, 2017 meeting for the site plan approval.

2017-33 145 Cottage Street – Anabella Portillo and Guadalupe Arana

For a Special Permit to convert of an existing non-conforming two (2) family structure into a three (3) family structure which does not meet current minimum zoning requirements for lot area, open space, and number of off-street parking spaces.

7:12

David Mindlin representing. Our petitioner is the antithesis of the previous developments. Owners and occupiers want to build an extra space in basement for elderly parents.

Henry: Two exits? Bathroom?

Petitioner: Yes

Sishir: And a window in the kitchen?

Petitioner: We can make the windows bigger.

Shavum: How tall the ceilings?

Petitioner: 8 feet. Small but primarily for family.

Shavum How many cars currently?

Petitioner: 2

Shavum: Any basement access from the garage?

Lad: Would require 6 parking spaces right?

Elijah: Yes

Henry: Parking is a big issue in this city would need to prepare for the future once these folks move on from the house

Sishir: This would give relief to people taking care of elderly parents.

Todd: Agreed

Henry: Still need to look at the future owners and the city as a whole with their real parking needs.

On a motion made by Todd and seconded by Shavum, it was voted (5-1 (Henry objected)-0) to recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions.

2017-34 67 Jefferson Avenue – Paul and Simina Ryder

For a Special Permit to construct a driveway.

7:27

Petitioner: Creating the curb cut would be within the 10 feet space from the hydrant so they would not take away any on street parking with the 2 tandem spaces.

On a motion made by Shavum and seconded by Todd, it was voted unanimously (6-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions.

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2017-35 73 Broadway, LLC, Kevin McMaster, Manager

For Special Permit and Variance to extend and alter a non-conforming two (2) unit dwelling.
7:30

Petitioner: Originally had a store on the first floor and residents on top. No structural changes. Condos for sale not rental. Will try to adhere to the looks of the current neighborhood. No off-street parking. Wants renovate for sale.

Henry: Tough place to park

Lad and Todd: Nothing we can really do about it.

Todd: It was formerly an illegal 2 family moving to legal 2 unit.

Petitioner: Speaking from personal experience people in the area try to use more public transportation.


On a motion made by Todd and seconded by Shuvam, it was voted unanimously (6-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions.

Other Business

N/A

Adjournment

On a motion by Todd and seconded by Henry, it was voted unanimously (6-0-0) to adjourn. Adjournment was at 7:45 PM.



Minutes Approved

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