

**CITY OF CHELSEA
PLANNING BOARD**

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

OFFICE

2017 DEC 20 P 1:22

**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, NOVEMBER 28, 2017**

The meeting was called to order by the Chair at 6:07 p.m. on Tuesday, November 28, 2017 in Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Lad Dell, Ashley Owens, Olivier del Melle, Shuvam Bhaumik, Henry Wilson, and Todd Taylor.

Also present: Elijah Romulus, Planner/Land Use Administrator, Chelsea Department of Planning & Development, Maggie Schmitt, Assistant Director, Chelsea Department of Planning & Development.

Minutes October 24, 2017 Minutes

6:10 PM

On a motion by Lad Dell and seconded by Ashley Owens, it was voted unanimously (7-0-0) to waive the reading and to approve the minutes of the October 24, 2017 meeting.

2017-19 24 Tudor Street – Antonio Reyes

6:11 PM

For Special Permit for conversion to increase existing property by two units, creating a three unit dwelling which does not meet minimum zoning requirements for lot size and open space and also location and number of off-street parking spaces.

Henry: what will happen to the garage in the back?

Petitioner: We are knocking it down to make space, a multigenerational home for family to expand. 3 bedrooms on the 1st and 2nd floor. The only change to the exterior building is an egress. The petition was delayed for the exterior egress. Resubmitted new plans with egress and full changes for variance.

Abutter at 29 Tudor: A few years back we fought the convent, the new school will add even more parking stress, the petitioners have SUVs can't fit and then when they have company. Why convert to a three family, buy a three family. Can't support the amount of people. That's why it was a one family. It's not fair.

Kizi Reyes, Petitioner: We park on the street because during the day there is an issue during the day but at night we park in front of the house because there is enough parking on the street at night.

David Mindlin, Petitioner: There is a "these people" comment coming from abutters at both ZBA and Planning Board meeting and we should know where that is coming from. It is not a positive connotation. It should be known that the abutter doesn't have a driveway herself.

On a motion made by Henry Wilson and seconded by Ashley Owens, it was voted unanimously (7-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions.

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

For Major Site Plan Approval related to a petition to construct a parking area with twenty-eight (28) off-street parking spaces for the use of a residential multi-unit structure.

6:20

Elijah: ZBA approved with solar, electric car, and landscaping.

Henry: Can there be more affordable units?

Petitioner: We are not using 2 or 3 bedrooms these are single units, some with lofts, it would not be financially feasible.

Shuvam: Is the dumpster outside?

Petitioner: Inside with private pick ups.

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (7-0-0) to approve the Major Site Plan subject to the conditions the Zoning Board of Appeals applied in the Special Permit decision.

2017-36 173 Washington Avenue– Mobilitie & 2017-37 12 Essex Street – Mobilitie

For Special Permit for installation of cell backhaul equipment, including an antenna on an existing street utility pole, to extend service for existing cell towers at 5 Admiral's Way, 855 Broadway and 466 Broadway.

6:27

The Chairman opted to hear cases 36 & 37 together

Petitioner: We went in front of DPW on 11/14 and they approved the plans

Tuck: I proposed to John. Change the city regulations to accommodate these plans that waste paper, and people's time and energy and money. Planning Board should be able to abdicate the deciding power to the Department and streamline this type of work.

On a motion made by Ashley Owens and seconded by Todd Taylor, it was voted unanimously (7-0-0) recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions.

2017-40 95 Fourth Street – Fourth Street Investors

For Special Permit to convert a mixed use daycare and office facility into an office use which does not meet current minimum zoning requirements for off-street parking.

6:32

Petitioner: Terry's Little Pumpkins took over part of the building in it's prior use as office/daycare facility. We will have 8x18 parking spots for compact cars.

Lad Dell: How many offices right now?

Petitioner: Three tenants.

Lad Dell: How many employees total?

Petitioner: First floor vacant and current parking can accommodate our clients and potential clients. ½ of the building is occupied at the moment. Could use 2,000 ft for daycare as a grandfathered use. Not leasing until they can figure out the right configuration all office vs. office and daycare again.

Tuck Willis: When was the building built?

Petitioner: Pulled a jacket it was 1984. 1985 ZBA said office use, 2006 it was office and daycare use.

Lad Dell: Worst case scenario tenants need a gross amount of parking what will you do?

Petitioner: We can lease parking from Market Basket but who will actually walk back and forth. Our operation should not have that much of a parking need.

Shuvam Bhaumik: Terry's is not there?

Petitioner: I don't want to represent them but they went bankrupt they're gone.

Shuvam Bhaumik: What type of tenants, is it standard office use?

Petitioner: Standard, there is a family counseling office and a staffing agency.

On a motion made by Lad Dell and seconded by Shuvam Bhaumik, it was voted unanimously (7-0-0) recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions.

2017-41 553-A Washington Avenue – Rocco Vigorito

For Special Permit for construction of a single family dwelling which does not meet current minimum zoning requirements for lot size, rear yard setbacks, frontage, building height, and location of off-street parking spaces.

6:46

Peter representing Petitioner: We updated the plan with ZBA recommendations, two parking spaces on Garfield side and shifts property 2 feet to the right. This is a corner lot used to be an old station convenient store. Wants to make a use of the zone. ZBA wanted to isolate traffic to the less trafficked area. There are no curb cuts.

Shuvam Bhaumik: Environmental concerns?

Petitioner: City demolished site and rehabbed the property.

Tuck Willis: Environmental concerns addressed?

Petitioner: City demolished what was there and they have documentation.

Shuvam Bhaumik: Abutters

Petitioner: 1 & 2 families, they are actually considering moving.

Henry: Will you live there?

Petitioner: Maybe my son.

Shuvam Bhaumik: Sidewalks?

Petitioner: That is a city issue.

Lad Dell: how many bedrooms

Petitioner: 2 or 3.

Shuvam Bhaumik: Financial legal issue?

Petitioner: For the demo and rehab the city has billed the petitioner but that is separate from this permitting issue. Need relief to make a house that is not unreasonably small. None of the abutting properties have the necessary setbacks per the city ordinance. Early on he bought the property.

Tuck Willis: How many square feet of land?

Petitioner: 4404

Tuck Willis: The per footage pricing is reaching Manhattan prices according to my wife. The surrounding area is early 20's built.

Petitioner: We believe this is a reasonable proposal.

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 approve the Special Permit for the use with the standard conditions.

Other Business

7:01

CDBG – Maggie Schmitt presented the board with a draft of the City of Chelsea Community Development Strategy.

Comments by the Board:

Henry Wilson: When is the meeting?

Maggie Schmitt: Tomorrow evening at the Williams School 6 PM someone will come back to the Planning Board say Dec. 15 can receive written comments'

Todd Taylor: Affordable housing. Encourage and support first time buyers etc. I have been extremely concerned with the decrease of home-owners in the city and the instability that it creates. More development has been tailored to rental as opposed to promoting home ownership. We do not need a transient community. There should be home ownership programs in the city.

Maggie Schmitt: Beth Rosa is working with programming in the city towards first time buying.

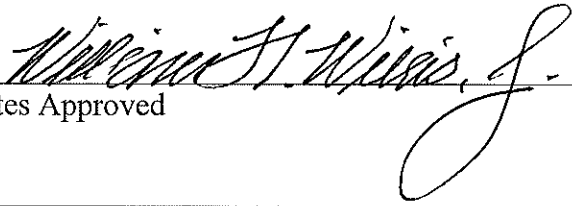
Todd Taylor: Can we convert renter to owner. Incentivize housing stock turnover to ownership. We seem to be building rentals instead of condos. What exactly can be done to mitigate this problem?

Maggie Schmitt: There may be ways to incentivize home ownership. One way is to encourage first time home buyers programs.

Todd Taylor: Does the city see this as an issue? Is this rental boom a trend or a mainstay? Everything we build will just be for renters instead of families.

Adjournment

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (7-0-0) to adjourn. Adjournment was at 7:18 PM.



Minutes Approved

NOV 29 2017
11:23 AM