



**CITY OF CHELSEA  
PLANNING BOARD**  
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Tuck Willis, Chairman

**CHELSEA PLANNING BOARD  
MEETING MINUTES  
TUESDAY, JANUARY 24, 2017  
6:00 p.m.**

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A meeting of the Chelsea Planning Board was called to order by Acting Chair Shuvam Bhaumik at 6:05 p.m. on Tuesday, January 24, 2017 in Room 305 of City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Shuvam Bhaumik, Lad Dell, Christopher M. Falbo, Ashley Owens, Sishar Rao, Todd Taylor, and Henry Wilson. Olivier del Melle and Tuck Willis were not present.

Also present: John DePriest, Director, Chelsea Department of Planning & Development; Maggie Schmitt, Assistant Director, Department of Planning & Development. Sean McReynolds, McCarthy, Corcoran Associates.

**Minutes November 29, 2016 Minutes**

On a motion by Todd Taylor and seconded by Lad Dell, it was voted unanimously (7-0-0) to approve the minutes of the November 29, 2016 meeting.

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

*Permit recommendation and Major Site Plan Approval related to construction of a new one hundred and thirty-nine (139) room hotel.*

The Board reviewed a request by the Petitioner to continue the hearing to the February 28, 2017 meeting.

On a motion by Todd Taylor and seconded by Ashley Owens, it was voted unanimously (7-0-0) to continue the public meeting and public hearing to the February 28, 2017 meeting.

**2016-50 35-37 Bloomingdale Street – Milvian Arroyo**

*Permit recommendation to construct driveway and rear yard and side yard parking which are located in the minimum setback requirements and*

**2016-51 31-33 Bloomingdale Street – Maria C. Fernandez**

*Permit recommendation to construct driveway and rear yard and side yard parking which are located in the minimum setback requirements*

Milvian Arroyo and Maria Fernandez described the proposal. Request permission to install a driveway and park in the rear of each building. Ms. Arroyo has two children and difficult to carry them blocks away from the house. It is difficult to find parking because of the senior housing development on Bloomingdale Street. In addition, given the addition of the driveway causes water infiltration into the basement. Three spaces anticipated for the three family structure. The space is now used as a yard and is partially paved. Puddling occurs and finds its way into the

basement. The contractor will install a drain to address drainage. The driveway is already there, but needs replacement. Ms. Fernandez stated that there are three cars for her building. On a motion by Todd Taylor and seconded by Christopher Falbo, it was voted unanimously (7-0-0) to recommend that the Zoning Board of Appeals approve the two proposals with standard conditions.

**2017-01            6 Vila Street – Iglesia Prescencia de Dios**

*Permit recommendation to establish a church which does not meet current minimum off-street parking requirements*

Eugene Diaz and Jose Jimenez on behalf of the church. A Special Permit is required to use the building due to lack of parking. Most of the members are local and the church provides a shuttle. The building will be used on Sundays and during the week for bible study. Expect 15-20 on weekdays, 60 on Sundays. Reaching out to other sites in the neighborhood to use spots, and waiting for response. Trying to make the community better. The bible study is in the afternoon. The church is opened for a leadership meeting of 6 people on Tuesday, bible study for 15-20 on Thursday, and 50 to 60 people on Sunday for each of two services. They have a five year lease. Right now, they are without a church.

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (7-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit with the standard conditions and a condition that the trash and materials in the fenced area be removed before occupancy.

**2015-14            284 Everett Avenue –Fairfield Residential**

*Request for modification of the approved site plan.*

Kevin Maley, Project Manager, presented a package showing the highlights of the proposed revisions. Parking has been redistributed between the two phases; the parking lot proposed for Phase 2 has been eliminated, but each phase now has all the parking required to address the phase on-site. Outdoor open space has been increased by 20,000 sq. ft. Improvements were made to the design: the project was given a more contemporary look.

Doug Carr of Qube 3 explained that a fresh look was taken. The retail and entry courtyards on Everett Ave were kept. The mass and number of units were not changed. More screening is provided on Everett Ave. The building was redesigned around 5 courtyards. There will be a podium for parking and four floors of residential units, with courtyards on the roof of the podium. Three entrances to parking for Phase 1, two for Phase 2. A one-way drop-off/service area was designed for the Everett Ave frontage. This takes all services off Everett Avenue.

The design of the façade was rethought; two architectural statements being made, one does not copy the design of the other. More projecting bays added. The garage is being treated with openings to eliminate the blank walls. A lot of glass and openness included on both the Vale and Everett Ave frontages. Design features of high school (strong towers) mimicked in the design of the building.

The retail will be market driven, about 8,500 square feet. Some inquiries for restaurants, but no decisions made as of yet. There will be no drive-through.

Will the Chelsea Clock façade be saved? The Chelsea Clock Company will not allow use of the name and the building is in poor condition with contamination. It will be demolished.

The proposal adds over 200 spaces? Yes, in an attempt to meet some industry standards. The on-street parking proposed for Vale and Locust Streets are not counted in the parking figures.

Will there be payment in to the affordable housing fund? There will be affordable units as approved by the Zoning Board of Appeals.

On a motion by Henry Wilson and seconded by Christopher Falbo it was voted (6-1-0) to approve the changes as minor in nature and to carry over all conditions of the Major Site Plan approval. Voting in favor were Shuvam Bhaumik, Lad Dell, Christopher Falbo, Ashley Owens, Sishar Rao, and Henry Wilson;

**ZONING AMENDMENT – Remove hotels and the like from industrial districts**

Mr. DePriest explained to the Board that the City Manager intended to withdraw the proposed amendment from Council consideration, pending the results of a study on hotel development and the market for hotels in the City.

On a motion by Todd Taylor and seconded by Christopher Falbo, it was voted unanimously (7-0-0) to table the request.

**ZONING AMENDMENT – Revise definition of Indoor Commercial Recreation**

Mr. DePriest told the Board that a request from a property owner on Webster Avenue was received to change the definition of Indoor Commercial Recreation to allow for rubber-tipped dart games and mystery games. The property owner, Ken Barron, owner of the building at 121 Webster Avenue in the Shopping Center district, told the Board that he has a potential tenant for his site. The proposed use is no different from the paintball use already on site.

The tenant, Kye, described the proposal. Two teams of ten play games shooting soft tipped arrows. The game is similar to paint ball. The Escape room is an hour activity where people are given clues to help them escape from the room. The speaker runs several such establishments in the United States and Canada.

On a motion made by Henry Wilson and seconded by Christopher Falbo, it was voted (7-0-0) to recommend that the City Council adopt the proposed amendment.

**Chelsea Housing Authority (CHA) – Discussion of Innes Apartments planning study**

Sean McNamara of Corcoran Development, David Lemington of Stantec, and Al Ewing of CHA described the project.

The Department of Housing and Community Development (DHCD) put out a Request for Proposals for mixed income developments. CHA received funding and Corcoran responded with the Innes Apartments proposal. Corcoran and CHA are working together to develop a program for the Innes apartments. The proposal is to replace the 96 affordable units with 326 mixed income units. The 96 units of affordable will be replaced with newer affordable units. This discussion is to introduce the project to the Board as zoning approvals will be required.

Al Ewing stated that the grant received from DHCD was for \$300,000 to develop a feasibility study. It is difficult to upgrade the existing units based on the funding the CHA receives from the federal government. All 96 affordable units will be replaced with affordable units and all families asked to move back

The feasibility study is exploring a development of 1/3 affordable with 2/3 market rate units. It will require a significant density increase.

There are eight buildings on site, all 3 and 4 stories in height. There is a grade difference of about 12 feet from one end of the site to the other. The site is close to the Silver Line stop in Eastern Ave. The neighborhood is primarily 2

and 3 family, 2 to 3 story buildings. On the easterly end, the site is close to the nursing home, parking garage, and hotel, all of which have some height and massing. The affordable units will not be differentiated from the affordable units – same materials and finishes. All parking will be below ground. There will be three buildings. The buildings will take advantage of the difference in slope and the building will be taller on the eastern end. There will be open space and possibly community retail space. The buildings will be wood frame.

There have been a number of meetings with the residents. They've asked numerous questions and are eager to be in units that are similar to market rate units. The residents will have to be relocated at least temporarily.

Where will they be moved? Looking at phasing the development so that not all residents will have to be moved at once. Goal is to relocate within the CHA portfolio, but in Chelsea as a minimum. Working with the school district to minimize disruption of school and school work.

Where have you done this before? Yes, in Weymouth, Queen Anne's Gate; King Lynn Apartment in Lynn; and Harborpoint (Columbia Point) in Boston.

Can there be more affordable units? Yes, but it would mean that there would need to be more market rate units to make up for the cost.

What is the ideal timeframe? DHCD is looking for this to happen immediately, but there is a recognition that there is a dialogue and public process that must be followed. Ideally, it would be started late this year or early next year. It will take a two year period to construct the first phase. There will be 48 units in each phase. The four bedroom units will need to be clustered because of construction requirements. The current mix is 42 2BR, 48 3BR and 6 4BR.

Have there been problems with your other sites? Nothing big, just the usual problems. Will there be security? Yes, onsite security. What have been some measures that work to address issues? Monthly quality of life meetings with the residents has worked in other such developments.

There is an existing 40R District on Gerrish Ave that can be extended or a new 40R adopted.

What is the outreach to the neighborhood outside the Innes complex? Nothing yet; the desire was to reach out to the Innes residents first. Plans are to meet with the neighborhood soon.

Members of the Board expressed general support for the proposed development.

### **Department of Planning & Development Discussion – Community Development Block Grant and Community Development Strategy**

Maggie Schmitt discussed the Community Development Strategy (CDS). The CDS is an umbrella document that provides a summary of existing planning documents in the City and also summarizes community needs and priorities related to CDBG projects. Maggie mentioned that she met with the Board in November to present and discuss the City's CDS strategy. The City also sought input and comments at a CDBG public hearing on November 30, 2016. There were comments from the public services providers and also about the possibility of funding for programs to assist downtown business owners.

This CDS strategy as revised does not have substantial changes. It updates and broadens the list of priority projects. For example, on the last page, there is added a general reference to not only storefront and sign programs, but economic development programs in the downtown such as micro-enterprise assistance. Also, this revision calls out planning studies on the last page, which has been an activity always included and referenced in earlier sections of the

CDS but not repeated on the priority list on the last page. The revisions also add a paragraph to describe the target areas on page 6.

References to completed priority projects, such as One North, were removed, as are obsolete references (e.g. Centro Latino, which closed). In general, the modifications are mostly editorial and they do not change the five main goals and objectives in the CDS: provide residential opportunities in blighted areas and activities that stabilize the neighborhood; enhance quality of life and safety; upgrade infrastructure; improve open space and recreation; and develop affordable housing and preserve the existing housing stock.

Henry Wilson asked about which playground is expected to be renovated next. Maggie said that while the City has typically proposed a playground/park project every other year with CDBG funds, this year the City is planning to include in the CDBG application a request for funds for another street project – for Congress Avenue. However, the Department annually applies for a PARC grant in the summer for a playground/park project. Maggie referred to the update of the Open Space and Recreation Plan in the CDS. The City is starting soon on this so it is completed before the summer application deadline.

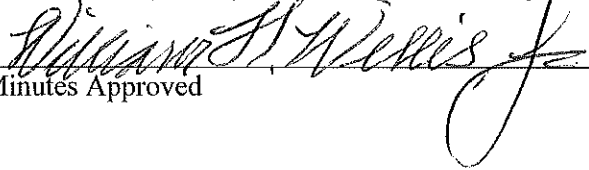
CDBG projects in this year's application are anticipated to be similar to prior projects including, for example, housing activities like code enforcement, public social services, and streets as mentioned.

Henry Wilson asked about funding for the street project. Maggie said that CDBG will be doing Hawthorn Street this year, partly with CDBG and with City funding. The City's CIP also refers to capital improvements that are planned.

On a motion by Henry Wilson and seconded by Christopher Falbo, it was voted unanimously (7-0-0) to endorse the revised Community Development Strategy.

**Adjournment**

On a motion by Henry Wilson and seconded by Lad Dell, it was voted unanimously (7-0-0) to adjourn at 7:39 PM.

  
Minutes Approved

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