



**CITY OF CHELSEA  
PLANNING BOARD**  
Chelsea City Hall  
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Tuck Willis, Chairman

**CHELSEA PLANNING BOARD  
MEETING MINUTES  
TUESDAY, MAY 23, 2017  
6:09 p.m.**

The meeting was called to order by the Chair at 6:50 p.m. on Tuesday, May 23, 2017 in the Council Chambers of City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Shuvam Bhaumik, Lad Dell, Todd Taylor, William "Tuck" Willis, and Henry Wilson. Christopher M. Falbo, Ashley Owens, Olivier del Melle, and Sishar Rao 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 April 25, 2017 Minutes**  
6:50 PM

On a motion by Todd Taylor and seconded by Henry, it was voted unanimously (5-0-0) to waive the reading and to approve the minutes of the April 25, 2017 meeting.

**2017-06 170 Cottage Street – 170 Cottage Street, LLC**  
*Special Permit recommendation and Major Site Plan Approval to construct a 45 unit structure.*  
6:53 PM

The Board reviewed a request from the Petitioner to continue the hearing to the June 27, 2017 meeting

On a motion by Henry Wilson and seconded by Lad Dell, it was voted unanimously (5-0-0) to continue the hearing to the June 27, 2017 meeting.

**2017-14 73 Winnisimmet Street/14 Williams Street – The Winnisimmet Lounge by Ciao Pizza**  
*Special Permit recommendation to allow use of the site for restaurant.*  
6:55 PM

Anthony Rossi, Esq., and John McDermott spoke on behalf of the Petitioner.

The existing site and building structure hasn't changed. In terms of use, instead of two commercial offices on the first floor a bar and restaurant will fill the floor. Abutters had concerns about trash pickup. The owner will move the trash with a wheeler dumpster and will be picked up five days a week between the hours of 11 PM to midnight. There will be a six (6) car parking structure; two (2) for commercial and four (4) for residential. Delivery pick up will be occur between the hours of 9:30 PM to 10:30 PM, same as they do with the Ciao pizza restaurant. Built to code decks that will not affect the abutters. Vent system will not cause fumes for neighbors and blows to the parking lot area as opposed to the abutters.

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In terms of addition parking needs, police use parking lot that opens to the public after 7 PM. Most people would walk to the local once opened as it is a restaurant that can serve the immediate area. They'll walk, or for longer distances they'll uber. This type of business is better for the neighborhood.

Rossi is an abutter and has a property in the area. This plan will get rid of a dead property and bring life to the area as well as deter criminal activity.

*The Planning Board then asked questions.*

Henry Wilson: There will be a deck up there?

Anthony Rossi: Yes the deck is for the resident's, not commercial use and the site plan did not change from what was previously approved.

Lad Dell: Four (4) resident units, two (2) per floor?

Anthony Rossi: Yes

Tuck Willis: \*Questioned open space\*

Anthony Rossi: We will have enough for residents.

Lad Dell: How many seats will the restaurant have?

Anthony Rossi: 75 seats and 9 employees.

John McDermott: We have 20 extra seats in a function hall that will serve as overflow.

Shuvam Bhaumik: How big is the restaurant?

Anthony Rossi: It is 2000 square feet.

Lad Dell: Will there be a traffic study? Because, Liberty Street is tough.

Anthony Rossi: We spoke to a consultant today as far as truck traffic, it will be negligible. That is the reason we are doing it late at night and a smaller dumpster means smaller trucks.

Henry Wilson: Will the trucks move through Williams street?

Anthony Rossi: No

Todd Taylor: Do you have a full liquor license?

Anthony Rossi: No but they are looking to get it.

Todd Taylor: why not?

Anthony Rossi: They may have lost it with discontinued use of the place.

Lad Dell: How much sound will travel from the lounge to the second floor?

Anthony Rossi: Closed out insulation will be sprayed. Residents above will know what they are going in for and the bigger concern are the abutting residents. We designed the lounge with windows on the sides away from abutters to reduce noise.

Shuvam Bhaumik: What is the time frame to build?

Anthony Rossi: One year

Tuck Willis: While this is not a public hearing is it ok with the board to open the floor to the public?

*Planning Board unanimously agreed.*

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Tuck Willis: Please keep in mind that the planning board has a limited set of considerations. For example we have nothing to do with say the color of the building. Please state your name and address if you choose to speak.

April Swartz: April Swartz, 30 Beacon Street. We are primarily concerned with parking. It's been a problem in the city. But nothing is better than people from the neighborhood making a restaurant in the neighborhood. This is important and Chelsea is up and coming. If we don't support good business we won't progress.

Faye Dookharan: I understand keeping your scope for the board. I am in favor of the development. The developers have been nothing but great neighbors. This development is coming in my backyard and the city will benefit greatly from this. We want residents to spend money in the city so we benefit. People will uber and walk. For parking, after 7 PM police parking lot is open to the public. I am in approval.

Thaeda: I am in favor of the building. As is it is run down. Chelsea is two (2) miles long I don't think walking would be a problem.

Pepper Fee: I am tired of going to Cambridge and Boston for good food and culture and it should be in Chelsea

X: A lot of our future hinges on this. We need places for all these hotel people to eat. If we want high occupancy in hotels and for the people of Chelsea then we need good

Vincent Demore: I have been in the area for 40 years my entire life. We have heard it's been on the come up for a while and it is finally happening with this place. Yes parking is a problem, it always has been, but I haven't had problems in the neighborhood and it does not outweigh the positive externalities of this.

Mark: I don't think anyone else needs to speak on the quality of the restaurant we all know. My question is why can't people park in the courthouse afterhours? It would be a viable alternative for parking.

Tuck Willis: Good point

Anthony Rossi: We would have to talk to a state senator because it is a state building.

Andrew Chela: Additional parking is always a great idea. But if we are going to do anything with that location it will cause parking problems no matter what the use is. If we don't want a parking problem we would have to keep it dilapidated and no one wants that. We shouldn't be losing business to Boston.

Rob Silliman: I have come here to these meetings for 18 years. Winnisimmet has had developers come and go with good and bad projects. I think this development deserves the spot. Back when Rita's was open there wasn't any problems with parking.

Alison Shepard: What is going to happen during the winter when the snow plow comes? Even with the building empty Winnisimmet has cars parked all over the place all year long. It is a very dangerous and crowded intersection. There is no room for an additional 30-40 cars. As it is now if there needs to be an emergency vehicle they can barely get through and that is a worry.

Richard Smigielski: I am adamantly against this. A restaurant would be detrimental to the neighborhood. It is too impactful. I say to you and I was chairman of the planning board for 12 years. I am the current president of Chelsea Waterfront. The owner has great food but it can go in Chelsea square. We got rid of four liquor serving establishments over 40 years. We don't need more traffic in the area. They would need at least 30-40 parking spots per the zoning laws. What will happen during the winter or when the bridge goes up? Nice establishment and proposal, wrong neighborhood. We need a traffic study.

Macentory: Traffic studies are interesting. No one has addressed the Wynn Casino traffic addition in Chelsea. It's more about Jason than the restaurant. No one has talked about Valet parking that could eliminate some issues. This is not going to affect the area more than the casino. I am all for this project.

John DePriest: For the record over 35 emails were sent in support and phone calls in support.

Tuck Willis: Questions or motion?

Henry Wilson: Accept with standard conditions

On a motion made by Shuvam Bhaumik and seconded by Lad Dell, it was voted (5-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit for the use.

Crowd applauded.

**2017-14      157 Clark Avenue – Shadi Alallam**

*Special Permit recommendation to increase number of parking spaces from 14 to 28, which requires relief from side and rear yard setbacks and, aisle width.*

7:45 PM

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157 CLARK AVENUE  
CHELSEA, MA

Petitioner Shadi Alallam spoke before the board.

Shadi Alallam: I am representing the furniture store

Tuck Willis: Do you need 26 parking spaces?

Shadi Alallam: I really only need 4 or 5. Chelsea has a lot of parking issues and we could alleviate it with additional parking. We had 14 approved parking spaces. If tenants occupy our bottom floor then they will have the needed parking.

Shuvam Bhaumik: You deliver out the store? He occasionally has trucks parked on the sidewalk on Webster. One time I stopped and saw it was a furniture truck and that was in the last two months.

Shadi Alallam: It used to be a warehouse. Now it will be a showroom and the pickup and drop off will be in the back not the street.

Lad Dell pointed out two conflicting parking spaces that will not allow for people to get out, "It's impossible."

Shadi Alallam: Do I have to submit new plans? I already have a special permit for the 14 spaces.

Henry Wilson: How many times will you have deliveries?

Todd Taylor: It's going to be a showroom now.

Shadi Alallam: There will be no deliveries.

On a motion by Lad Dell and seconded by Henry Wilson, it was voted unanimously (5-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit with the standard conditions.

**2017-16      364 Washington Avenue – Michael Delgardio**

*Special Permit recommendation to allow use as a cellular phone store and for parking relief.*

7:55 PM

Petitioner Michael Delgardio spoke before the board.

Michael Delgardio: I'm here for a special permit to open a cell phone store.

Tuck Willis: This is for use only. Is it ok to have a cell phone store in this location?

Todd Taylor: It used to be a yogurt shop. This is my neighborhood.

Shuvam Bhaumik: Is it a metro pcs?

Michael: Yes

On a motion made by Todd and seconded by Shuvam Bhaumik, it was voted unanimously (5-0-0) to recommend that the Zoning Board of Appeals vote to approve the Special Permit with standard conditions.

**2017-18 25-27 Suffolk Street – Richard Beliveau**

*Special Permit recommendation for combining two lots and construction of a four unit dwelling.*

8:00 PM

Petitioner Richard Beliveau, party of two (2) spoke before the board.

Richard Beliveau party: Right now the site is a deplorable property foreclosed for several years. We want to combine two lots and develop the lot. He is experienced in the city of Boston. He is interested in doing work in the city. We would need 12000 square feet, sf, per zoning code. We are proposing 6000. A new proposed structure will be under 40 feet. We will propose 5 spaces. We need relief for aisle width and yard setbacks. The house will have full sprinkler system.

Tuck Willis: I am sorry to see what was and still is a beautiful antique home converted to another box. What is holding up the house is a civil war era retaining wall. Putting 10,000 pounds on the hill is not a good idea. I am not in favor of this design. I am basing this vote on the condition of the retaining wall. Will you dig down? I would like to see plans for that.

Richard Beliveau party: With all due respect. Client is aware of preservation. But this is not what the client intends to do on this site.

Todd Taylor: These plans show to the top of the house it is 45.5 feet and 5.5 feet over the zoning code.

Shuvam Bhaumik: Will you tear down the existing house?

Richard Beliveau: We are keeping the structure, adding a staircase

Henry Wilson: Each apartment will have two bedrooms?

Richard Beliveau: Two (2) bedrooms and one (1) bath on 1<sup>st</sup> floor. Two (2) bedrooms and two (2) baths on the second floor.

Shuvam Bhaumik: What did the neighbors say?

Richard Beliveau: Direct abutter is happy to see it being used based on its current attraction for criminal activity.

Henry Wilson: What is the time frame?

Richard Beliveau: Under 12 months from start date.

Henry Wilson: My only concern is parking.

Todd Taylor: If it's condos that could mean more cars.

Lad Dell: What is the style of the neighborhood?

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Richard Beliveau: There are a couple similar structures to ours already. We can definitely make design improvements to ensure we can make something work with more character.

Todd Taylor: So basically this is relief on parking, height, entire sf, use, and setbacks.

Henry Wilson: You can't keep it at a two unit structure?

Richard Beliveau: A simple two unit structure could be financially infeasible to any developers past and present.

Todd Taylor: How much of an issue is the retaining wall? So from what you're saying about how expensive it could be is true?

Tuck Willis: My concern is adding that much weight. The nature of the current structure is once the retaining wall goes, the whole thing goes.

Todd: I'll defer to your expertise but they said they will have a firm that will do it. If they say they can do it they should be able to do it and take responsibility for it.

Richard Beliveau: This property could sell high with people from Eastie interested in buying the condos. I like what is happening with Chelsea and I want to get in.

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted (4-0-1, Todd Taylor, Henry Wilson, Lad Dell, and Shuvam Bhaumik voting in favor and Tuck Willis voting in opposition) to recommend that the Zoning Board of Appeals vote to approve the Special Permits with standard conditions, recommendations on the retaining wall, and an improved plan.

**2009-12/2011-21      324 Marginal Street – Enterprise Rent-A-Car**

*Request for modification to a site plan*

8:19

Scott Rogers, IKHE party of three (3) spoke on behalf of the petitioner before the board.

Lad Dell: This was already voted on by ZBA?

John DePriest: Yes

Scott Rogers: There is a soccer field that is adjacent. We are taking down an old building on the premise and making a car wash there. In addition we are proposing a fueling area. We are making improvements along Washington Street. We'll have a state of the art fueling facility with oil tankers and fiberglass casings. A security kiosk. Proposing motion detection for security purposes. The proposal will have office space, and retail space, and a garage

Henry Wilson: You already have a garage there?

Scott Rogers: Yes strictly for inspection right now.

Henry Wilson: So you want to add another garage?

Scott Rogers: Yes for storage.

Tuck Willis: What happens when the lease runs out?

Scott Rogers: We don't know

Todd Taylor: We are determining whether this is a major or minor site plan?

John DePriest: Yes.

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On a motion by Henry Wilson and seconded by Todd Taylor, it was voted (5-0-0) to recommended that the Zoning Board of Appeals vote to continue the Special Permits with standard conditions.

**2016-44      284 Eastern Avenue – 16 Mystic Street, LLC**

*Request for modification to a site plan.*  
8:30 PM

Michael Southwick and Matthew Cosk spoke on behalf of the petitioner before the board.

Michael Southwick: The limo company is moving from Everett to Chelsea. We are here for a minor change with prior approval from the ZBA. Adding a repair garage and carwash. We will exit rear to not interfere with employee parking. There is also gravel in the back for drainage.

Tuck Willis: Basically you moved the carwash?  
Michael Southwick: Yea as is – it is difficult to operate.

Tuck Willis: We are determining the minor mod?

John DePriest: Yes major or minor.

On a motion by Lad Dell and seconded by Todd Taylor, it was voted (5-0-0) to agree on the minor modification.

**Zoning Amendment – Insert new Section 34-136 Adult Uses**

*Public Hearing and recommendation to City Council.*  
8:40 PM

John DePriest spoke before the board.

John DePriest: A vote is needed on the adult entertainment use. Last meeting I sent a list of similar cases to review. The council needs a recommendation to vote on June 4<sup>th</sup>.

Tuck Willis: Is it unconstitutional because it is not facetious?

Todd Taylor: There could be impacts on commerce.

Henry Wilson: If we don't decide on something the judge will send it back down.

Todd Taylor: The objection the judge had is that it was restricted to that location and the plaintiff actually wants that location.

John DePriest: It was restricted to the Shopping Center and Highway Business districts.

Tuck Willis: We want it up front and public so there will be less criminal activities. Several of the studies provided to the Board indicate that there is the potential for unwanted activities with this type of use.

Todd Taylor: You want it in front of kids walking to school?

Henry Willis: King Arthur's is in the open and has been operating for years.

Tuck Willis: And there has been a history of activity there.

Tuck Willis: The site in the industrial district is remote

Todd Taylor: Based on the studies, there appears to be

Todd: So you are not in favor of red-light districts? I think this recommendation is fine.

I had a question about one of the similar cases. How was the list compiled?

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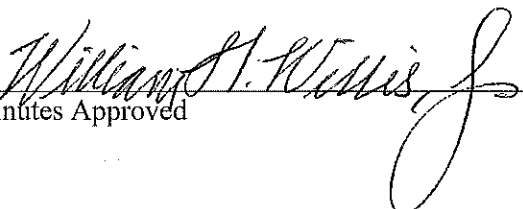
John DePriest: This list of studies is based on the city solicitor's research

On a motion by Todd Taylor and seconded by Lad Dell, it was voted unanimously (5-0-0), to recommend to the council as is.

**Tuck nominated by board to the CPA**

**Adjournment**

On a motion by Henry Wilson and seconded by Todd Taylor, it was voted unanimously (5-0-0) to adjourn at 8:54 PM.

  
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Minutes Approved

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