



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

Tel: (617) 466-4180
Fax: (617) 466-4195

Tuck Willis, Chairman

CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, JUNE 27, 2017
6:11 p.m.

The meeting was called to order by the Chair at 6:06 p.m. on Tuesday, June 27, 2017 in the Council Chambers of City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Lad Dell, Christopher Falbo, Todd Taylor, Tuck Willis, and Henry Wilson. Shuvam Bhaumik, Christopher M. Falbo, Ashley Owens, and Sishar Rao were not present.

Also present: John DePriest, Director, Chelsea Department of Planning & Development; Maggie Schmitt, Assistant Director, Department of Planning & Development.

Minutes April 25, 2017 Minutes

On a motion by Todd Taylor and seconded by Ladd, 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.

The Chair informed the Board that the Petitioner asked for a third continuance. Mr. DePriest suggested that the Board vote to dismiss the case without prejudice because the Petitioner has no standing to be before the Board. While he had a P&S at the time he submitted the Petition, he subsequently terminated the P&S in April. The owner has stated that they do not wish this to proceed because they have no relationship with the Petitioner.

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (5-0-0) to dismiss the Petition without prejudice as the Petitioner has no standing to be before the Board.

2017-19 24 Tudor Street – Anthony Reyes

Special Permit recommendation to add two units to a single-family structure

The Petitioner requested a continuation to the July meeting to allow for a new representative to become familiar with the proposal

On a motion by Henry Wilson and seconded by Todd Taylor (5-0-0) to approve the request for the continuance to the July meeting.

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2017-20 13-15, 17 Fifth Street – Juan Gallego – The Winnisimmet Lounge by Ciao Pizza 6:55

Special Permit recommendation to construct a third floor and add 6 additional units

David Midland for Petitioner of development. Juan Gallego arrived a few minutes late.

Request is to add a third floor with six additional units. Intent is to approve the building and the area. No change to footprint. Special permit for extension of the nonconforming structure and for parking relief. Cleans it up as providing better housing. The building has studio units, the billiards hall will stay. Each of the new units is about 466 square feet in size. Mr. Gallego indicated that his intent is to improve the area by removing the bars. Mr. Wilson brought up the parking issue. Mr. Ladd asked about the parking. Mr. Gallego stated that he has 12 parking spaces on Cherry Street that he is saving for another use. The rents for the units are \$655, \$700, and \$750. Mr. Gallego stated that he is moving back into the City. The intent is to remove the bar and billiards hall and replace with residential uses. Trash is stored in the alleyway behind the building in two dumpsters

Mr. Dell asked about the parking issue: Mr. Gallego stated that there is public parking on Chestnut Street. Only one of the tenants owns a car. Mr. Taylor stressed the need to balance the off-street parking need and the desire to improve the area. There is a bus stop nearby.

Mr. Wilson asked if there will be affordable units. Mr. Gallego stated that the new units will rent in the neighborhood of \$850. The desire is to get a steady tenant. No utilities included in the rent. Dumpsters are emptied once and twice a week. Mr. Wilson asked about the future of the parking lot on Cherry Street: Mr. Gallego stated that it could be used for parking until it is used for something else: there is no particular use for the parking parcel at this time.

Mr. Dell stated a concern that there should be some designation of a couple of the units for affordable housing. Mr. Gallego said that it place a restriction and affect the mortgage.

The Board opened the meeting to the public. Mr. Avellaneda stated that he would recommend that it not be approved. The Council has been adamant about the need to provide off-street parking. The number of cars has increased as a result of the number of projects approved: should not allow developers to say that Uber will help unless the developer provides statistics on the actual use of Uber. The rooming houses that were mentioned by the developer have been purchased by a developer who is renovating them. The new tenants will probably have additional cars. The building was purchased in 2000 for about \$350,000 and the equity has increased; there is no need to add units to maintain the investment. To say that the existing parking lot is being reserved for future use and not to offset the parking is not fair.

Mr. Falbo asked Mr., Gallego to respond to the statement about using the existing parking lot to offset the new demand. Mr. Gallego stated that the parking lot is being reserved for future uses. There is a need for housing and it must be provided. Mr. Wilson agreed that there is a need for housing, but there is also a need for off-street parking. Mr. Taylor recognized that parking is an issue, but there are other issues as well: people have been pushed out and there is a need to provide housing. The fact that the units are being offered at the rates that were stated is a positive action toward providing for affordable housing for residents. The spot needs what he plans on doing. Even with the parking lot, relief is still required. Mr. Falbo asked Mr. Avellaneda about the thought that the units will appeal to those people who will be using public transportation and not have cars. Mr. Avellaneda stated that the rents on Fifth Street are commensurate with what landlords can charge for the area: once it is improved, rents may increase.

Mr. Todd Taylor asked about Mr. Avelleneda's interest in the proposal and the area. Mr. Avelleneada indicated that he had no interest in the proposal, that he was speaking as a realtor with experience in development and as a resident of the City.

On a motion made by Todd Taylor seconded by Christopher Falbo, it was voted (3-2-0 - Christopher Falbo, Todd Taylor and Tuck Willis in favor, Lad Dell and Henry Wilson in opposition) to recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions.

PRELIMINARY SUBDIVISION PLANS - 284 Everett Avenue, 200 Vale Street

John Shipe, Connor Nagel, Greg Peterson. Mr., Shipe reminded the Board that the preliminary plan was first presented in April. One of the action items was to look at the reconfiguration of the parcel layout.

The new reconfiguration provides for a strip along the perimeter to remove frontage along the street and creates the subdivision with parcels on the new street. It creates two large buildable lots and a small parcel to be labelled as non-buildable.

The project is moving on: buildings have been demolished

On a motion by Lad Dell and seconded by Henry Wilson, it was voted unanimously (5-0-0) to approve the preliminary subdivision plan for 284 Everett Avenue and for 200 Vale Street with the following conditions:


1. That the lots be reconfigured in accordance with the draft plan titled
2. That the definitive plan address the concerns listed in the April 21, 2017, memorandum from the Department of Planning and Development.

MID-YEAR UPDATE

Maggie Schmitt provided the Board with an update on projects and initiatives by the Planning Department including the CDBG projects ongoing and proposed. She will be presenting the findings of the housing study at a later date. Ms. Schmitt provided a written update and highlighted some of the work of the Department, including the CDBG projects ongoing and proposed. Work on sidewalks and streets on Hawthorn Street has begun: once the new CDBG cycle for the FY17 funds is announced, we will begin a new sidewalk/street project. Code enforcement has changed to be more focused: if new CDBG funding is awarded, we will work with the downtown businesses to provide micro-enterprise technical assistance. The State has made a requirement that every city and town that received federal funds must have its ADA plan updated.

Adjournment

On a motion by Henry Wilson and seconded by Todd Taylor, it was voted unanimously (5-0-0) to adjourn at 7:37 PM.


Minutes Approved

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