



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

**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, AUGUST 23, 2017**

2017 OCT - 6 A 11:00

The meeting was called to order by the Chair at 6:01 p.m. on Tuesday, August 22, 2017 in the Chelsea Senior Center, 10 Riley Way, Chelsea, MA, with the following members in attendance: Shuvam Bhaumik, Olivier del Melle, Lad Dell, Ashley Owens, Sishar Rao, Todd Taylor, Tuck Willis, and Henry Wilson.

Also present: John DePriest, Director, Chelsea Department of Planning & Development.

Minutes May and June, 2017 Minutes

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (8-0-0) to waive the reading and to approve the minutes of the May 23, 2017 and June 27, 2017 meetings.

2017-19 24 Tudor Street – Antonio Reyes

Special Permit recommendation to convert an existing nonconforming one-family to a three-family dwelling.

The Petitioner did not attend the meeting.

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (8-0-0) to continue the case to the September meeting.

2017-25 20 Winthrop Road – Milton Ruiz

Special Permit recommendation to enlarge an existing nonconforming deck

Mr. Ruiz stated that he would like to expand his deck by four feet into the rear yard setback. The current deck is 12' X 6'; when expanded, it would be 12' X 10'. It is not visible from the front of the house. The stairs would stay the same, as would the height.

The Petitioner showed the Board photos and in response to a question by the Board, offered that his neighbors have not spoken against it.

On a motion made by Lad Dell and seconded by Todd Taylor, it was voted unanimously (8-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions.

2017-26 120-126 Essex Street – Aldo Callejas

Special Permit recommendation to construct a six-family dwelling

The Board received a request from the Petitioner to continue the meeting to the September meeting date because they are proposing major changes to the plans.

On a motion made by Todd Taylor and seconded by Lad Dell, it was voted unanimously (8-0-0) to continue the meeting to the September meeting date.

2017-27 748 Broadway – Mike Vienneau & Alek Vienneau, Mgrs, 748 Broadway LLC

Special Permit recommendation to reestablish a prior nonconforming use (retail) and to change that to another nonconforming use (office)

The Petitioner's attorney explained that the request is to reestablish the commercial use so that it can be changed to an office use. The commercial use was discontinued some time ago. The building is being renovated and the office space is intended to be used by the owner, which is a group that purchases and rehabs structures. The office will be their business office.

The Chair asked if the intent is to restore the front of the building. They are not removing brick, but it is not clear if the façade will be restored to all brick. Is there any off-street parking available? There is space for one vehicle space in a garage and the renovation of the garage will provide for an additional off-street parking space. They own the entire building. How many rooms in the proposed office? It will be an open style office – one room.

On a motion made by Henry Wilson and seconded by Ashley Owens, it was voted (8-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit with the Board's standard conditions.

2017-28 178 Congress Avenue (approx. location) – Mobilitie Management, LLC c/o Rossana Ferrante

Special Permit recommendation to install cell backhaul equipment on an existing street utility pole

Rosanna Ferrante explained that she has been before the Board in the past with similar requests. The request is to install back-haul cell phone equipment on the existing pole. It is a one-day install, and maintenance takes about an hour or two.

On a motion made by Ashley Owens and seconded by Henry Wilson, it was voted (8-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit.

2017-DS1 284 Everett Avenue – Fairfield Chelsea Phase I LLC

For approval of a Definitive Subdivision Plan

2017-DS2 200 Vale Street – Fairfield Chelsea Phase II LLC

For approval of a Definitive Subdivision Plan

The Chair stated that the applicant may present both plans at the same time.

Greg Peterson, stated that he is a lawyer representing the applicant on the two subdivisions. He was accompanied by Connor Nagle of VHB engineers. Mr. Peterson reminded the Board that they approved the Preliminary Plan in June. There is no plan to actually undertake the subdivision: it is an exercise that the investor asked for as it protects financial interests. Mr. DePriest reminded the Board that although the applicant states that no action will be taken on the subdivision, the Board must take action as if it is going to be constructed. Mr. DePriest summarized the memorandum

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that the Department of Planning and Development submitted relative to the application highlighting and explaining those items that were missing from the Plan. Mr. DePriest stated that no comments had been received from other Departments as of the date of the hearing and recommended that the Board continue the hearing to the September meeting to allow the applicant to address the issues and to allow the Department to receive comments from other Departments, especially the Department of Public Works and the Fire Department.

The Chair opened the hearing to public comment:

Bill Deprizio, identified himself as an abutter and spoke in favor of the proposal.

The Chair continued the hearing to the September meeting.

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (8-0-0) to continue the subdivision plan hearing for 284 Everett Avenue and for 200 Vale Street to the September meeting.

Adjournment

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (8-0-0) to adjourn. Adjournment was at 6:46 PM.


Minutes Approved

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