



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

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

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**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, SEPTEMBER 26, 2017**

The meeting was called to order by the Chair at 6:05 p.m. on Tuesday, September 26, 2017 in Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA, with the following members in attendance: Ashley Owens, Tuck Willis, Lad Dell, Shuvam Bhaumik, and Henry Wilson. Sishar Rao arrived post-meeting.

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

Minutes August 22, 2017 Minutes

6:05 PM

On a motion by Lad Dell and seconded by Shuvam Bhaumik, it was voted unanimously (5-0-0) to waive the reading and to approve the minutes of the August 22, 2017 meeting.

2017-29 15 Beacon Place – Do Phat

6:06 PM

Special Permit recommendation for extension of a nonconforming use and parking relief

The petitioner presented their case and stressed that 15 Beacon Place was an abandoned building and that they will be provided much needs renovations and remodeling want to add to building and put three off street parking spaces. Building along the shared wall as well. French drain from abutter on their property so they are eliminating the parking closest to the house. The board commented on the positive impact of adding off-street parking. The board questioned the side deck addition and the construction happening along the rear shared wall. The board questioned if the owner planned to sell and the petitioner said yes.

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

2017-30 130 Eastern Avenue – Chelsea Eastern, LLC

Special Permit recommendation for building height and parking relief

6:15

The petitioner was looking into constructing a low impact development by adding 1.1 acres of greenspace with less parking for more greenspace as well as addressing elevation levels. The Board asked about the tenant. The Petitioner stated it was a produce tenant from Everett based in the Bronx, NY. The Board questioned where or not there would be jobs for Chelsea residents? The Petitioner stated that there is room for growth that could potentially add jobs for residents. The Board questioned if there were currently two buildings? There are two building on two separate parcels that at one time was owned by the Cohen brothers. The Board sited that fact that the property is in a flood plain and the Petitioner stated they received the necessary approval from the Conservation Commission. The Board inquired about a traffic study and the Petitioner said they would bring it to the meeting for the Major Site Plan Approval. The Board asked about the parking needs for the site and the

Petitioner stated that most likely 90 would be needed. Approximately 38 trucks would be operating out of the site and the Board reiterated the need for a traffic study. The Planning Department was in favor of reduced parking spaces that would be used for Green Space as opposed to impervious surfaces. The Department was also in favor of the bioswales that would border the property, particularly the Northeast side of the site. The Board also asked about landscaping that the Petitioner addressed the concerns. There was a question about trash and the Petitioner will have a trash compactor in the back of the building. The Board asked if the potential tenant was moving because they outgrew their current space. The Petitioner said yes and the tenant was excited to move. The tenant has been in business for several generations and this it was a family business.

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

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 Henry Wilson and seconded by Tuck Willis, it was voted unanimously (5-0-0) to continue the case to the October 24, 2017 meeting.

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 October 24, 2017 meeting date because the petitioner's representative had a family emergency.

On a motion made by Lad Dell and seconded by Tuck Willis, it was voted unanimously (5-0-0) to continue the meeting to the October 24, 2017 meeting date.

2015-14 284 Everett Avenue – Fairfield Chelsea Phase I LLC and Fairfield Chelsea Phase II LLC

Request to extend a Site Plan Approval

The Board received a request from the Petitioner to extend the Site Plan approval. The petitioner mentioned there was a MEPA request for remediation of the site that was in the process of being completed. And that in addition, the Historical site review process took time for the development. At the October 27, 2015 Planning Board meeting, Nicole Spasiano made motion to approve the Site Plan with conditions proposed by the Department of Planning & Development with the additional condition that the feasibility of increasing green space be considered. Voted in favor 4-2. The Board asked if the Petitioner was on schedule to meet remediation plans from owner. Moreover that investors back out a lot when those type of issues are not addressed. Case and point being that Forbes investors backed out based on the long process to get the development started. The Chairman asked if the Petitioner wanted an extension. The Petitioner stated they wanted an acknowledgment. The Board asked if there was a way to preserve the Chelsea Clock building to which the Petitioner replied no.

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The Board then asked if it was possible to relocate the building and that there are examples façade preservation tactics. The petitioner sited the location is in a flood plain.

On a motion made by Ashley Owens and seconded by Henry Wilson, it was voted unanimously (5-0-0) to extend the site plan approval.

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

Other Business

Elijah presented letters to the Planning Board in regards to Stormwater Management, Flood Preparedness, and the City's awareness of exploring such matters further.

Adjournment

On a motion by Lad Dell and seconded by Tuck Willis, it was voted unanimously (5-0-0) to adjourn. Adjournment was at 6:56 PM.



Minutes Approved

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