



CITY OF CHELSEA

PLANNING BOARD

City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150
Tel: (617) 466-4188 | Fax: (617) 466-4195
Lad Dell: Staff

Tuck Willis, Chair
Shuvam Bhaumik, Vice Chair
Joan Cromwell
Olivier del Melle
Todd Taylor
Gladys Vega

CHELSEA PLANNING BOARD MEETING MINUTES TUESDAY, AUGUST 28, 2018

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:08 pm on Tuesday, August 28, 2018 in Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA with the following members in attendance: Shuvam Bhaumik, Joan Cromwell, Olivier del Melle, Todd Taylor and Tuck Willis. Gladys Vega arrived at 6:35 PM.

Also present: John DePriest, AICP, Director of Planning & Development
Lad Dell, Planner/ Land Use Administrator, Planning & Development

Approval of Minutes from June 26, 2018:

On a motion by Shuvam Bhaumik and seconded by Todd Taylor, it was voted unanimously (5-0-0) to approve the minutes of the June 26, 2018 meeting.

Case # 2018-33 45 Pine Street - Lino Tavares

For Special Permit to expand structure by rebuilding and enlarging rear deck, encroaching in the required rear yard setback.

Lino Tavares explained that his existing deck is 10 x 8 and is in disrepair. He would like to reconstruct it to make it safer for his children. He also supplied photos of rodents caught in traps below the deck. In reconstructing it, he would like more usable space and would like to expand it to 10 x 10.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (5-0-0) to **recommend approval of the Special Permit with standard conditions.**

Case # 2018-34 165 Garfield Avenue - Tapan Chowdhury

For Special Permit and Variance to construct second story and an addition on existing structure with proposed change of use to a residential dwelling unit on the first floor and a temple on the second floor which does not meet current minimum zoning requirements for driveway aisle, number of off-street parking spaces and also exceeds lot coverage percentage.

Angelo Petrozzelli, architect, described the project on behalf of the owner. The plan is to renovate the first floor of a single family home which includes the living quarters for a Buddhist monk to include two additional handicap toilets. An entirely new second floor would be constructed and serve as a Buddhist temple for approximately 35-40 patrons. Eleven parking spaces are being provided where 70 are being required.

Petitioner disputes number of parking spaces required. John DePriest explains that it is calculated on the basis of square footage. Discussion continues on number of patrons, frequency of use and means of transportation. Petitioner states that they do not currently have their own worship space and share space with other religious

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2018 SEP 26 A 8:28

groups in neighboring communities. It was stated that the temple would be used 10-12 times a year and intermittently throughout when patrons needed to meet with the monk. Petitioner stated that most patrons are low-income and do not own cars. Explained that primary mode of transportation was public bus, taxi and Uber.

Members of the Board stated that lack of parking is an ongoing and controversial issue in the City and that the plans provided for parking are grossly under what is being required. Petitioner stated that there is a public parking lot in the park across the street. Board member questioned whether the petitioner had studied the usage and availability of this parking lot, to which the petitioner responded that he had not. Board member stated that any use of this lot could not be counted towards the number of parking spaces required for the project.

City Councilor Bob Bishop stated his objection to the project especially with regard to public safety. He said it is a very busy intersection between the gas station, the park and the public housing complex. This is in an R1 area for single homes. Parking spaces proposed are being jammed in. Public transportation is not easily accessible to this location and the parking lot across the street is shared. Members of the Board also voiced their strong concern for public safety and the high volume at the intersection. They acknowledged that it is a small operation but that even still the lot size can't accommodate the parking and use requirements.

On a motion by Todd Taylor and seconded by Joan Cromwell, it was voted unanimously (5-0-0) to **recommend denial of the Special Permit.**

Case # 2018-35 26 Cary Avenue – Abriam Barker

For Special Permit and Variance to convert a two family into a three family which does not meet current minimum zoning requirements for lot area, usable open space and number and location of off-street parking spaces.

For the purposes of the Planning Board, only the Special Permit regarding the location and number of required off-street parking spaces is being considered. Abriam Barker presented the plot plan and believes that 3 parking spots can be fit if he were able to remove the side porch and enlarge his driveway. He stated that the curb cut is 14 feet giving him enough room to park one car in the front. The two remaining spaces would be in the rear of the driveway.

Zoning requires him to have six (5.5) spots for the proposed three-unit dwelling. Board members press him on not meeting the requirement. Mr. Barker believes he could fit up to five cars in the driveway. Board members ask him to explain how and without all spots being tandem it would be impossible. From the plans submitted, it's not even clear how the three proposed spaces would be situated. A Board member asks for him to submit a clearer more precise parking plan to the ZBA.

Mr. Barker is asked if he would be willing to designate either of the first two floor units as an affordable unit and he said that he would be willing to do that.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted (5-1-0) to **recommend approval of the Special Permit with the condition that a certified parking plan be submitted to the ZBA and that either the first or second floor unit be designated as an affordable unit.**

Case # 2018-36 14-16 School Street – Lucia Tarentino

For Special Permit for a driveway opening which does not meet current minimum zoning requirements for front yard setbacks, distance from property line and distance from structure.

Joe Firicano, property manager, explained that the owner is looking to create one parking spot in the front yard of her residence that abuts the Chelsea Police station. He stated that a similar spot exists on the other end of the property. Parking on the street is very scarce and parking tickets are issued frequently. He stated that the owner spends half of her time in Los Angeles and rents a car when she travels back to Chelsea.

Lad Dell stated that there were dimensional issues brought up in the previous ZBA meeting regarding length of the driveway. Petitioner acknowledged that it was tight at thirteen feet, but that the owner would only rent compact cars. Board members agreed that dimensions weren't ideal, but that the addition of an off-street parking space outweighed that concern.

On a motion made by Shuvam Bhaumik and seconded by Todd Taylor, it was voted (5-0-1; abstained by Gladys Vega because her relative is a tenant) to **recommend approval of the Special Permit with standard conditions.**

Case # 2018-05 190 Everett Avenue – Accorda Therapeutics, Inc., c/o Joseph Musiak
Request for modification to previously approved Site Plan.

Petitioners were not present at the meeting.

John DePriest described the modifications to the previously approved Site Plan that the ZBA had determined in their August 14, 2018 meeting to be MINOR. The modifications called for the construction of a replacement chiller building, installation of new pad mounted electrical equipment and the increase of 19 parking spaces.

On a motion by Todd Taylor and seconded by Olivier del Melle, it was voted unanimously (6-0-0) to **approve the modification to the previously approved Site Plan.**

Other Business

Community Preservation Act: Board input on planning priorities

Anna Callahan of JM Goldson, the consulting company charged with facilitating the Community Preservation Committee, explained the origin of the Community Preservation Act and how it will be implemented in Chelsea. She gave Members of the Board handouts outlining the categories and uses these funds could be allocated for.

Presently, there is \$725,000 available for distribution in the CPA fund account. At least 10% of CPA funds must be spent or reserved in each of the three following categories: Historic Preservation, Community Housing and Open Space/Recreation. The remaining 70% of funds can be used for any allowable project within any of the CPA categories.

CPC was created to determine allocation priorities. Does the Planning Board have any ideas or thoughts on projects? Park, playground, athletic field?

Shuvam Bhuamik: Is there any plan for Mill Creek? Does the CPC work with developers who have projects in Chelsea--- like Forbes/Summer Court in collaboration with CPC/ City of Chelsea? Are there ways to increase the inclusionary housing percentage? Has there been consideration in partnering with tech firms like Google who are archiving in San Francisco on a pro bono basis.

Todd Taylor: Has a historical preservation interest: one of the oldest cities in the Commonwealth, there have been two large fires, how do we preserve historical value of structures and sites? There should be a focus on preserving aspects of Chelsea for future generations. The basement of the Library has a treasure trove of items that need to be catalogued. Chelsea needs a historical society. There needs to be an increase in home ownership in the City.

Gladys: We need to be very careful on how the funds are allocated. Affordable housing for the residents of Chelsea and the working class is very important. We should work with the school system on educational historical projects. How do we provide more ownership opportunities for Chelsea residents?

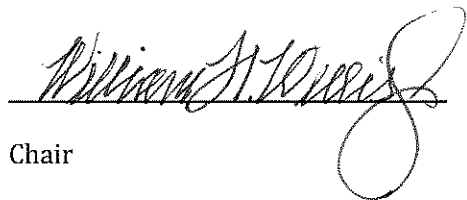
2018 SEP 26 A 8 27
CITY OF CHELSEA, MA
OFFICE OF THE CITY CLERK

There will be a community workshop on the Chelsea Community Preservation Plan on September 27, 2018 from 6:00 – 8:30 PM at the Chelsea Senior Center.

Adjournment

On a motion by Olivier del Melle and seconded by Shuvam Bhumik, it was voted unanimously (6-0-0) to adjourn the meeting at 7:56 PM.

Respectfully submitted:



Chair

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8:00 a.m. to 4:00 p.m. Monday, Wednesday and Thursday, 8:00 a.m. to 7:00 p.m. Tuesday, and 8:00 a.m. to 12:00 p.m. on Friday.

*** Order of cases taken at the discretion of the Board**

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2018 SEP 26 A 8:27