



CITY OF CHELSEA PLANNING BOARD

City Hall, 500 Broadway, Room 101
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Staff: Elijah Romulus

APR 25 A 9:27
Tuck Willis, Chairman
Shuvam Bhaumik
Olivier del Melle
Lad Dell
Sishir Rao, M.D.
Todd Taylor
Gladys Vega
Henry Wilson

CHELSEA PLANNING BOARD MEETING MINUTES TUESDAY, February 27, 2018 6:10 p.m.

A meeting of the Chelsea Planning Board was called to order by Chair William "Tuck" Willis at 6:10 p.m. on Tuesday, February 27, 2018 in the Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Shuvam Bhaumik, Gladys Vega, Todd Taylor, and Henry Wilson. Olivier del Melle, Sishir Rao, and Lad Dell were not present.

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

Approval of January 23, 2018 Minutes

On a motion by Tuck Willis and seconded by Todd Taylor, it was voted unanimously (5-0-0) to approve the minutes of the January 23, 2018 meeting.

Case # 2018-01ANR 145-147 Beech Street – Christine Thomas, Lawrenceville, LLC

For an Approval not Required to merge a 607 square foot lot number 55-17C with lot number 55-17A and to create lot 55-17A1.

Petitioner Christine Thomas came in to explain the history of the site in question. There was some remediation of the site by the State and the parcel has been in somewhat of a limbo. The petitioner would like to acquire the 607 square foot lot.

Planning Board signed off as an Approval not Required.

Case # 2018-01 51 Addison Street – Elmer Garza

For Special Permit to establish a driveway which does not meet current minimum zoning requirements for side and rear yard setbacks.

Petitioner wrote a letter to the board asking that the meeting be continued to March.

On a motion by Tuck Willis and seconded by Henry Wilson, it was voted unanimously (5-0-0) to continue the case to March 27, 2018.

Case # 2018-03 22 Willow Street – Wash Cycle Laundry, Jim Basler, COO

For a Major Site Plan Approval for a 9,755 square foot facility and for Special Permit to establish the use as an industrial laundry facility which does not meet the current minimum zoning requirements for off-street parking spaces.

Petitioners presented themselves Jim Basler, COO of Wash Cycle Laundry, Gabriel Mandujano, the company owner, and Jerry Barbarian building owner at 22 Willow Street.

Gabriel Mandujano explained he is the owner of commercial laundry business with locations in Philadelphia and in Washington, D.C. He was contacted about a year ago by Colwen Hotels, owners of Residence Inn, Marriott and a dozen other properties in the Boston area, to become their commercial laundry provider. Gabriel is looking to open

here in Chelsea he will be creating jobs here. His approach is more of a social enterprise model with sustainable i.e. water/energy conservation standards. The use of bike delivery for small weight with caged trailers. They are a second chance employer that pay living wage, not minimum wage (would be \$13.25 per hour in Chelsea)

The Planning Board questioned the partnership with community groups and if they are partnering on services or are looking to donate to the particular groups. Gabriel stated that they will be partnering with non-profits and job training programs and he hired Jim only six months ago but 97% of all employees started on front line and get promoted from there.

Jerry Barbarian provided a letter stating he would set aside 18 parking spaces for the business and the business actually needs 17 spaces.

Jim Basler mentioned they would be using 16 foot box trucks, no trailer trucks – employees are not required to have a commercial license – U-Haul type vans. They do not plan on using any industrial type of detergents. They will have air filters for the dryers and because of efficiency and air flow – they are cleaned every day – sustainable initiator – ceramic filter – and they will re-capture 70-80% of water for re-use in an 1,000 gallon stainless steel tank.

On a motion by Henry and seconded by Henry Wilson, it was voted unanimously (5-0-0) to approve of the Major Site Plan and to recommend Special Permit approval with the condition that prior to the issuance of a building permit, the Petitioner shall submit to the Department of Planning and Development a proposal to stripe the on-site lot and reconstruct the Highland lots with proper drainage and landscaping.

Other Business

Zoning Amendments:

Marijuana Establishments – Insert a new Section 34-158. *Marijuana Establishments*

Table of Principle Use Regulations – amend table of uses to include “Independent Marijuana Testing Laboratory”, “Marijuana Cultivator”, “Marijuana Retailer”, and “Medical Marijuana Treatment Center”.

Site Plan Review – amend Section 34-215(a)(3). Create new subsection 34(e)(1)(g)

The City Council sent for recommendation by the Planning Board an ordinance revising Part II Chapter 34 of the Chelsea code of ordinances to add zoning provisions on marijuana establishments:

WHEREAS, the Chelsea City Council has authority to adopt ordinances to protect the health, safety and welfare of all residents of the City of Chelsea;

WHEREAS, the City of Chelsea wishes to adopt new zoning rules to properly regulate the new recreational marijuana industry in order to ensure that this industry works to the benefit of the City's residents without adverse impacts.

NOW, therefore be it Ordained, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES TO ADD ZONING PROVISIONS ON MARIJUANA ESTABLISHMENTS

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Amendment 1

That Chapter 34, Article VII Special Residential Regulations be amended by adding a new Section 34-158 Marijuana Establishments, which shall read as follows:

NOTICE
2018 APR 25 A 9 27

Section 34-158. Marijuana Establishments

(a) Purpose and Intent

The purpose of this Section is as follows:

- (1) To promote health and safety in regards to marijuana establishment regulations in the City of Chelsea;
- (2) To promote socio-economically sound and just marijuana establishment regulations in the City of Chelsea.

(b) Definitions

Independent Marijuana Testing Laboratory a laboratory that is licensed by the Cannabis Control Commission.

Marijuana Cultivator shall mean an entity licensed by the Cannabis Control Commission to cultivate, process and package marijuana, to deliver marijuana to marijuana establishments and to transfer marijuana to other marijuana establishments, but not to consumers.

Marijuana Establishment shall mean a marijuana cultivator, independent testing laboratory, marijuana product manufacturer, marijuana retailer or any other type of marijuana-related business licensed by the Cannabis Control Commission.

Marijuana Product Manufacturer, an entity licensed by the Cannabis Control Commission to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments and to transfer marijuana and marijuana products to other marijuana establishments, but not to consumers.

Marijuana Retailer, an entity licensed by the Cannabis Control Commission to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.

(c) Permitting

- (1) Prior to applying for any permits with the city, a petitioner of a Marijuana Establishment must have documentation showing they are licensed or in the process of being licensed by the Cannabis Control Commission.
 - a. Prior to the issuance of any permits by the City to a Marijuana Establishment, said Marijuana Establishment must show proof of licensure by the Cannabis Control Commission.
- (2) On-site Consumption of Marijuana is prohibited at Marijuana Establishments.
- (3) Marijuana Retailers are prohibited from operating between the hours of 9 PM to 9 AM.

Amendment 2

That Chapter 34, Article XIII The Table of Principal Use Regulations, Section 34-300 be amended as follows:

Principal Use	Districts													
	R1	R2	R3	BR	BR2	BH	B	SC	W	I	LI	LI2	NHR	NHC
Independent Marijuana Testing Laboratory	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
Marijuana Cultivator	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
Marijuana Product Manufacturer	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
Marijuana Retailer	N	N	N	N	N	SP	N	SP	N	SP	N	N	N	N
Medical Marijuana Treatment Center	N	N	N	N	N	SP	N	SP	N	SP	N	N	N	N

Amendment 3

That Chapter 34, Article IX, Section 34-215(a)(3) be amended to read as follows:

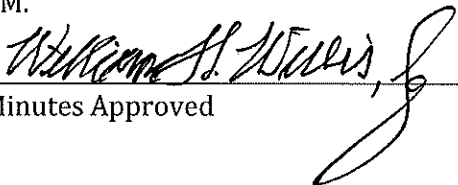
- (3) Construction or expansion of a medical marijuana treatment center or dispensary, and/or Marijuana Establishment, will require a major site plan review.

The Planning Board shared concerns of having retail sale in the Shopping Center (SC) District and its proximity to schools. The Board also expressed concern that the all cash business nature of recreational marijuana poses a security risk.

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (5-0-0) to recommend that the Council revise proposed zoning Amendment 2 to strike out the Shopping Center District for the related marijuana establishment uses. In addition, the Planning Board recommends that marijuana establishments have the ability to provide an armed guard for security detail.

Adjournment

On a motion by Tuck Willis and seconded by Gladys Vega, it was voted unanimously (5-0-0) to adjourn at 7:30 PM.


 Minutes Approved

2018 APR 25 A 9:27