



## CITY OF CHELSEA PLANNING BOARD

City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150  
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Staff: Elijah Romulus

*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, JANUARY 23, 2018 6:05 p.m.

A meeting of the Chelsea Planning Board was called to order by Chair William "Tuck" Willis at 6:05 p.m. on Tuesday, January 23, 2018 in the Chelsea Senior Center, 10 Riley Way, Chelsea, MA, with the following members in attendance: Tuck Willis, Shuvam Bhaumik, Lad Dell, Todd Taylor, and Henry Wilson. Olivier del Melle, Sishir Rao, and Gladys Vega were not present.

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

#### Minutes December 19, 2017 Minutes

On a motion by Henry Wilson and seconded by Lad Dell, it was voted unanimously (5-0-0) to approve the minutes of the December 19, 2017 meeting.

#### 2016-35 80 Everett Avenue - Ahin Handa, Massachusetts General Hospital

*For a Major Site Plan Approval extension for a self-contained nonpermanent, nonresidential facility to perform magnetic resonance imaging (MRI).*

Petitioners for the extension sited the length of time it took to go through the Department of Public Health, the large equipment needed to be moved, design and set up issues all delaying the work to act on the Major Site Plan approval. It is an open MRI system and it would be the first of its kind in the Northeast, according to the petitioners.

The board asked where it was being manufactured and the petitioner replied, "GE".

The board questioned the parking impact due to the spaces the trailer takes up and the petitioner stated that there were no issues at all in the 6 months to a year of construction thus far.

The Chair questioned whether or not it would take a full year to finish construction. The petitioner stated one year should be enough time and will restore the premise once finished and remove the trailer. But there will be a 2-3 month period to test the equipment and train staff on how to operate the open MRI.

The board questioned the safety precautions taken. The petitioner stated there was strict key card access, and 4 zones/ safety checkpoints to get to the room.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (5-0-0) to extend the Major Site Plan Approval for Zoning Case No. 2016-35 to and including February 28, 2019.

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**2017-45      194 Broadway – Oyuky Montoya**

*For Special Permit to establish a Zumba fitness club in the basement of building.*

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The board asked how long the business has been in operation before seeking to move to the location. The petitioner stated five (5) years.

The board asked how many people are employed. Petitioner replied, "Herself," but would potentially like to employ others.

The board asked for the hours of operation. Petitioner said, "Monday – Friday 9 AM – 8:30 PM."

The board asked if the space would be used for other things such as a function hall. The petitioner's brother who rents the restaurant above stated that he would be applying for a special permit for the separate use if they did.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (5-0-0) to recommend that the Zoning Board of Appeals approve the proposal with standard conditions.

**2017-46      1 Griffin – Douglas Shoop (DSA Architects)**

*For Major Site Plan Approval to enclose an existing loading dock and construct a new single story addition resulting in a 14,078 square foot structure.*

Petitioner stated the owners of the business need more space to expand and there was a 40' easement taken for the Silverline extension. Their hours of operation are from 11PM – 6PM. They plan on rehabbing everything except the existing office space.

The board asked how many entrances and exits in the building. The petitioner said two (2) doors and six (6) truck doors. The petitioner stated that their business is for produce (fresh fruits and veggies). They started with fourteen (14) employees and since then have expanded to 40 so the additional space could mean more employment opportunities.

The board asked what the time frame for the construction would be if granted the approval. The owner said they would move ASAP and their contractor has already spoken with the Department of Public Works, DPW.

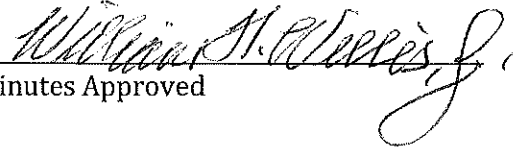
The board questioned the permits they would need for construction and to park vehicle especially given the easement. The petitioner said the contractor would be getting the necessary permits, they will not increase truck traffic.

The board stressed they unease granting something with the current zoning regulations that could create a precedent concerning the amount of setback relief requested. The petitioner stated that they are not going up to a building and there are several properties in the area that encroach on their setbacks.

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (5-0-0) to approve the Major Site Plan with standard conditions and a Design Review.

**Adjournment**

On a motion by Tuck Willis and seconded by Shuvam Bhaumik, it was voted unanimously (5-0-0) to adjourn at 6:44 PM.

  
Minutes Approved

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