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PLANNING BOARD  
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Staff: John DePriest, AICP

Tuck Willis, Chairman  
Shuvam Bhaumik  
Joan Cromwell  
Olivier del Melle  
Lad Dell  
Todd Taylor  
Gladys Vega  
Henry Wilson

**CHELSEA PLANNING BOARD  
MEETING MINUTES  
TUESDAY, June 26, 2018**

A meeting of the Chelsea Planning Board was called to order by Chair William "Tuck" Willis at 6:03 p.m. on Tuesday, June 26, 2018 in the Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA, with the following members in attendance: Shuvam Bhaumik, Lad Dell, Todd Taylor, Gladys Vega, and Tuck Willis. Henry Wilson arrived at 6:15 PM. Joan Cromwell and Olivier del Melle were not present.

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

**Approval of May 22, 2018 Minutes**

On a motion by Tuck Willis and seconded by Gladys Vega, it was voted unanimously (5-0-0) to approve the minutes of the May 22, 2018 meetings.

**Case # 2018-11      161 Summit Avenue (approx. location) – Mobilitie Management, c/o Eric Kallio**  
*Special Permit for installation of cell backhaul equipment, including an antenna on an existing street utility pole*

An antenna will be attached to the existing wood pole. Similar to other cases that have come before the Board in the past.

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

**Case # 2018-12      14,16,20 Hooper Street – Juan Gallego, Ever Zavala & Jose Argueta**  
*Special Permit to enable subdivision of a single lot containing a duplex four family dwelling in to two two-family dwellings*

Keisha Blaze explained that she was representing the Petitioners. The intent is to sell the units separately. The units are not currently occupied; they were last occupied eight months ago. Parking is on-street. Mr. DePriest explained that the structure is grandfathered as a four unit structure, but that grandfathering does not extend to the division in to two units.

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 the standard conditions.

**Case # 2018-13      207 Shurtleff Street – James D'Amico, Trustee**  
*Special Permit to convert second floor function hall into seven residential units, which do not meet minimum zoning requirements for off-street parking*

There is a function hall that's been vacant and unused for years since the new hotels have modern meeting rooms. There is a gymnasium and work-out center on the first floor, a pool, and they host a Boy Scout troop. Most of the residents do not drive and do not own cars. In response to questions from the Board, Mr. D'Amico said that there is

on-site counselors seven days a week; there are cameras on-site. Each unit will have its own bathroom and kitchen. The units will be rented on a monthly basis. The other rooms will remain as weekly rental. The ballpark rental for the efficiency units, which are about 290 square feet in size, is about \$1200. Seven of the forty-seven people at the site have cars; tend to attract people without cars. Most use public transportation. Councilor Vidot sent a letter of support. There will be no exterior work on the building; egress and sprinklers are already in place. It will take about three months to complete the project. The estimate is that only one of the future tenants will have a car and need parking. Some of the tenants work locally, but live in other states and need a place to stay during the work week.

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (6-0-0) to recommend approval of the Special Permit with the standard conditions.

**Case # 2018-14 180 Everett Avenue – North River Everett Ave, LLC, c/o Andy Dulac**

*Special Permit to demolish the primary structure and create an accessory parking lot within 300 feet of the primary property at 190 Everett Avenue which does not meet the current minimum requirements for front, side or rear yard setbacks*

Ben Dulac and Andy Dulac, owners, 180 Everett Avenue, seek to demolish the existing building to provide parking. The parking will support the Accordia pharmaceutical company. The ZBA recommended additional landscaping and to review some of the spaces that did not work well. The second curb cut will be closed and the impervious surface is decreased. The fencing will match the existing steel picket fence. A light pole was added. A revised layout, which now meets aisle width requirements, was submitted. A landscaped area is shown. The Board is reviewing the permit for parking location.

On a motion by Lad Dell and seconded by Todd Taylor, it was voted unanimously (6-0-0) to recommend approval of the Special Permit with the standard conditions and more specific landscaping plans.

**Case # 2018-15 90 Everett Avenue – P&A Realty Trust**

*Special Permit to establish a kidney dialysis and kidney care center*

The engineer stated that the build-out is for a kidney dialysis center on the second floor and to construct a new lobby. There will be minimal work on the land. The site has plenty of parking, more than required by the Zoning. There will be space for 22 patients, 16 to start and 6 for future use. The Board is reviewing the case for a use permit and for relief from the height limitation.

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (6-0-0) to recommend approval of the Special Permits with standard conditions.

**Case # 2018-16 28 Pembroke Street – Matthew Phelan**

*Special Permit to construct a new exterior landing and stairs to a newly established entry door extending a non-conforming structure which does not meet current minimum zoning requirements for side yard and rear yard setbacks*

Matthew Phalen stated that the permit request is for a Special Permit to construct a porch landing and stairs. The proposed site is the only location for the porch. In response to questions, Mr. Phalen indicated that there was a porch in this location previously. It provides a second means of egress for the first floor unit. There are two tandem parking spaces on site.

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On a motion by Gladys Vega and seconded by Henry Wilson, it was voted unanimously (6-0-0) to recommend approval of the Special Permit.

**Case # 2018-17      29-& 35 Central Avenue – Christopher Friend**

*Special Permit for the legal combination of two lots and the extension of an existing non-conforming structure as a laundromat at 29 Central Avenue into the existing vacant space at 35 Central Avenue*

Mr. Friend stated that the request is to combine the two store units and to expand the use into the vacant restaurant. The two basements will be combined with a fire door. He will possibly add wash-dry-fold services. In response to questions from the Board, the Petitioner stated that the front façade will be addressed to make a coherent façade. There will be one person on-site; if they add wash-dry-fold services, they will have to hire addition staff. The work includes a back storage room, which will be converted to laundry use. The work to combine the units will involve breaking through the wall, adding a lintel for support. There will be 22 stack dryers and 27 washers. He has had discussions with abutters, although it was a number of months ago. The plumbing from the additional equipment will be run through the existing infrastructure in the existing Laundromat side. The Laundromat has been closed for several months. According to Ms. Vega, the Laundromat was very popular with the neighborhood. The Laundromat will take about a month to complete and open, then work will be done on the restaurant side.

On a motion by Shuvam Bhaumik and seconded by Gladys Vega, it was voted unanimously (6-0-0) to recommend approval of the Special Permit with standard conditions.

**Case # 2018-18      698 Broadway and 43 Cary Avenue – Brijesh Patel, Jayesh Patel, Trustees of Riya Realty Trust and Jayeshkumar Patel**

*Special Permit to construct a right side addition to existing convenience store which does not meet side yard or rear yard setbacks and also exceeds maximum percentage of lot coverage*

Brijesh Patel has owned the store since 2012 and the desire is to expand the store onto the abutting residential parcel. The desire is to add freezer units. There are three or four coolers in the back. The expansion is on the open space of the abutting residence. The brother owns the residence and his family lives there. There are five to six existing spaces. Loading takes place in the rear, small packages are taken in the front door. There is one space available for the store employee. The remaining spaces are for residents of 43 Cary Avenue. The dumpsters are in the parking lot. There are two big deliveries a week, and two small deliveries. The big deliveries come Tuesday and Thursday. The intent is to expand Spanish and frozen selection, refrigerated drinks, and more beer. Construction equipment will be from the parking lot to the rear of the parcel. The utility pole on the side of the building will lend up in front of the residential structure.

The Board stated that the impact on 43 Cary Ave is great. It will create several nonconformities. The truck parks on Broadway while unloading. The plan should be rethought: too big of an impact on the adjacent residential structure. It's taking away green space from the yard of the house. It is too much. Help to small businesses can't be at any cost; if there were fewer issues, then it might be more permissible. The proposal was discussed with a contractor; should probably discuss with a designer to come up with something with less impact.

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On a motion by Lad Dell and seconded by Shuvam Bhaumik, it was voted unanimously (6-0-0) to recommend denial of the Special Permit.

**Case # 2018-19      78 Clark Avenue – Pilar Obregon**

*Special Permit to construct a driveway and tandem spaces which do not meet minimum setback requirements*

The Board did not hear this case due to an incorrect description of the case in the agenda. The case will go to the Zoning Board of Appeals on July 10, 2018.

**Case # 2018-21      200 Maple Street - Chelsea Gateway Property, LLC**

*Special Permit to construct a new eighty suite hotel to share amenities with the existing hotel on-site which does not meet current minimum zoning requirements for off-street parking spaces*

Christine Thomas stated that the request is for an expansion of the existing hotel to allow for a dual branded hotel. The alternative is a separate hotel outside of the City. The Residence Inn will be reduced by eight rooms and to construct a 68 room addition. There will ten additional employees at the site. The addition will utilize existing geopiers and will not change the existing ground layout. There are no issues relative to drainage. There will be a secondary elevator for laundry and other services. The fitness facilities and food service areas will be expanded. The project requires no dimensional relief: the only relief required is for off-street parking. Jason D'Orio, architect, 227 Marginal Street, will describe the site plan. The addition will extend over the existing parking. There will be columns on the ground level to hold up the building. There will be only one front desk: the main entrance remains in its current location. Ms Thomas said that they found that people like the location, but do not necessarily need all of the amenities (kitchens, etc) all of the time. Eight of the rooms in the Residence Inn will be changed to 12 smaller Fairfield rooms. There will be no loss of existing parking spaces; however, the additional rooms require additional spaces. The design of the extension will play off that of the existing building, but a bit more modern. It will feel like one continuous building, but design elements will highlight the differences between the two hotels. The dual brand sign will be at the location of the existing Residence Inn sign. Marriott is changing its logo, so new signs will be installed.

Snow storage will be along the perimeter of the site, where the fences are. When that is filled, snow is taken off-site. All snow from the sidewalk is blown into the site, then all moved to the back. In the past two seasons, all snow was stored on-site; there was no need to take the snow off-site. They do have a contract with as snow plower to remove the snow off-site when needed.

Is parking shared with Homeward Suites? No, there has always been more spaces than needed. They undertook a survey of parking at their hotels. On average, the Homewards Suites was only 44% parked, the Residence Inn 28%. This was so with 94% and 97% occupancy ion the hotels, respectively. A parking survey indicated that the parking for a number of their hotels in the urban region varied from 0,3 to 0.5 spaces/room. Uber is growing, the impact of the Silverline has not been seen yet, but it is still new. They have developed a written parking management plan to encourage public transportation and minimize the need for parking. They are willing to tie the plan to the permit. A van will be provided, information about public transportation will be provided, a shower on-site provided for those who want to bike to work, and information about ride-sharing.

In response to questions from the Board, Ms Thomas indicated that construction would start in September and will take about 10 months. The reason for expansion is to provide an alternative lodging option, to prevent the construction of a competitor over the line in Everett, to introduce a different chain, to address high occupancy rates. They have a dual chain hotel under construction in Waltham. Marriott has asked them to design new rooms for their chains.

On a motion by Gladys Vega and seconded by Todd Taylor, it was voted unanimously (6-0-0) to recommend approval of the Special Permit.

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**Other Business**

**PUBLIC HEARING: Urban Renewal Extension**

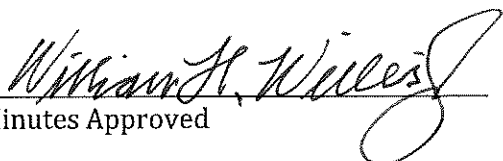
John DePriest explained the purpose of the hearing, the reasons for extending the plan, and the process for extending the plan. The urban renewal plan was for a twenty year period, and much success has been achieved; however, there are still sites that need to be addressed, a City-owned site that needs remediation, and we have a major pharmaceutical company that is actively expanding and may expand in the future. The city wants the tools that come with an urban renewal designation in order to complete the work in the area.

There were no comments from the public

On a motion by Gladys Vega and seconded by Todd Taylor, it was voted unanimously (6-0-0) to endorse the extension of the urban renewal as in conformance with applicable City plans.

**Adjournment**

On a motion by Shuvam Bhaumik and seconded by Henry Wilson, it was voted unanimously (6-0-0) to adjourn at 8:23 PM.

  
Minutes Approved

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