



CITY OF CHELSEA

PLANNING BOARD

City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150
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Lad Dell: Staff

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

CHELSEA PLANNING BOARD MEETING MINUTES TUESDAY, OCTOBER 23, 2018

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:07 pm on Tuesday, October 23, 2018 at the Chelsea Senior Center, 20 Riley Way, Chelsea, MA with the following members in attendance: Indira Alfaro, Shuvam Bhaumik, Joan Cromwell, Alejandra Rodriguez, Todd Taylor, Gladys Vega and Tuck Willis. Olivier del Melle was not present.

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

Approval of Minutes from the September 25, 2018:

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (7-0-0) to approve the minutes of the September 25, 2018 meeting.

CASE # 2018-38

1 Forbes Street – YIHE Forbes, LLC

For Major Site Plan approval and Special Permit for Planned Development to construct six-hundred thirty (630) residential units and retail and office buildings with nine-hundred forty-nine (949) parking spaces.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (7-0-0) to **continue the case to the November 27, 2018 Planning Board meeting at 6pm.**

CASE # 2018-41

208 Spencer Avenue – OPC Development 1, LLC

For Special Permit for the construction of a nine residential unit dwelling structure within a five thousand (5,000) square foot lot which does not meet current minimum zoning requirements for number of off-street parking spaces.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (7-0-0) to **continue the case to the November 27, 2018 Planning Board meeting at 6pm.**

CASE # 2018-43

311 Chestnut Street (approx. location) – James S. George for N.B.C. Extenet Systems

For Special Permit for the installation of cell backhaul equipment and antenna on an existing utility pole to extend existing cell service.

James George on behalf of Extenet Systems and AT&T explained that the purpose of his project is to densify the City Hall area and boost the cell signal and increase bandwidth. He would be a tenant on the pole where a 3 foot circular antenna would be attached to the top. The antenna connects with the power source from the pole. This is the second of many more cases that he will be bringing before the boards.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (7-0-0) **to recommend approval** of the Special Permit with standard conditions.

CASE # 2018-44

42 Blossom Street – Hourmat Abdul Rauf

For Special Permit for demolition of existing structure and construction of four unit residential dwelling unit structure which does not meet minimum zoning requirements for driveway aisle width.

Hourmat Abdul Rauf, the petitioner, gave a description of the project that will have 4 units and 6 parking spaces. The units will be condos. In the previous ZBA meeting, the Planning Department asked that the driveway aisle width be reduced and they have made that change. They have also met with their neighbors and agreed to build a retaining wall with a fence that will block the headlights from any vehicles. The Planning Department asked for a landscaping and parking plan which they have now included.

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (7-0-0) **to recommend approval** of the Special Permit with standard conditions.

CASE # 2018-45

8 Summit Avenue, Lot #2 – City Investors, LLC – Madelyn Garcia, Manager

For Special Permit for the construction of a two residential dwelling unit structure which does not meet current minimum zoning requirements for number of off-street parking spaces.

David Mindlin, attorney for the petitioner, describes the project as a 2-unit townhouse, seeking parking relief because zoning does not recognize tandem spots. The units will be owner occupied. In the previous ZBA meeting, the Planning Department had a concern about the pull out section of the driveway becoming a parking area. It has since been reduced which leaves more area for snow storage. The petitioner has approached their neighbor about the fencing between their properties and they requested a PVC white fence. The petitioner has agreed to pay for this fence. In response to a concern about drainage, a report from an engineer was also submitted.

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (7-0-0) **to recommend approval** of the Special Permit with standard conditions.

CASE # 2018-46

53 Broadway – Anthony Gatti

For Special Permit for the conversion of an existing residential structure from one (1) family to a two (2) family structure which does not meet current minimum zoning requirements for number of off-street parking spaces.

Mark Gatti purchased the property with his son, Anthony. Anthony will live in one of the units and the second unit will be rented out. Parking relief is the main issue. Jeff Gann, architect, mentioned that the property in the past has been used illegally as a three-family, and they want to make it a legally conforming two-family. It will be owner occupied. The only addition will be a deck on the second floor. Tuck Willis asked if the first floor façade could be restored to a residential look. Shuvam Bhaumik asked if Anthony has a car and he does not. Todd Taylor asks if there was ever any parking spots associated with the property and the reply is no.

On a motion by Todd Taylor and seconded by Joan Cromwell, it was voted unanimously (7-0-0) **to recommend approval** of the Special Permit with standard conditions.

5/10/2018 10:00 AM

CASE # 2018-47

235 Webster Avenue – John Folino, Trustee

For Special Permit for the conversion of an existing residential structure from one (1) family to a two (2) family structure which does not meet current minimum zoning requirements for number of off-street parking spaces.

John Folino, the petitioner, explained that he is looking to convert a one-family to a two-family. He is seeking relief on driveway aisle width. In response to comments from the previous ZBA meeting, the petitioner has reconfigured the parking spaces, added landscaping and included a snow removal plan. The property is currently vacant. The new units will be sold as condos. Indira Alfaro asked for an explanation of the changes to the plan. Folino said that with regard to parking they wanted to keep cars from backing out into Webster and that landscaping has bigger trees and shrubs.

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (7-0-0) **to recommend approval** of the Special Permit with standard conditions.

CASE # 2018-48

170 Revere Beach Parkway – William Lucas

For Special Permit for the demolition of current structure and construction of new structure on site with exact same use as a lawfully established non-conforming use (restaurant, drive-in, or fast food).

Bill Lucas with Bohler Engineering explained that the reconstruction of McDonalds is part of a nationwide rebranding campaign. The plan is to tear down the existing structure and rebuild it from scratch. The new project will improve accessibility, be in compliance with the exterior and interior and have a side-by-side drive thru. There will not be any driveways on Washington Ave; access will be from Revere Beach Parkway and Sagamore. There will be significantly reduced paving and added greenspace. Reducing the number of parking spaces, but still meeting the requirement. Relocated dumpster based on Planning Department and Fire Department comments, three parking spaces will be designated for employees only. More ADA compliant. 65 down to 36 parking spaces. We will work with DPW based on their memo on drainage and connections to lines. Tuck Willis asks the duration of the project—Bill- very quick turnaround in less than 60 days. Don't want staff out of work for too long. Todd Taylor addressed concerns about street closures on Washington Ave for construction, traffic is really bad and backs up often to get out of Prattville. John DePriest- Planning Department supports the project, traffic islands to control flow of traffic, moved entrance further from intersection on Revere Beach Parkway, moved dumpster. Todd Taylor and Joan Cromwell express concerns about rats.

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (7-0-0) **to recommend approval** of the Special Permit with conditions that the petitioner prepare a plan to prevent rodent infestations and coordinates with the traffic commission to mitigate the impact on roadways during construction.

I. Other Business

Community Development Block Grant (CDBG) Update – Alex Train, Planning and Development

CDBG has stable funding at \$825,000, for housing, infrastructure and social service programming. Alex gives a review of the current year's programs and plans for the future. Housing rehabilitation program- deed restrictions on affordable units, in the last year: 5 properties with 8 units.

Targeted Code programs- additional housing inspections, property monitoring, street and sidewalk (ADA) reconstruction, planting 70 street trees, micro enterprise program- 6 small businesses in the Broadway corridor have participated. Todd Taylor asks how this program is advertised? Alex- website, newsletters, Chamber of Commerce, community organizations and the Chelsea Record.

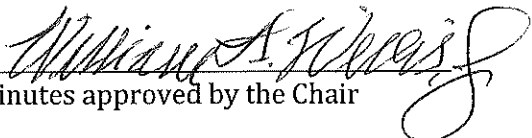
Some social service programs include citizenship classes at the Chelsea Collaborative, funding navigators with CAPIC, home buying assistance programs that include down payment assistance.

Todd Taylor asks about home ownership programs to create more housing stock.--- Alex mentions the Affordable Housing Trust Fund and the Strategic Housing Plan. Indira Alfaro mentions that she likes the assistance plans for home buyers and asks if we prioritize CDBG monies for Chelsea residents--- Alex- CDBG grant money is for residents and stays within the City. Shuvam Bhaumik asks about historical aspects of Chelsea--- Alex describes the Garden Cemetery project to build retaining walls and establish a veteran's walkway.

There will be a public community meeting regarding CDBG on November 26 at 6:00pm at the Williams School.

II. Adjournment

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (7-0-0) to adjourn the meeting at 7:25 pm.


Minutes approved by the Chair