



CITY OF CHELSEA, MA
Planning Board

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
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Tuck Willis
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Shuvam Bhaumik
Vice Chair
Sara Arman
Member
Eric Asquith
Member
Sharon Caulfield
Member
Sylvia Ramirez
Member
Mimi Rancatore
Member
Alejandra Rodriguez
Member
Todd Taylor
Member

**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, DECEMBER 17, 2019**

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:05 pm on Tuesday, December 17, 2019 at the Chelsea Senior Center, 10 Riley Way, Chelsea, MA 02150 with the following members in attendance: Sara Arman, Shuvam Bhaumik, Sharon Caulfield, Mimi Rancatore, Sylvia Ramirez, Alejandra Rodriguez, Tuck Willis and Todd Taylor. Eric Asquith was not present.

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

Approval of Minutes from October 22, 2019:

On a motion by Shuvam Bhaumik and seconded by Sharon Caulfield, it was voted unanimously (8-0-0) to approve the minutes from the October 22, 2019 meeting.

Lad Dell thanked Todd Taylor for his many years of service on the Planning Board and wished him well as he assumes his role as City Councilor in January 2020.

CASE #2019-37

107 Library Street – 107 Library Street, LLC

For Special Permit and Variance seeking to expand structure by building rear decks and a roof deck and expanding the first floor apartment into the basement area which does not meet minimum zoning requirements for rear and side yard setbacks

Lorene Schettino, attorney for the Petitioner, with owner, Anthony Fava were present. The three-family building each has three bedroom units. Currently all rental units now, but may become ownership later. The proposed roof deck, approximately 270 sf, will have a spiral staircase. The roof deck is set back and not viewable from the street. It is only for the use of the third floor unit.

John DePriest explains that it is a building code issue as to why the use of the roof deck is restricted to the third floor unit. Otherwise, the roof deck would require two means of egress.

The proposed expansion of living space into the basement will be a family room and a full bathroom for the first floor unit.

Sharon Caulfield: this basement room will not become a bedroom? Lorene Schettino: no, it will not.

Shuvam Bhaumik: any feedback from your neighbors? Renovation plans? Anthony Fava: we have not heard from any of the abutters. We plan to renovate one unit at a time so we won't displace anyone.

Mimi Rancatore: will there be any water or power on the roof? Anthony Fava: no water, but yes power.

Sara Arman: how will snow be removed? Lorene Schettino: having the roof deck there ensures that snow removal will occur regularly and as needed.

Todd Taylor: You are not creating any additional nonconformities? The variances are only triggered because they already existed? Lorene Schettino: yes, that is correct.

On a motion by Mimi Rancatore and seconded by Todd Taylor, **it was voted unanimously (8-0-0) to recommend approval of the Special Permit** with standard conditions, design review, basement living space will never be converted into a bedroom, roof deck will not have any bbq, fire pit or any open flames.

CASE #2019-38

28 Hawthorn Street – Urban Renewal XI, LLC

For Special Permit and Variance for the construction of a roof deck and stairway which does not meet minimum zoning requirements for side yard setback and exceeds maximum height

Lorene Schettino, attorney for the Petitioner, and Andrew Zimmerman, member of the ownership group were present. Proposed roof deck, 256 sf, with spiral stair case. Use of roof deck is limited to only the third floor unit. This project has a new contractor.

Mimi Rancatore: what is your timeline to construct this? Andrew Zimmerman: February or March.

Sara Arman: will there be any water or power on the roof deck? Andrew Zimmerman: no water, power yes.

Mimi Rancatore: will be umbrellas prohibited? John DePriest: that is a condition you can add.

On a motion by Shuvam Bhaumik and seconded by Todd Taylor, **it was voted unanimously (8-0-0) to recommend approval of the Special Permit** with standard conditions, design review, roof deck will not have any bbq, fire pit, open flames or umbrellas.

CASE #2019-39

932 Broadway – 932 Broadway, LLC

For Special Permit and Variance seeking approval to renovate existing structure and establish thirty-three (33) residential units and one (1) commercial unit which does not meet current minimum zoning requirements for density, number of stories, height, parking lot aisle width and number, size and set-back requirements of off-street parking spaces

Mikael Vinneau, Petitioner, explains that this is formerly the Genesis Nursing Home. The site is in disrepair and has become a target of vandalism and drug activity. Petitioner would like to convert the building to a

mixed use building—residential and office space- consisting of 33 condos, 36 parking spaces and commercial space. Only variance requested is for density: 33 units. Required to provide 5 affordable units, but the Petitioner is offering to provide 6 affordable ownership units at 80% AMI.

Todd Taylor: Shouldn't the affordable units be offered at different levels of AMI? Lad Dell: that would be a requirement for rental units. For ownership units, affordability is only at 80% AMI.

Sylvia Ramirez: Would the fourth floor have residential units all the way across? Mikael Vienneau: It would not be all residential units since there is a roof deck and amenity space on the fourth floor.

Mikael Vienneau: We would've had 3 BR units, but that would have increased the parking requirement.

Sara Arman: How many units are ADA accessible? Mikael Vienneau: not sure exactly, but will check with architect. There will likely be 2-3 ADA compliant units.

Sharon Caulfield: what will you sell the units for? Mikael Vienneau: In a range from \$400-\$500 per sq ft, affordable units will be set by Federal and State guidelines.

Sara Arman: What was your rationale for the affordable units? Mikael Vienneau: City requires 15% = 5 units, we are offering 6 affordable units because of the density variance that we are requesting.

Sharon Caulfield: So you are going above the requirement.

Mikael Vienneau: Special permits are for parking and pre-existing conditions (height and number of stories).

Mimi Rancatore: I'm concerned that this is not family friendly development; there are no 3 BR units. You can shrink the total number of units and make each unit larger. Mikael Vienneau: there are trade-offs we need to consider with parking spaces and number of bedrooms per unit.

Shuvam Bhaumik: Do you own this property now? Mikael Vienneau: not yet, we will complete purchase of the building in January.

Shuvam Bhaumik: I live down the street and this building at night is a drug haven. Mikael Vienneau: the City had a fence put up and windows boarded up.

Mikael Vienneau: the plumbing and utilities are all intact and actually oversized for our use. We are working with Mass Development on financing and exploring energy efficiency options.

Sylvia Ramirez: Will each unit have its own heating and air conditioning? Mikael Vienneau: we are working on HVAC plans so that each unit has their own heat, a/c and hot water.

Sharon Caulfield: Are there any common meeting spaces? Mikael Vienneau: the roof deck, the gym and the amenity space will be common areas for all residents.

Mimi Rancatore: What is your time table to complete this project? Mikael Vienneau: we anticipate 12-18 months construction after closing in January. We hope to begin work in February.

John DePriest: plans cannot be preliminary when approved, they need to be finalized at the time of approval. Otherwise, you will need to come back to the Boards for modifications.

Shuvam Bhaumik: some of your parking spaces appear to be non-compliant. Mikael Vienneau: yes, some of the parking spaces are undersized. Also, the ADA walkway needs to be redesigned in order to achieve the 18' driveway aisle width that the Fire Department requires.

Mikael Vienneau: we will need to re-sprinkler the building per Fire Department comments. We are looking into the possibility of acquiring additional parking spaces and/or lots.

Tuck Willis: I walked to the sight recently. The plans show a façade with large numbers and some modern accents with colors. I think you should keep it blank.

John DePriest: I would disagree with that. Design review is mandatory and we will work with the petitioner on the façade and other features.

John DePriest: None of the questions from the Department Memo have been answered regarding existing conditions, the curb cut on Clark Ave, whether the electric generator will be removed, utilities not shown on plot plan, lack of details for site features, no lighting or signage plan, details of benches, etc.

Alejandra Rodriguez: aren't you required to have 59 parking spaces? Mikael Vienneau: we tried to keep the required number of parking spaces down by lowering the bedroom count per unit.

Sara Arman: it seems like the main driver is the profit that you will make as opposed to the number of parking spaces and bedroom counts.

Mimi Rancatore: you did not address the issues that were raised by the Planning Department. It feels as though your responses have been half-hearted. You have been very cavalier about this project. Mikael Vienneau: we did pay attention to the Fire Department comments. Because the site plan review was delayed we didn't expedite our review and responses to the Department Memo.

John DePriest reads City Manager Tom Ambrosino's letter of support into the record.

Sharon Caulfield: more clarification is needed for the January meeting.

On a motion by Todd Taylor and seconded by Sharon Caulfield, **it was voted, 6-2-0 (no- Mimi Rancatore, no- Sara Arman), to recommend approval of the Special Permit** with standard conditions and department conditions.

Proposed Zoning Amendment:

Add Storage of Vehicles for Hire or Return from Hire as a new definition to Section 34-241 – Definitions and to amend the use in Commercial Uses in Subsection C of Section 34-300, The Table of Principal Use Regulations.

Previously, the Storage of Vehicles for Hire or Return from Hire was only allowed by Special Permit in the Business zoning district and the Airport Related Overlay District (AROD). The amendment would expand, by Special Permit, to the Industrial, Light Industrial and Light Industrial 2 zoning districts. In addition, "Storage

of Vehicles for Hire or Return from Hire” was not previously defined in Section 34-241 Definitions of the Zoning Ordinance. The proposed amendment would include “vehicles owned by rental companies, taxi-cab businesses or transportation network companies”.

Sharon Caulfield expressed concerns that taxi-cab companies operating out of neighboring communities would seek to park their taxis in Chelsea.

On a motion by Todd Taylor and seconded by Mimi Rancatore, it was voted (7-1-0) (no- Sharon Caulfield) to recommend adoption of the proposed zoning amendment to the City Council.

Proposed Zoning Amendment:

To amend Section 34-111(a), Community Improvement Trust Fund, by striking the words “currently nonconforming” in both paragraph one and paragraph two and replacing with the words “allowed by right”.

The current wording of the ordinance lacks clarity and is easily contested. For instance, if a project is given relief for 2 additional stories and a previous project in the same zoning district already received that amount of relief (“currently nonconforming”), then the Community Improvement Trust Fund payment would not apply. As it is being proposed, “allowed by right”, each subsequent project that receives relief subject to the Community Improvement Trust Fund would be subject to the required payment proportional to the amount of relief given beyond what is allowed by right in that zoning district.

On a motion by Todd Taylor and seconded by Sharon Caulfield, it was voted unanimously (8-0-0) to recommend adoption of the proposed zoning amendment to the City Council.

Proposed Zoning Amendment:

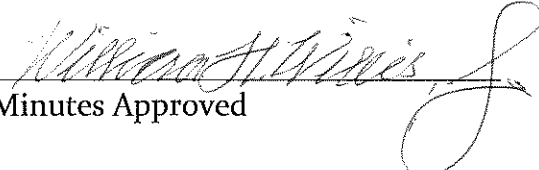
To amend Section 34-182, Wireless Communications Overlay District, to regulate the deployment of small wireless facilities.

The current process for approval of small wireless facilities is too lengthy (2 ZBA meetings and 1 Planning Board meeting) and the Boards were seeking to remove themselves from the process. In addition, the FCC has adopted regulations to allow such uses by right and to add a limited time period (60 day shot-clock) for processing and approving the application.

On a motion by Shuvam Bhaumik and seconded by Todd Taylor, it was voted unanimously (8-0-0) to recommend adoption of the proposed zoning amendment with the edits by the Law Department to the City Council.

Adjournment:

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (8-0-0) to adjourn at 7:29 pm.


Minutes Approved

2017-11-17 10:05 AM