



CITY OF CHELSEA

PLANNING BOARD

City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150
Tel: (617) 466-4180 | Fax: (617) 466-4195

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

CHELSEA PLANNING BOARD MEETING MINUTES TUESDAY, FEBRUARY 26, 2019

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:08pm on Tuesday, February 26, 2019 at City Council Chambers, City Hall, 500 Broadway, Chelsea, MA with the following members in attendance: Shuvam Bhaumik, Mimi Rancatore, Todd Taylor, Gladys Vega and Tuck Willis. Indira Alfaro and Alejandra Rodriguez arrived at 6:15pm. Joan Cromwell and Olivier del Melle were not present.

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

APPROVAL OF MINUTES FROM JANUARY 22, 2019:

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (5-0-0) to approve the minutes from the January 22, 2019 meeting.

CASE # 2018-60

176-178 Washington Avenue – Anthony Quiles

For Special Permit and Major Site Plan Approval to construct a thirty-three (33) residential dwelling structure with roof deck which does not meet current minimum zoning requirements for side, rear and front yard setbacks, usable open space, lot size, density, number of stories, maximum building height and number of off-street parking spaces

REQUEST FOR CONTINUATION BY PETITIONER TO MARCH 26, 2019 MEETING

On a motion by Shuvam Bhaumik and seconded by Todd Taylor, it was voted 5-0-0 **to continue the case to the March 26, 2019 Planning Board Meeting at 6:00pm.**

CASE # 2018-54

54 Webster Avenue - Julialisa Papagno

For Special Permit to construct a second and third story with proposed change of use to two residential dwelling units and garage with maintenance worker space which does not meet current minimum zoning requirements for rear, front or side yard setbacks, open space, lot size, frontage, also exceeds floor area ratio, density, maximum lot coverage and does not meet required minimum number of off-street parking spaces.

John DePriest gave an overview of the petition explaining that the ZBA had instructed the petitioner to work with the Planning Department to revise the plans and have it better fit the character of the neighborhood. Initially the petition sought to build two dwelling units which would have required ten Variances and four Special Permits. After working together, the project is now a one-unit dwelling requiring two less Variances and one less Special Permit.

Michael LaRosa, attorney for the petitioner, described the new proposal. He explained that in working with the City the project has been significantly downsized. Two units and two stories were initially proposed but now it has been reduced to one story and one unit. Laundry area and a full bathroom would be on the ground floor with the garage. The living area on the second floor is an open floor plan.

Mimi Rancatore: Why is there a full bath in the basement? Why do you need two bathrooms for a one bedroom unit?

Michael LaRosa: That bathroom is already existing and we would like to keep it.

John DePriest: I want confirmation that the entire premises will be for the sole use of the tenant of the unit.

Andy Rougas (architect): This will be a single family residence and its only use. There will be no separate maintenance area and it has been taken out of the plans.

Mimi Rancatore: Is there a second means of egress?

John DePriest: Only one means egress is required by State law.

On a motion by Gladys Vega and seconded by Mimi Rancatore, it was voted 7-0-0 **to recommend approval of the Special Permit with standard conditions.**

ZONING AMENDMENT

40R Central Avenue Smart Growth Overlay District

Public Hearing for proposed zoning amendments to create 40R Central Avenue Smart Growth Overlay District.

Gladys Vega disclosed that her organization, The Chelsea Collaborative, works closely with the Chelsea Housing Authority and Central Ave Residents Group and wanted to make sure that there wouldn't be any conflicts of interest.

In consultation with Strephon Treadway from the Law Department it was determined that Ms. Vega could participate so long as she or any of her family members do not have a financial interest in the project.

John DePriest gives a PowerPoint presentation that provides an overview of what a 40R District is and then highlights certain aspects of the specific application for the Central Avenue Smart Growth Overlay District (CASGOD). Areas that are covered include Scope & Purpose, Definitions, Establishment, Permitted Uses, Housing & Housing Affordability, Monitoring Agent, Site Plan, Dimensional & Density Requirements, Parking Requirements, Plan Approval Procedure and Design Standards. He states that the project fits with the character of the City and will provide needed housing options across different levels of affordability.

Indira Alfaro- What will the parking situation be after 10 years? How many total residents do you anticipate?

Ronnie Slamin (project manager: Joseph J. Corcoran Company)- We are providing 226 on-site parking spots available for entire 99 year lease. We feel that this is an adequate number of spots given parking data from the current Innes Housing residents and the proximity to numerous public transportation options. We have also secured 50 additional offsite parking spaces. In terms of total number of residents, it is difficult to get a precise number but we would estimate between 650-700 residents.

John DePriest- 96 of the units will be affordable and designated for the Chelsea Housing Authority.

Ronnie Slamin- There will also be 40 middle-income units and 194 market rate units. This is a mixed income development. The market rate units help subsidize the affordable units.

Mimi Rancatore- I question that there is a parking issue with this project. I believe the parking included with the plan is adequate and I would like to make that known in our recommendation to the City Council.

Shuvam Bhaumik- What are the total number of units? Where are the other 50 parking spots?

Ronnie Slamin- There are 330 total units. The 50 offsite parking spots are at the "Preflight" facility. Please keep in mind that there are many transit options in close proximity. We are looking into a program to help subsidize the cost of MBTA passes.

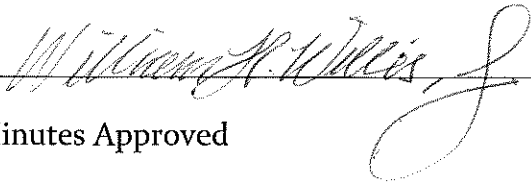
Alejandra Rodriguez- For the low-income rate set at 30% of income, is that pre-tax or after tax?

Al Ewing (Chelsea Housing Authority)- It is set at 32% of gross income (pre-tax) and includes the cost of utilities.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted unanimously (7-0-0) to **recommend that the City Council adopt the amendments as revised by the Department of Planning and Development, the project team at Joseph J. Corcoran Company and the Massachusetts Department of Housing and Community Development titled, "SECTION 34-186: CENTRAL AVENUE SMART GROWTH OVERLAY DISTRICT (SGOD)", dated 2/14/2019.**

Adjournment:

On a motion by Shuvam Bhaumik and seconded by Tuck Willis, it was voted 7-0-0 to adjourn the meeting at 6:56 PM.



Minutes Approved

2017-07-11 11:00 AM
Tuck Willis