



CITY OF CHELSEA

PLANNING BOARD

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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, JANUARY 22, 2019

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:03 pm on Tuesday, January 22, 2019 with the following members in attendance: Shuvam Bhaumik, Joan Cromwell, Olivier del Melle, Mimi Rancatore, Alejandra Rodriguez, Todd Taylor, Gladys Vega and Tuck Willis. Indira Alfaro was not present.

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

APPROVAL OF MINUTES FROM DECEMBER 18, 2018:

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted unanimously (8-0-0) to approve the minutes of the December 18, 2018 meeting.

CASE# 2018-38

1 Forbes Street – YIHE Forbes, LLC

For 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.

Paul Feldman, attorney for YIHE, LLC, explained that a full presentation was given at the last meeting. He listened and took notes regarding the concerns from members of the Planning Board, members of the community and staff from the Department of Planning & Development. As a result, he worked with his team and the Developer to respond to these concerns. He drafted a letter with the following proposed changes:

- 1) Residential Unit Mix: Planning Board members and others advocated for the development to include three-bedroom units. *The Developer is willing to include **30 three-bedroom units**. Typical developments of this size only apportion 1-2% of total units for three-bedroom units. The Developer is proposing 5% of total units for three-bedroom units.*
- 2) Density: The City Manager and the Director of Planning & Development expressed concerns about density and proposed a condition to reduce the number of residential units to less than 600. *The Developer believes that 630 units make sense and can be built by right but wanted to be responsive and is committed to **590 units**.*
- 3) Traffic mitigation: Comments were raised by the Board and the public regarding traffic. *The Developer has proposed to fund a shuttle service to include stops at the Silver Line and*

Commuter Rail for residents of the development and the neighboring community. Additionally, the developer has agreed to upgrade sidewalk infrastructure on Carroll Street, install pedestrian crossing signs at Broadway/Cabot and facilitate the completion of a Road Safety Audit. Developer will contribute funds toward the replacement of the traffic signal controller at Broadway/Eastern/Clinton and optimize traffic signal timing and phasing.

4) Affordable Units: The Director of Planning & Development proposed a condition that affordable units include a mix based upon 30%AMI/50%AMI/80%AMI. *The Developer is willing to designate 10% of the units as affordable with a mix of 30%AMI/50%AMI and 80%AMI.*

5) Reconfigure Layout of the two Access Bridges: Comments were made about the curb cuts and distance between the two access bridges. *The Developer's engineers have increased distance between the two bridges and have widened the distance between their curb cuts to allow enough space for a potential bus stop. Director of Planning & Development confirmed that the Fire Department had approved the newer bridge layout.*

6) Pedestrian Access toward 295 Eastern Ave Parcel: *The Developer has agreed to construct a 10-foot wide path from the property to connect with the 295 Eastern Ave Parcel.*

7) Improvements to Crescent Ave: The Director of Planning & Development proposed that Crescent Avenue be reconstructed. *The Developer is willing to reconstruct the sidewalks on Crescent Ave from Louis Street to Clinton Street.*

8) Community Improvement Trust Fund (CITF): The petitioner will work with the Director of Planning & Development to determine a payment amount taking into consideration the off-site impacts that have already been agreed to address.

Paul Feldman spoke about the change in number of required parking spaces. With the reduction of 40 total units (60 less spaces required) and the addition of the three-bedroom units (15 more spaces required) the net required parking is reduced by 45 spaces. The Developer will not eliminate parking spaces and will still construct their newly proposed 963 parking spaces.

Public Hearing:

Gladys Vega: appreciates the responsiveness and multiple changes by the developer- adding 3 bedroom units, not reducing parking, expanding bridge entry ways.

Mimi Rancatore: Can the shuttle be offered after completion of Phase 2? Paul Feldman- we are open to review it. However, many shuttles fail due to lack of demand and offering it at full capacity once the entire project is complete is likely most feasible.

Tuck Willis: appreciates the proposal to build a walkway to the 295 Eastern Avenue parcel.

Bryaton Ducharme (950 Broadway) – supports the proposal, developers have been flexible and responsive, the developers have met with the Home Ownership Association in Chelsea.

Roberto Rodriguez (855 Broadway) - 1) will the shuttle cover my property? Paul Feldman- we haven't yet figured out the exact route. 2) Who has the developer met with? Paul Feldman- we have met with GreenRoots and their executive director, met with the Chelsea Homeowners Association, had a community meeting with over 145 residents and attended numerous public hearings.

Chris Assante (53 Hawthorne) - has always emphasized the need for "compromise", the home ownership component is great, access to waterfront, another developer could just come in and build without being this responsive.

Bryan Hernandez (227 Marginal) - there needs to be more investment on access to the waterfront, it doesn't feel welcoming to the public. Paul Feldman- There are no gates and it is open. The buildings have been setback so that there would be a waterfront park for everyone to enjoy.

Adela Gonzalez (839 Broadway Apt 2) - how will this impact renters? Paul Feldman- this project does not cause displacement, we are creating housing stock and rental units.

Natalie Grieye(sp?) (Webster Ave) homeowner, new developments like this brings energy to the residents and activating the waterfront is a great idea.

Mark Nadow (45 Breakwater Drive) - owns Mystic Brewery and Chelsea Station, has lived over near Atlas Lofts in the past, the land is a blight as it is, this project will increase the housing supply which actually helps stabilize rents.

Alanis Munoz (36 Cottage Street) - works with GreenRoots, how will Chelsea residents be able to live in these units?

Eric Peters (950 Broadway) - part of the Homeowners Association, went on the tour of the site, excited for the waterfront, the egress is much larger than it looks on paper.

James Roach (645 Broadway) - went on the site tour and believes home ownership is key.

Sandra Perdomo (584 Washington Ave) I raise my children here in Chelsea and I am concerned about access. This project will take 7 years to build? Will Chelsea residents be able to afford to live here? Paul Feldman-affordable unit mix with 30/50% AMI, the entire design of the project is to make it welcoming and enjoyable for all residents.

Barbara Richards (7 Hooper Street) - It's a very tight area, too much traffic, the school is close by, all these construction trucks- safety is a huge issue, it hasn't even been built yet and we can't get our cars through the area, we can't sustain a development this size because of the density, I've had to deal with the TND Acadia project, the City should have taken the land by eminent domain, it should not be built.

Hourmat Abdul Rauf (42 Blossom Street) - supports project, benefits outweigh the drawbacks, will bring opportunities to the City.

Gonzalo Gomez (950 Broadway) - homeowner who supports the project.

Mike Vinneau (750 Broadway) owns 250 units in Chelsea and employs many Chelsea residents, appreciates ownership projects.

Leilani Mroczkowski (GreenRoots) - White people have spoken in favor of this project and people of color have opposed this project, longtime Chelsea residents have not spoken in favor, people don't feel comfortable spending time in places that are near big developments because of heavy policing, units should be prioritized for residents.

Hourmat Abdul Rauf (42 Blossom Street) - I don't agree, I'm an immigrant and I have worked hard and support this project.

Naomi Sabbath (Spencer Loft owner) - I am a 3rd generation Chelsea resident and I support this development.

Beth Loback (126 Bloomingdale Street) - My family has been in Chelsea for over 100 years and I support the project.

John DePriest - 3.5 years ago the Developers came to us, the City has worked closely back-and-forth with the Developers over this time, the City hired an urban architect to analyze and improve the project, the developers have made changes to be responsive and support the requests of the City.

Shakaya Moore Perkins (154 Park Street) - question about affordability and how it is defined. John DePriest- 30%/50%/80% AMI for this project. Area Median Income is based on the Greater Boston Area.

Grace Muwina (291 Washington Ave) - What will be the impact on the school system? Paul Feldman- a fiscal impact study concluded that the project would result in 93 additional students and a \$1.8 million net benefit to the City.

Todd Taylor asked for conditions from the last meeting. John DePriest – improvements to Crescent Avenue sidewalk, no rentals less than 6 months, any changes to the plan need to come before the Board, INI payment, reduce units to 550, provide affordable unit mix to include 30%/50% AMI, 60% ownership units, shuttle program worked out with city, permanent pest control plan.

Todd Taylor - of all the time that I have been on the Planning Board, I have never seen a developer go to such lengths to respond to the Board and community requests and actually take steps to accommodate.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted 8-0-0 **to recommend approval of the Special Permit with standard conditions and special conditions from the Department of Planning & Development, including 590 units, and the letter submitted by the Developer.**

Case #2018-59S

1 Forbes Street – YIHE Forbes, LLC

For Major Site Plan approval 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 Gladys Vega, it is voted 8-0-0 **to approve the Site Plan with standard conditions and the additional conditions outlined by the Department of Planning & Development and the letter submitted by the Developer.**

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.

REQUEST FOR CONTINUATION BY PETITIONER TO FEBRUARY 26, 2019 MEETING

On a motion by Gladys Vega and seconded by Todd Taylor, it was voted 8-0-0 **to continue the case to the February 26, 2019 Planning Board Meeting at 6:00pm.**

Case #2018-58

106 Webster Avenue - Hector Lopez

For Special Permit to construct a rear addition which does not meet current minimum zoning requirements for side yard setbacks.

The petitioner did not appear in front of the Board.

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted 8-0-0 **to move the case to the ZBA without a recommendation on the Special Permit.**

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

On a motion by Gladys Vega and seconded by Todd Taylor, it was voted 8-0-0 **to continue the case to the February 26, 2019 Planning Board Meeting at 6:00pm.**

Case# 2018-61

100 Everett Avenue, Unit 3 - QuaSean Wilson

For Special Permit to establish a physical therapy center.

George Laka, petitioner, explained that he was seeking a change of use to a physical therapy center. The previous use was an MRI center and he thought that since it was also in the medical field that he could begin conducting business. He received a cease and desist order for his physical therapy center after operating for over a year at the location. His business focuses on patients from automobile accidents and plans to take on clients who receive Mass Health.

On a motion by Todd Taylor and seconded by Gladys Vega, it was voted 8-0-0 **to recommend approval of the Special Permit with standard conditions.**

Case# 2018-62

17 Fifth Street – Juan Gallego, Trustee of Fifth and Cherry Streets Realty Trust

For Special Permit to establish one (1) residential unit on the first floor and construct three (3) residential units on the second floor which does not meet current minimum zoning requirements for maximum ratio floor area to lot area, usable open space and minimum number of off-street parking spaces.

Dave Mindlin, lawyer, and Juan Gallego, owner, explained that this is a continuation of a previous construction project at 13-15 Fifth Street. They plan to get rid of the first floor bar and second floor billiard parlor and replace it with 4 residential units and 1 office. They are seeking relief for parking. 13-15 Fifth Street currently has 6 tenants and only one has a car.

John DePriest- How will you allocate the actual spaces?

Dave Mindlin- There is no parking plan, it is first come first served.

Juan Gallego- Most of my tenants don't have cars and historically haven't.

John DePriest- I want a condition that the petitioner works with the Department of Planning & Development on a parking plan.

On a motion by Todd Taylor and seconded by Joan Cromwell, it was voted 8-0-0 **to recommend approval of the Special Permit with standard conditions and the additional condition of creating a parking plan with the Department of Planning & Development.**

Case# 2018-63

641 Broadway – Grace Young

For Special Permit to construct a roof dormer on each side of existing building which does not meet current minimum zoning requirements for side and rear yard setbacks.

Lynam Hennessey on behalf of the owner, Grace Young, presented the proposed project to construct third floor dormers on each side of the building. The intent is to improve the ceiling heights and provide more usable living space. The property was fire damaged previously. The third floor unit is currently difficult to rent because the roof is sloped. This has resulted in less than ideal tenants.

Israel Mendez (643 Broadway), is a direct abutter and asked how the site will be accessed for construction.

There is a 4 foot wide easement that the petitioner has with 643 Broadway.

Tuck Willis reminds the abutter that questions to the petitioner should address the proposed project.

On a motion by Todd Taylor and seconded by Olivier del Melle, it was voted 8-0-0 **to recommend approval of the Special Permit with standard conditions.**

Adjournment:

On a motion by Gladys Vega and seconded by Joan Cromwell, it was voted 8-0-0 to adjourn the meeting at 7:55 PM.

William J. Willis

Minutes Approved

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CITY OF GAITHERSBURG
CLERK OF COURTS