



CITY OF CHELSEA, MA
Planning Board

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
Phone: 617.466-4180 · Fax: 617.466-4195

- 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, JULY 23, 2019**

A meeting of the Chelsea Planning Board was called to order by Chair, William “Tuck” Willis, at 6:00pm on Tuesday, July 23, 2019 at the Chelsea Senior Center, 10 Riley Way, Chelsea, MA with the following members in attendance: Sara Arman, Eric Asquith, Sharon Caulfield, Sylvia Ramirez, Mimi Rancatore, Alejandra Rodriguez, Todd Taylor and Tuck Willis. Shuvam Bhaumik was not present.

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

Approval of Minutes from June 25, 2019:

On a motion by Todd Taylor and seconded by Eric Asquith, it was voted unanimously (8-0-0) to approve the minutes from the June 25, 2019 meeting.

CASE #2019-16

122 Winnisimmet Street – Tremont Hall Condo Trust

For Special Permit and Variance for construction of a roof deck and access walkway on top of four story masonry multi-condominium building

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Drew Patriquin, petitioner, handed out updated plans for the roof deck to the board members. The initial proposal was for a 24' x 25' roof deck which, by building code, required a second means of egress. The petitioner attempted unsuccessfully to obtain an easement with his neighbor to allow for a second means of egress. Unable to secure this, the petitioner revised the plans for the roof deck and reduced it to a dimension of 10' x 15'. ISD had asked the petitioner not to connect the final stairway to the roof until approval by the Zoning Board of Appeals was granted.

Mimi Rancatore: What is the capacity of the updated roof deck? How many people live in the building?

Drew Patriquin: The capacity for the updated roof deck is 10 adults. We have 7 total residents including a baby in the entire building.

Eric Asquith: What is the side setback of the roof deck and why is it at the edge of the building?

Drew Patriquin: The engineer wanted to put it in between the trusses and support stanchions and on the side edge for the most stability and reinforcement.

Mimi Rancatore: Will there be any water or power for the roof deck? Furniture? Drew Patriquin: There will not be any water or power connections on the roof deck. We plan on having a table with some chairs or a sofa.

Sharon Caulfield: Will you put signage limiting the roof deck to 10 occupants? Drew Patriquin: We can put signage if the Board requests it.

Sylvia Ramirez- Would you consider installing solar lights? Drew Patriquin: We could if the Board would like it.

Mimi Rancatore: How will you handle snow removal in the winter? Drew Patriquin: The roof drain has been fixed and in the past we have shoveled as needed.

On a motion by Todd Taylor and seconded by Sylvia Ramirez, **it was voted unanimously (8-0-0) to recommend approval of the Special Permit** with standard conditions as well as maximum capacity/occupancy of roof deck written into condo bylaws and provided to P&D, no tents or umbrellas, installation of solar lighting for safety and signage posted on roof deck stating maximum occupancy.

CASE #2019-18

192 Cherry Street, LLC/Broadway Capital, Inc.

For Special Permit and Variance to establish ground level parking lot with seven (7) parking spaces which does not meet current minimum zoning requirements for front and rear yard setbacks

The Petitioner did not appear at the meeting.

On a motion by Mimi Rancatore and seconded by Sharon Caulfield, it was voted unanimously (8-0-0) to continue the case to the August 27, 2019 Planning Board meeting.

CASE #2019-20

83 Chestnut Street – Irene Zaroda

For Special Permit to construct a driveway with curb-cut which does not meet minimum zoning requirements for the location being within five (5) feet from a property line nor within five (5) feet of a structure with windows

Irene Zaroda, petitioner, explained that she inherited the house from her mother. Her son and his family live in the residence. She claimed that parking on Chestnut and in the area is extremely scarce and that the existing driveway is too narrow. Only one car can presently fit if it drives all the way to the back, but no cars can park in the narrow driveway because there is no room to open car doors. She hopes to install a new driveway on the easterly side of the house that can accommodate two cars and therefore needs a curb cut.

Sharon Caulfield: How many cars park on the premises now? Irene Zaroda: Only one; the old driveway is too narrow to realistically park any cars. You can't get out of the car.

Alejandra Rodriguez: How many total cars at the house? Irene Zaroda: There are three cars total(one is a truck).

Eric Asquith: If you are granted the curb cut, you will you be taking away one parking spot off the street. Irene Zaroda: Yes, but two cars can park in the new driveway.

Todd Taylor: So it will be a net gain of one parking spot since you are taking two cars off of the street and eliminating one parking spot with the curb cut.

Sylvia Ramirez: What will happen to the old driveway? Where is trash storage? Irene Zaroda: We would still use the old driveway for one car to park. Trash is stored in the back and there is plenty of room for that.

On a motion by Todd Taylor and seconded by Sylvia Ramirez, **it was voted unanimously (8-0-0) to recommend approval of the Special Permit** with standard conditions.

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200 Beacham Street – GreenStar Herbals, Inc.

For Special Permit and Major Site Plan approval to demolish an existing two-story structure and construct a new one-story structure proposing the establishment of a retail marijuana facility which does not meet current minimum zoning requirements for lot size and frontage

Joe Giannino introduces the team: Tom Morey (president and CEO), Jay Satin (attorney), John Cavanaugh (architect), Jeffrey Dirk (traffic engineer) and Rick Salvo (engineer). He explains that they have revised their plans and listened carefully from the last Planning Board meeting. The previous building was nonconforming and mired in a troubled history. The new building is conforming and offers a fresh start. Large amounts of landscaping (3000sf) are being installed for buffering and provisions for open space (2800sf). Tom Morey is committed to working with the City to establish consistent curbing. Presently there is no defined curb cut and they are proposing a clear driveway access and fencing to help minimize conflict between pedestrians and vehicles. There will be underground placement of utilities and a state-of-the-art water catch basin for runoff mitigation. The building footprint is being reduced from 8000+ square feet to 3800 sf.

Mimi Rancatore: Your staffing figures do not correlate with the number of customers you anticipate per hour. 6 staff members per shift is not adequate. Joe Giannino: We will have around 17 full time employees. We are trying to do our best estimates and will adjust accordingly.

Eric Asquith: I am a new member of the Planning Board, what are the high level changes from the previous petition?
Rick Salvo: There will be aluminum fencing all around the property, granite cut curbing around the entire site, more street trees, sidewalk improvements, architectural features and textures- awning, roof lines, stone facing.

Eric Asquith: Will there be a gate? Particularly when the facility is closed? Will security be 24 hours?
Rick Salvo: There isn't one currently, but we are open to adding one. Joe Giannino: We have surveillance cameras that are 24 hours with a direct feed to CPD. There will not be live security 24 hours a day.

Sharon Caulfield: Could you tell me who your neighbors/abutters are and if you have been in contact with them?
Rick Salvo: Yell-O-Glow surrounds our property on three sides. We have worked with them and agreed to allow them to put their cameras on our building.

Mimi Rancatore: I still have issues with the traffic in this area. You are a mile away from the casino.
Joe Giannino: As more RMD's open up, it will disperse the customer base and the traffic issues. Other uses would have more impact.

Jeffrey Dirk: The appointment system helps to meter the traffic flow in and out of the site. Traffic generation has been mitigated. Morning is a time of low traffic generation with 15 customers, peak is afternoon and weekends. Customers must have appointments and this will be clear on the website. After the first month, most RMDs don't need the appointment system. If CPD thinks that the appointment system or other mitigations need to be enacted, we will do it. A traffic management plan in Salem was not needed after the first month of operation. We have incorporated safety improvements by not letting cars queue up and flow through the parking lot.

Joe Giannino: In terms of safety considerations, all product comes hermetically sealed and delivered from the cultivator in Littleton. There is no odor emanating from the facility. No consumption on the site or in the parking lot. Violators will be banned. Security guards will monitor this. No one under the age of 21 can enter the premises. Must have government issued ID that is scanned. There are no sightlines into the facility. Windows are placed high and will be blacked out or glazed. Anti-diversion protocols that are mandated by the State and CCC. There are very limited places where RMDs can operate in Chelsea. We take this very seriously in terms of safety and compliance. Stringent training for employees.

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Jay Satin: Parking and traffic seems to be the main issue. Traffic, unfortunately, is everywhere. We are not looking to open up on Washington Ave, Webster Ave or Broadway. This area is quite desolate and perhaps the best location in the city.

Tom Morey: We bring a highly professional operation and team. We will work to improve things and work with the City, the CPD and the residents.

Sharon Caulfield: There is a responsibility for the company to make clear what the customer expectations and guidelines are. Joe Giannino: walks through the layout and flow for a customer, explains the vestibule that can accommodate 50 customers, and describes the point of sales area. He explains that the customers sign a pledge/code of conduct.

Mimi Rancatore: Traffic is still my main issue. What about delivery in the future, have you planned for that?
Joe Giannino: We are always willing to adapt and change as needed if delivery is a possibility in the future.

Sara Arman: Regarding your parking spaces, does that include parking for employees? Rick Salvo: Mr. Morey will reimburse staff for Uber and other rideshare methods. We also have overflow parking at Ruma Fruit across the street.

Public Comment:

John Serra (New England Produce Center): We have 1000 employees at our facility and 1000 customers. I have a million pounds of produce to move every day and we want our employees to be safe. Joe Giannino: With all due respect, the employers should have the responsibility to keep their truck drivers from operating under the influence.

Jeffrey Dirk: All site lines are maintained and kept clear. Crash data reviewed for the past 5 years show no crash history.

Tom Ambrosino: I am a proponent for the use and will advocate for it at the ZBA. This current site has been a problem for the City for the 4 years that I have been here; the adverse impacts are many. This use is legal in MA. The City will permit 4 RMDs. It is a good redevelopment of this site. It is the best use. This use makes sense for this location.

Alejandra Rodriguez: Can you explain the appointment system better? Joe Giannino: You can only make an appointment online at the website. You have to show the email confirmation or receipt in order to gain entry into the site. This allows us to space out the timing and customer flow and traffic. This is more important than the revenue aspect of allowing unlimited customers to enter. We want to ensure that the flow is safe.

John DePriest: The Department of Planning & Development supports this project. It is a good proposal. The residents of Chelsea voted to approve this. The City Council and the Boards have approved the locations where RMDs can operate.

Sylvia Ramirez: I think you have worked aggressively to improve the proposal. The building looks much better even if it is a facelift. I approve of this proposal.

On a motion by Sylvia Ramirez and seconded by Todd Taylor, **it was voted 7-1-0 to recommend approval of the Special Permit** with standard conditions and Department of Planning & Development conditions.

On a motion by Sharon Caulfield and seconded by Eric Asquith, **it was voted 7-1-0 to approve the Major Site Plan** with standard conditions and the submission of a revised landscape and irrigation plan and a plan for curbing for the entire site.

Other Business:


Board Discussion: Zoning and Development Case Review

This topic was been tabled for the August 27, 2019 Planning Board meeting.

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Adjournment:

On a motion by Todd Taylor and seconded by Mimi Rancatore, it was voted unanimously (8-0-0) to adjourn the meeting at 7:45pm.


Minutes Approved

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