



CITY OF CHELSEA, MA  
Planning Board

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150  
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Eric Asquith  
Member  
Sharon Caulfield  
Member  
Sylvia Ramirez  
Member  
Mimi Rancatore  
Member  
Alejandra Rodriguez  
Member  
Todd Taylor  
Member

**CHELSEA PLANNING BOARD  
MEETING MINUTES  
TUESDAY, JUNE 25, 2019**

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:02pm on Tuesday, June 25, 2019 at the Chelsea Senior Center, 10 Riley Way, Chelsea, MA with the following members in attendance: Sara Arman, Shuvam Bhaumik, Eric Asquith, Sharon Caulfield, Sylvia Ramirez, Mimi Rancatore, Alejandra Rodriguez, and Tuck Willis. Todd Taylor was not present.

Also present: Lad Dell, Planner and Land Use Administrator, Planning & Development

**Approval of Minutes from May 28, 2019:**

On a motion by Mimi Rancatore and seconded by Sylvia Ramirez, it was voted unanimously (8-0-0) to approve the minutes from the May 28, 2019 meeting.

**CASE #2019-12**

**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*

On a motion by Sylvia Ramirez and seconded by Mimi Rancatore it was voted unanimously (8-0-0) to grant the request to withdraw without prejudice.

**CASE #2019-13**

**43 Annese Road (Lot 1) – Quitiana Moreno**

*For Special Permit and Variance to construct a single family home within 43 Annese Road which does not meet current minimum zoning requirements for lot size and frontage*

On a motion by Sylvia Ramirez and seconded by Mimi Rancatore it was voted unanimously (8-0-0) to continue the case.

**CASE #2019-14**

**43 Annese Road (Lot 2) – Quitiana Moreno**

*For Special Permit and Variance to subdivide a lot containing an existing two family structure to allow for the construction of a single-family home which does not meet current minimum zoning requirements for lot size, side yard setbacks and number of off-street parking spaces*

On a motion by Sylvia Ramirez and seconded by Mimi Rancatore it was voted unanimously (8-0-0) to continue the case.

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254 Spencer Avenue – 254 Spencer Avenue, LLC

*For Special Permit and Variance seeking approval for the construction of eight residential units which do not meet current minimum zoning requirements for side and front yard setbacks, usable open space, lot size, number and location of off-street parking spaces and which also exceeds height, number of stories and density*

Richard Lynds, attorney for the petitioner, explained that his client Ricky Belliveau, a Boston area developer, seeks to build 8 market rate condos next to a 34-unit affordable building (Acadia: 242 Spencer Ave). He stated that some developers would not want to build next to a building with all affordable units, but that his client believes in Chelsea and thinks it is a great location. Lynds stated that there is no way to make this project work with less than the proposed 8 units. He expressed his willingness to listen to the recommendations of the Planning Board and shared a petition in support of the project with 50 signatures.

Eric Zacherson, architect for the project, described the plan, explained the layout of the building and its exterior.

BOARD QUESTIONS:

Eric Asquith: What do you have for open space; do you have a garden or greenery? Eric Zacherson: No, we don't have enough space, but we do have balconies and decks that offer open space.

Sylvia Ramirez: Explain the parking spaces, you are required to have 12, but are only providing 8 total spaces? Eric Zacherson: Yes, we are seeking parking relief, though we are offering one parking space per unit.

Richard Lynds: The units will be condos and professionally managed. Building code does not require an elevator. The building will have sprinklers throughout.

Mimi Rancatore: How much will you be selling the units for? Ricky Belliveau: We plan on selling them in the mid \$500k to \$600k.

Richard Lynds: We have used 208 Spencer Avenue as a model.

Lad Dell: The Department of Planning & Development is concerned about the size and massing, traffic and number of units. We are concerned about the domino effect which would further encourage teardowns of one and two-family homes.

Richard Lynds: The domino effect is not fair to apply to this site.

Sylvia Ramirez: Will outgoing traffic only make a right turn, or can I turn left across two lanes of traffic? This would be very dangerous.

Richard Lynds: We would be willing to work with Planning & Development and put in signage.

Shuvam Bhaumik: Traffic on Eastern Ave in the morning is a nightmare, a left turn out of the property should be a no-go, explain why the driveway is on the right side? Richard Lynds: We wanted to create a buffer with the neighbor.

Mimi Rancatore: There is only one tree on the property and you are removing it.

Eric Asquith: There is no green space, you are removing an established mature tree.

Sylvia Ramirez: This is a very busy area. Less units are needed here and the driveway should be moved to the left side.

Richard Lynds: A four-story building fills in the space and provides a gradual transition from the Acadia building on the left to the multi-family houses to the right. Three levels does not accomplish that.

Eric Asquith: I think that the design is sharp and attractive, and I am supportive of this development.

Shuvam Bhaumik: I know that the developer does good work, very high end. How will you handle trash and snow removal? Richard Lynds: We have a professional management company.

Mimi Rancatore: This project is too large, there is no green space, and I am concerned about the setbacks. Richard Lynds: We feel that our project complements 242 Spencer Ave and the neighborhood as a whole.

Ricky Belliveau: I have spoken with the neighbors and abutters and have their signed support. The current home owner has also reached out to the neighbors.

Shuvam Bhaumik: What about the neighbors who don't like it? Ricky Belliveau: Some have expressed concerns about the aesthetics of the building and we have incorporated their comments into the design.

#### PUBLIC COMMENT:

Barbara Richard, 7 Hooper Street: I was against Acadia, now it seems like 4 stories is more common, why are you giving the owner such a hard time? You want green space—there's a park down the street.

Brayton Ducharme, 950 Broadway: We support this fully. TND projects were approved when we opposed, we want to see more ownership opportunities.

Natalia Bouyea, 187 Webster Avenue: This developer adds value to the City, brings great projects.

Jeff Azama, 160 Spencer Avenue: Home ownership component is great.

Billy Detouche, 254 Spencer Avenue (lives in current locus): I came to live here to take care of my father. He got a reverse mortgage. I am helping to pay for my father's health bills, he was disabled and he has since passed away. Ricky Belliveau approached me about a project to redevelop. Belliveau repaid the reverse mortgage. Based on how many units are approved is what I have for my inheritance. I met with John and Tom and they said they would approve if they were on the Board.

Lad Dell: I sympathize for the former owner. I do, however, have to set the record straight that John DePriest nor did Tom Ambrosino make the statement that the former owner claims. It is important to separate the personal circumstances for this case with the actual proposed plans and the amount of relief that the developers are requesting.

Sylvia Ramirez: I also sympathize for your story. I am for ownership and for affordable units, but I cannot support this at 8 units.

Damali Vidot, City Councilor: I am in support of ownership, I also support the residents. I support this project if it is scaled down.

Robert Saenz, 174 Shurtleff Street: I support the project, especially given the general area. Acadia was given a lot of relief and so was 1005 Broadway. Traffic for both projects are problematic. I introduced Billy Detouche to Ricky Belliveau.

Charlie Antzak, 453 Eastern Avenue: We fought the Acadia project, we want more ownership, seems like "market rate" is a dirty word in City Hall.

Bob Gasek, Spencer Avenue: Focusing on the wrong issues here; the neighbors support.

Alejandra Rodriguez: We need to have less units and more green space.

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Richard Lynds: This is a \$2.5 million investment and is a financial risk; it has to work on the business end. Less than 8 units will not work for this project.

Tuck Willis: The project makes a nice transition from the Acadia building to the smaller three families, I thought it would look pretty good from the Eastern Ave side. I would suggest that you set the building back from the curb.

Eric Asquith: I agree with Tuck and want to approve with more greenery.

Richard Lynds: We will work with DPW on trees.

On a motion by Sharon Caulfield and seconded by Eric Asquith it was voted (7-1-0) to recommend approval of the Special Permit with standard conditions and the following conditions: work with DPW on street trees, provide a robust landscaping plan and require that exiting vehicles can only turn right.

**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*

On a motion by Eric Asquith and seconded by Mimi Rancatore it was voted unanimously (8-0-0) to continue the case to the July 23, 2019 Planning Board meeting.

**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*

On a motion by Eric Asquith and seconded by Sylvia Ramirez it was voted unanimously (8-0-0) to continue the case to the July 23, 2019 Planning Board meeting.

**Other Business:**

**Proposed Zoning Amendment: Chapter 34, Article V, Off-Street Parking Requirements, Section 34-106 (j)**

1. Any relief from off-street parking requirements in this zoning ordinance shall disqualify that location from participating in the Residential Parking Sticker Program.
2. That the Zoning Board be required to notify the Traffic and Parking office of the relief so that location can be added to the list of those not eligible to participate.
3. As a condition of this relief, all leases for tenants shall specifically state that a tenant may not obtain or apply for a City of Chelsea residential sticker.
4. This amendment shall become effective January 1, 2020.

Damali Vidot, City Councilor: I have brought this issue up in the past. Traffic is only becoming worse as well as parking. This type of disqualification from participation in residential parking sticker programs is being done in Fields Corner in Dorchester. The 1005 Broadway developers and Corcoran developers (Innes/ Central Ave 40R) have agreed that their residents will not participate in the residential parking sticker program.

Bob Bishop, City Councilor: The previous version of this proposal set the amount/ percentage of relief that could be given by the Zoning Board. This version will preclude any developments from the residential parking program if they receive relief for parking.

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Sylvia Ramirez: Hypothetically, I move to Chelsea and into a building that has this ban. That means I can't participate in the residential parking program?

Mimi Rancatore: I am totally against this program. This is not welcoming to new residents. It's naïve to think people will be okay with this. This isn't fair. So I buy a \$500k unit and can't get a residential parking sticker?! We are all one community!

Damali Vidot: We've just run out of room; there is no parking. This will be in the lease agreements.

Sylvia Ramirez: How about for visitors? Bob Bishop: They cannot participate in the parking program either.

Damali Vidot: There have been discussions around making resident parking 24hrs/day.

Mimi Rancatore: You're punishing the new people. Bob Bishop: By not doing anything, you're punishing the current residents.

Eric Asquith: Where else is this currently being implemented?

Sylvia Ramirez: I don't think this is the right way to go about this, we need to have more discussion about this.

Bob Bishop: We have to do something.

Damali Vidot: We need to do this to pressure the City to respond to this.

Alejandra Rodriguez: With the casino, people are coming to park in Chelsea and taking an uber to the casino.

Nick Davidson, 135 Bellingham Street: I am not supportive of this proposal. We are treating the symptom and not the root problem.

Mark Nadow, 41 Breakwater Drive: Once the casino has opened, the back lot of Market Basket is now full. The developers will not have a problem with this parking ban, but their tenants/buyers will have to bear the consequences. We are one of the densest cities; parking is going to be a problem.

On a motion by Mimi Rancatore and seconded by Sylvia Ramirez, it was voted (6-0-2) to reject the proposed amendment.

**Adjournment:**

On a motion by Shuvam Bhaumik and seconded by Mimi Rancatore, it was voted (8-0-0) to adjourn the meeting at 8:05 pm.

  
Minutes Approved

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