



CITY OF CHELSEA, MA
Planning Board

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Tuck Willis
Chair
Shuvam Bhaumik
Vice Chair
Joan Cromwell
Member
Sylvia Ramirez
Member
Mimi Rancatore
Member
Alejandra Rodriguez
Member
Todd Taylor
Member

**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, MAY 28, 2019**

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:05pm on Tuesday, May 28, 2019 at the Chelsea Senior Center, 10 Riley Way, Chelsea, MA with the following members in attendance: Joan Cromwell, 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 April 23, 2019:

On a motion by Todd Taylor and seconded by Mimi Rancatore, it was voted unanimously (6-0-0) to approve the minutes from the April 23, 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

Jay Satin, attorney for the petitioner, gives brief overview an introduction of Tom Morey, President and CEO of GreenStar Herbals.

Rick Salvo, project engineer, explains that the site is presently non-conforming and that parking is non-conforming as well. Yell-O-Glow industries abuts the property on three sides. The plan is to demolish the former King Arthur's building, a historically troubled and infamous site. In its place, they will construct a single story building that conforms to virtually all zoning requirements. The plan includes a five foot wide strip of landscaping with the addition of street trees. There will be distinct curbing where none existed previously, channelized and marked entry way and a loading area in the back with a secure sally-port. The initial opening will be by appointment only to better control any possible surge. They have secured extra offsite parking across the street from Ruma Fruit. They are installing new water, gas and sewer lines and installing a catch basin to capture storm water. This will be a pile-supported building and a photometric plan for lighting has been included for security purposes.

Jeff Dirk, traffic consultant with Vanasse & Associates, stated there would be low generation of traffic from this site. This new use that functions similar to liquor stores would generate traffic volumes equating to 40 trips per hour during peak times. The petitioner is incorporating a traffic management component with an appointment only system. The incremental increase that this site will generate is minimal (40 peak hour trips) to the current 1000 peak hour trips already.

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Mimi Rancatore: did you take into account the casino traffic? It's a very busy road.

Joseph Giannino, government affairs for the Petitioner, stated that the initial openings at the other retail marijuana dispensaries were ill-prepared. We have learned from their challenges and are prepared with extra parking, an appointment based system, an online ordering system, working with CPD and local entities. The dispensary will bring new revenues to the City. We are focused on hiring local staff, around 20-25 employees.

Tom Morey: this is a partnership with the City. We will run a very professional operation and work closely with the local authorities. Our staff will be involved with community service and contributing their time.

Sylvia Ramirez: will security be 24 hours or just during the hours of operation? Mike Allen, chief of security: Live security will be during the hours of operation, though CPD will have access to all camera feeds 24/7. An ID verification system has been put into place. There are panic buttons and silent alarms throughout the building. Windows are blacked out or smoked out (cannot see inside), no big loud signs outside. We will have Chelsea PD detail on-site during the initial opening, we will have on-site security that is more than adequate, but we wanted to have CPD detail to alleviate any community concerns.

John DePriest: I have spoken with Chief Kyes and CPD is satisfied with the security plan.

Joseph Giannino: access to facility is very restricted and secure. All product is under lock and key and is sealed. A butter at Yell-O-Glow requested to place security cameras on top of our building and we want to be good neighbors. Worked with the City to rid the troubled history of King Arthur's.

Alejandra Rodriguez: I am still concerned about traffic in this area. Tom Morey: We will offer discounts for Uber and Lyft and we are installing bike racks for employees and customers.

Sylvia Ramirez: When is your anticipated opening? Tom Morey: End of 2019 or early 2020.

John DePriest: Will this be a pre-fabricated building? There will be design review from the Department.

Todd Taylor: tracking of purchases and customers? Joseph Giannino: "Seed-to-Sale" is a highly regulated and monitored program.

Todd Taylor: products? Joseph Giannino: variety of products including non-psycho active products such as topical creams as well as edibles, vape and flower.

Sylvia Ramirez: How many customers can you accommodate with the appointment system? Joseph Giannino: We are well-staffed to respond to 40 appointments per hour and much more.

Todd Taylor: there's a black market, how does an RMD affect that? Tom Morey: our products are tested, safe and highly regulated. We are not going to shut the black market down.

Joan Cromwell: your RMD and product will not cater to the Chelsea resident that purchases on the black market. How thorough is your education program? Fearful of this spilling over into the community. Joseph Giannino: We are working with MGH and would like to create educational programs for youth.

Mimi Rancatore: you are too close to the casino, the building is not attractive. Adamantly opposed to the location of this proposal.

Sylvia Ramirez: employment for Chelsea residents, want at least 50% Chelsea hires. This location is better than near a residential area. Please consider community youth needs: athletic programs and extracurricular activities.

Special Permit Recommendation:

On a motion by Todd Taylor and seconded by Sylvia Ramirez to recommend approval of the Special Permit with standard conditions, design review, front sidewalks, traffic study recommendations, CPD annual improvements, and to hire Chelsea residents, it was voted (3-3-0). No recommendation was made.

Major Site Plan:

On a motion by Todd Taylor and seconded by Sylvia Ramirez to recommend approval of the Major Site Plan with standard conditions, a revised landscaping plan with more trees and a lighting plan that is dark sky compliant, it was voted (3-3-0). The Major Site Plan was not approved.

Tuck Willis: what you have presented before us is a pre-fab building. It is quite an eyesore and an unattractive building. We would like to see considerable improvement on this.

Greg Antonelli: could we condition that the building will be redesigned (brick, veneer or hardy-plank) for a revote? Mr. Morey is investing a considerable amount of money and time to make this work.

Joan Cromwell: you are undermining the vote by pushing for our reconsideration and revote.

Tom Morey: I have made a good faith effort and would be willing to revise the plan according to the Planning Board's requests.

Motion to reconsider the vote was made by Todd Taylor and seconded by Sylvia Ramirez and passed (4-2-0). The case will be continued to the June 25, 2019 Planning Board Meeting.

CASE #2019-13

43 Annese Road (Lot 1) – Quitiana Moreno (6:29pm Todd/Sylvia: all cases continued, 6-0-0)

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 Todd Taylor and seconded by Sylvia Ramirez, **it was voted unanimously (6-0-0) to continue the case until the June 25, 2019 Planning Board meeting.**

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 Todd Taylor and seconded by Sylvia Ramirez, **it was voted unanimously (6-0-0) to continue the case until the June 25, 2019 Planning Board meeting.**

CASE #2019-15

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

On a motion by Todd Taylor and seconded by Sylvia Ramirez, **it was voted unanimously (6-0-0) to continue the case until the June 25, 2019 Planning Board 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

On a motion by Todd Taylor and seconded by Sylvia Ramirez, **it was voted unanimously (6-0-0) to continue the case until the June 25, 2019 Planning Board meeting.**

CASE #2019-17

162 Washington Avenue - Gerald M. Sneirson

For Special Permit and Variance for the conversion of an existing one (1) family dwelling with first floor commercial space into two (2) dwelling units (via converting first floor commercial space into a residential unit) which does not meet current minimum zoning requirements for lot area and number of off-street parking spaces

Gerry Sneirson, the petitioner, explained that due to the configuration of the first floor unit that it was very difficult to find a commercial tenant. In order to enter the unit one has to step up which is an ADA compliance issue. Then the front space is only 300 square feet and would require stepping up to the next level of usable space. He most recently had a Metro PCS tenant and before that a beauty supply store and a candle store. None of the commercial tenants have lasted over a year. He would like to make it a residential unit and rent it out at an affordable rate. He offered to provide 1-2 parking spots at an off-site location.

Sylvia Ramirez: what is affordable? Gerry: \$1400-1500/month

Todd Taylor: You're asking for a lot of relief with 4 special permits and 1 variance; the lot size is too small; why is it so hard to rent out? Gerry: the configuration and layout of the unit makes it very hard to operate a business.

On a motion by Mimi Rancatore and seconded by Todd Taylor to recommend denial of the Special Permit, the motion fails (2-3-1).

On a motion by Sylvia Ramirez and seconded by Joan Cromwell, it was voted (4-2-0) to recommend approval of the Special Permit with the condition that two off-site parking spaces will be designated for the property.

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 Todd Taylor and seconded by Sylvia Ramirez, **it was voted unanimously (6-0-0) to continue the case until the June 25, 2019 Planning Board meeting.**

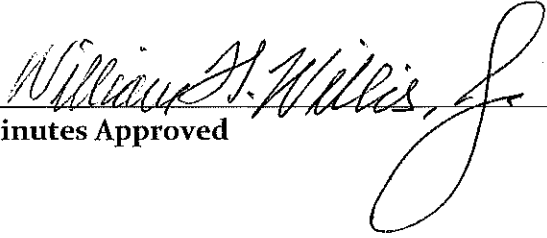
Other Business:

Todd Taylor was appointed to be the Planning Board representative for the Community Preservation Committee, replacing Tuck Willis.

On a motion by Mimi Rancatore and seconded by Todd Taylor, it was voted unanimously (6-0-0) to waive the Planning Board's Special Permit recommendation to the ZBA for all future small cell wireless petitions.

Adjournment:

On a motion by Sylvia Ramirez and seconded by Alejandra Rodriguez, it was voted unanimously (6-0-0) to adjourn the meeting at 8:35pm.



Minutes Approved

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