



CITY OF CHELSEA, MA
Planning Board

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- 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, SEPTEMBER 24, 2019**

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2019 OCT 24 A 8:03

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:03 pm on Tuesday, September 24, 2019 at the Chelsea Senior Center, 10 Riley Way, Chelsea, MA 02150 with the following members in attendance: Sharon Caulfield, Sylvia Ramirez, Mimi Rancatore, Alejandra Rodriguez, Todd Taylor and Tuck Willis. Eric Asquith arrived at 6:06 pm. Sara Arman and Shuvam Bhaumik were not present

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

Approval of Minutes from August 27, 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 August 27, 2019 meeting.

CASE #2019-22

75-79 Spencer Avenue – Z&L Development

Special Permit to demolish existing single family structure and construct a nine family dwelling unit which does not meet current zoning requirements for density and number of off-street parking spaces and also parking within five (5) feet of rear and side yard setback and more than twenty-five percent (25%) of parking spaces are compact

Anthony Rossi, attorney for the petitioner, described the project with nine total units. He said that his clients worked with the City to shrink the building so that it would be within all setbacks and height requirements. A small portion of the property is in the flood plain. The petitioners hired Engineering Alliance to raise the grading of the proposed building to elevation 10 without increasing the height of the building and out of the flood plain. Storm drainage has been designed to capture runoff with sub-surface infiltration facilities and catch basins. Snow removal will be stored in the open space area until it needs to be removed off-site.

Mimi Rancatore- concerned about parking and that it's not enough. Anthony Rossi- we are offering parking at a 1:1 ratio for the number of units.

Todd Taylor- what is the department's position? Lad Dell: because the developer has worked with us to scale the project down and to eliminate the need for any variances, the Department supports the project.

Mimi Rancatore- how much will the units sell for? Anthony Rossi- the units are likely to sell in a range of \$450-\$475k.

Todd Taylor- what is the square footage for the units? Layout of each floor? Anthony Rossi- the two bedroom units are around 700 square feet and the three bedroom units are around 1200 square feet. The layout of each floor is noted in the plans that have been submitted.

On a motion by Mimi Rancatore and seconded by Sylvia Ramirez, it was voted unanimously (7-0-0) **to recommend approval of the Special Permits with standard conditions.**

CASE #2019-23

111 Clinton Street – Manuel Pineda

For Special Permit to extend the existing parking area to the front left side of the property which is not permitted within the minimum required front yard setback nor within five (5) feet of a side lot line

Manuel Pineda, the Petitioner, explained that he was getting tickets for parking on the lawn area. He hired a contractor to pave the driveway extension, but didn't realize that he needed to get a Special Permit to extend the driveway. ISD issued a cease and desist until he received the necessary Special Permit.

Sylvia Ramirez- how many cars total do you have parked? Manuel Pineda- we have four cars total.

Sharon Caulfield- there is a safety issue here with turning views being blocked.

Sylvia Ramirez- explain how trash and snow removal is handled? Manuel Pineda- trash cans are stored in the rear area of house. There is enough lawn to store extra snow.

Lad Dell- DPW is concerned that having cars parked in this driveway extension in close proximity to the intersection of Crescent Avenue and Clinton Street will create a site distance issue for motorists attempting to make turns at this intersection.

Mimi Rancatore- I am concerned that you will be parking more than 4 cars and this becomes a parking lot. Manuel Pineda- we will only be parking the four cars.

Councilor Joe Perlatonda- I live at 89 Clinton Street, there is a stop sign at crescent intersection so I am not as worried about the site-line issues. They are taking cars off of the street, there is plenty of green space and parking is already impacted in the area. This is good for the neighborhood.

On a motion by Sylvia Ramirez and seconded by Eric Asquith, it was voted unanimously (7-0-0) **to recommend approval of the Special Permit with standard conditions.**

CASE #2019-24

80 Eastern Avenue – Jolo Can LLC d/b/a Harbor House Collective

For Special Permit and Major Site Plan approval proposing a marijuana cultivation facility and a recreational marijuana dispensary

CONTINUED TO OCTOBER 22, 2019

CASE #2019-25

17 Cary Avenue – Richard Zullo

For Special Permit and Variance for the reconstruction and expansion of the third floor and the conversion of an existing residential structure from a three (3) family to a four (4) family which does not meet current minimum zoning requirements for lot area and number and location of off-street parking spaces

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Richard Zullo explained to the Board that he was seeking relief for lot size and parking space location and number. The current structure is a three family unit and he wants to square off the third floor to add a fourth unit.

The Petitioner stated that he is trying to keep the rents as low as possible and below market rate. Two of his current tenants submitted letters of support and they were read into the record.

Mr. Zullo said that he will add a sixth parking space that would be tandem with the space that enters and exits on Cary Avenue. This would satisfy the requirement for number of off-street parking spaces.

Mimi Rancatore- how long will this project take to complete? Richard Zullo- I'm not sure; much of it depends on the timing of permits and winter.

Sylvia Ramirez- what will the new rents be after the project is complete? Richard Zullo- I don't see the two bedroom units being more than \$1500 per month.

Mimi Rancatore- how many cars are presently parked on the premises? Richard Zullo- There are currently three cars.

Todd Taylor- what did the ZBA and the Department say about the variance? Lad Dell- Taking into account that there is plenty of open space and parking and that the Petitioner charges rent at reasonable rates, the Department and ZBA felt that the benefits outweighed the relief sought.

Sylvia Ramirez- will any trees be removed? Richard Zullo- No trees will be removed and landscaping will be maintained professionally.

Councilor Joe Perlatonda- this project conforms with the other houses in the neighborhood, has parking and a huge front yard.

Mimi Rancatore recommends that the Petitioner keep the red color of the exterior.

On a motion by Sharon Caulfield and seconded by Sylvia Ramirez, it was voted unanimously (7-0-0) **to recommend approval of the special permit with standard conditions and that an updated plan be submitted to reflect the additional parking space being added.**

Adjournment:

On a motion by Todd Taylor and seconded by Eric Asquith, it was voted unanimously (7-0-0) to adjourn the meeting at 6:44 pm.



Minutes Approved

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