



CITY OF CHELSEA, MA  
Planning Board

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Tuck Willis, Chair  
Shuvam Bhaumik, Vice Chair  
Sara Arman, Member  
Sharon Caulfield, Member  
Sharlene McLean, Member  
Sylvia Ramirez, Member  
Mimi Rancatore, Member  
Alejandra Rodriguez, Member

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**CHELSEA PLANNING BOARD MEETING MINUTES  
TUESDAY, February 25, 2020**

A meeting of the Chelsea Planning Board was called to order by Chair, William "Tuck" Willis, at 6:09 pm on Tuesday, February 25, 2020 at the Chelsea Senior Center, 10 Riley Way, Chelsea, MA 02150, with the following members in attendance: Sara Arman, Shuvam Bhaumik, Sharon Caulfield, Sharlene McLean, Sylvia Ramirez (arrived 6:17 PM). Mimi Rancatore, Alejandra Rodriguez, and Tuck Willis.

Also present: John DePriest, Director, Department of Planning & Development; Alex Train, Assistant Director, Department of Planning & Development.

The Chair welcomed new member Sharlene McClean to the Board.

**Approval of Minutes from January 28, 2020:**

On a motion by Shuvam Bhaumik and seconded by Mimi Rancatore, **it was voted (6-0-1) to approve the minutes from the January 28, 2020 meeting.** Sharlene McClean recused herself as she was not present at the January meeting.

**Other Business:**

**CASE #2013-17, & 2013-17A: 144-145 Beech Street – Lawrenceville, LLC**

*For review of proposed modification of a previously approved Major Site Plan to allow for the construction of a five story addition to the existing hotel, said addition consisting of eighty guest rooms.*

Christine Thomas, Lawrenceville LLC, described the proposal. Dual branding is the wave of the future. The plan is to add a wing to the existing Hilton hotel – 80 new rooms – for a new Hilton brand. No zoning relief is required. The only impact on the site plan is a stairwell, and the change of asphalt to 100 square feet of landscaping.

On a motion by Mimi Rancatore and seconded by Shuvam Bhaumik **it was voted unanimously (7-0-0) that the proposed addition constitutes a minor change and does not require further review of the Major Site Plan, and that the conditions of the existing Major Site Plan apply to the extension.**

**Public Meetings/Hearings**

**CASE #2019-39: 932 Broadway – 932 Broadway, LLC**

*For Major Site Plan approval to renovate existing structure and establish thirty-three (33) residential units and one (1) commercial unit which does not meet current minimum zoning requirements for density, number of stories, height, parking lot aisle width and number, size and set-back requirements of off-street parking spaces*

Mike Vienneau presented the plan. The building will remain but be rehabbed interior. Sidewalks and lighting information has been submitted at Planning and Development's request. The access for the Fire Department has been improved by bringing the walkway to grade level. No unit has more than two bedrooms. There are twelve 2-bedrooms units and there are twenty-one 1-bedrooms. The façade will be reviewed by the City's consultant architect as part of design review. A nine to twelve month construction period is expected. The Petitioner's office will be located on the first floor of the building. The Fire Department prohibits open flame on the roof decks. Reskinning the entire building is not economically feasible.

The Chair opened the hearing to public comment. No comments were offered by the public and the public portion was closed.

The Chair stated that decorating and existing building appears contrived. The plans presented need additional architectural review. Mr. DePriest reminded the Board that the proposal is in a District which requires design review. The City has a consultant architect to assist in the design review.

In response to a question from Shuvam Bhaumik relative to the fact that affordable ownership units must be sold to owners with incomes at 80% AMI and recent Council action on the matter, Councilor Avellaneda explained that the households with less than 80% AMI are unlikely to get loans for purchase. Affordable rentals are to be leased to households at 30% and 50% AMI. In response to a question relative to the quality of finishes in affordable versus market rate, the Board was informed that the quality of the finishes of affordable and market-rate must be the same.

On a motion by Joan Cromwell and seconded by Sharlene McClean, **it was voted unanimously (7-0-1) to approve the site plan with conditions.** Sylvia Ramirez abstained as a member of The Chelsea Collaborative, which had expressed concerns at the last meeting.

**CASE #2019-40: 440 Broadway – City of Chelsea**

*For Special Permits and Variances seeking approval to demolish an existing structure and to construct a five-story, sixteen (16) residential unit building with 966 square feet of commercial space and eight (8) off-street parking spaces*

Alex Train described the proposal. A competitive Request for Proposal (RFP) will be issued for the redevelopment of the site. Prior to doing so, the City opted to develop criteria for redevelopment of the site, including number of units, amount of retail space, and number of parking spaces. The proposal is to pre-approve the project in order to establish the framework for the redevelopment, to lower the cost for the developer, and to have public input on the project. There will be a review committee of proposal received. The site is centrally located, near public transit, and near commercial services. The building has a basement and first floor. The building is in poor condition.

The proposal is for a new building built to modern standards for energy consumption and for safety and health. The RFP will not set a minimum number of affordable units, other than that required under the inclusionary zoning ordinance, but will give higher priority to proposals with higher ratios. Access to parking will be from Cherry Street to avoid impact on Broadway. The first floor will include retail space and

lobby/elevator for the upper residential floors. Each residential floor will have four two-bedroom units. The units are between 600 and 800 square feet. There will be eight off-street parking spaces. The ordinance prohibiting residents in units that received parking relief from participating in the resident sticker program will apply to this building.

Mimi Rancatore recommended that the first floor be considered for a community center. Alex stated that the review criteria includes additional points for such proposals. Mimi recommended considering limiting the top floor to two larger luxury units and a roof deck. Alex stated that the proposal does not preclude such development on the site.

Sara Arman asked if the RFP included provision for handicapped units. Alex stated that the RFP does include handicapped access as a criteria. Sylvia Ramirez commented that a five story building is a large building on Broadway. Alex stated that there are some buildings of similar height, but that this is expected to be a pilot design for the downtown. Sylvia commented about lack of community input on these type of projects. She was informed that each responder to the RFP must include a community input plan. In the meantime, there will be community input. Shuvam Bhaumik asked how this fits in to the Broadway and other City plans. Alex explained that the Broadway plan takes this into account for utilities, and that the City's goal is to provide for additional housing downtown.

Councilor Avellaneda stated that this is a new process for the City. The Council worked to improve the RFP, to maximize local input, and to maximize profit for the City.

On a motion by Mimi Rancatore and seconded by Sara Arman, **it was voted unanimously (8-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit with conditions.**

### **Review of Standard Administrative Special Permit and Variance Conditions**

John DePriest presented the standard conditions and explained the purpose behind each condition.

### **Adjournment:**

On a motion by Mimi Rancatore and seconded by Sylvia Ramirez, it was voted unanimously (8-0-0) to adjourn. Adjournment was at 7:50 pm.

  
Minutes Approved