



**CITY OF CHELSEA, MA
Planning Board**

City Hall, 500 Broadway, Room 106 · Chelsea, MA 02150
Phone: 617.466-4180 · Fax: 617.466-4195

Jessica Arbaiza, Member
Eric Czernizer, Member
Sharlene McLean, Member
Sarah Elizabeth Neville, Member
Alan Ngyuen, Member
Mimi Rancatore, Vice Chair
Sarah Ritch, Member
Khalil Saddiq, Member
Tuck Willis, Chair

John DePriest, Staff

CHELSEA PLANNING BOARD MEETING MINUTES: TUESDAY, OCTOBER 25, 2022

The meeting of the Chelsea Planning Board was called to order by the Chair at 6:03 pm on Tuesday, October 25, 2022, in the Council Chambers with the following members in attendance: Jessica Arbaiza, Eric Czernizer, Sarah Neville Alan Ngyuen, Mimi Rancatore, Sarah Ritch, and Tuck Willis. Also present: John DePriest, Director, Department of Permitting & Land Use Planning. Absent: Sharlene McLean. Khalil Saddiq

Approval of Minutes from October 25, 2022:

On a motion by Mimi Rancatore and seconded by Sarah Ritch, it was voted unanimously (7-0-0: Jessica Arbaiza – Yes, Eric Czernizer – Yes, Sarah Neville – Yes, Alan Ngyuen – Yes, Mimi Rancatore, Sarah Ritch-Yes, Tuck Willis-Yes) to move the approval of the minutes to the November 29, 2022 Board meeting.

Public Meetings/Hearing Petitions:

2022-25 70 Fremont Avenue – Adam M. Vanyo

For recommendation on a Special Permit seeking approval for a driveway, which does not meet the City of Chelsea Zoning Ordinance, which states that parking of a vehicle is not permitted within five (5) feet of a side lot line nor within five (5) feet of a wall containing windows

The Petitioner did not attend.

On a motion by Sarah Neville and seconded by Sarah, it was voted unanimously (7-0-0: Jessica Arbaiza – Yes, Eric Czernizer – Yes, Sarah Neville – Yes, Alan Ngyuen – Yes, Mimi Rancatore, Sarah Ritch-Yes, Tuck Willis-Yes) to move the case to the November 29, 2022 Board meeting.

2022-26 70 Prescott Avenue – Erin Griffin

For recommendation on a Special Permit seeking approval for a driveway, which does not meet the City of Chelsea Zoning Ordinance, which states that parking of a vehicle is not permitted within five (5) feet of a side lot line nor within five (5) feet of a wall containing windows

Erin Griffin (Petitioner) stated that she is looking to remove the retaining wall and expand the existing driveway. The drive will be leveled to allow for easier access and one new space added. A new retaining wall will be built. The entire wall will be replaced. Both cars will be parked in the driveway head first.

Sarah Ritch: what is the existing width of the driveway? It is currently 15' in width. What is the material to be proposed? The wall will be stone, the driveway paved. Sarah Ritch: looking to have stormwater flow into the ground. Looking for pavement that will allow stormwater to infiltrate. Erin: we can look at that. Mimi Rancatore: concerned that it is basically a parking lot. Concerned about pushing the retaining wall back and eliminating pervious surface. Alan Ngyuen: confused about the scope of work: the existing front wall will be kept: Erin: no, it will be demolished

RECEIVED
CITY CLERK
CHELSEA, MA
2022 SEP 25 AM 11:23

Sarah Ritch: the verbal description does not match the plan that was submitted: it appears that the plan is now to level the entire front yard. Alan: do you have plans from the contractor: will there be French drains? Sarah Ritch: need plans that have dimensions. Sarah Neville: it appears that the whole front yard will be leveled and grassed, except for parking for two vehicles (existing and new). Sarah Ritch: do not have a concern about the proposal as long as the stormwater is thought out. Jessica Arbaiza: need better plans. Tuck Willis: the Board needs a plan.

On a motion by Sarah Neville and seconded by Sarah, **it was voted unanimously (7-0-0: Jessica Arbaiza – Yes, Eric Czernizer – Yes, Sarah Neville – Yes, Alan Nguyen – Yes, Mimi Rancatore, Sarah Ritch-Yes, Tuck Willis-Yes) to move the case to the November 29, 2022 Board meeting in order to give the Petitioner time to provide complete plans showing the extend of the proposed driveway/front yard leveling and parking location.**

2022-28 320 Revere Beach Parkway – GVLP Corporation – DBA Vide Verde

For Major Site Plan Review and for a recommendation on a Special Permits to partially demolish and renovate the existing two-story structure, proposing a retail marijuana facility that does not meet current zoning requirements for use, alteration of non-conforming structure, and number and location of off-street parking spaces

The case had not been heard by the ZBA yet as it was continued to the November meeting at the Petitioner's request.

On a motion by Sarah Neville and seconded by Sarah, **it was voted unanimously (7-0-0: Jessica Arbaiza – Yes, Eric Czernizer – Yes, Sarah Neville – Yes, Alan Nguyen – Yes, Mimi Rancatore, Sarah Ritch-Yes, Tuck Willis-Yes) to move the case to the November 29, 2022 Board meeting.**

2022-29 59 Pearl Street – Roseann Bongiovanni, GreenRoots

For a recommendation on a Special Permit to permit a Teaching Kitchen in the Waterfront Upland district

Roseanne Bongiovanni stated that the proposal is for a teaching kitchen. There is an urban community garden on the site; the goal is to have a space to share ideas and share meals. The thought is for a kitchen to teach residents to cook healthy and nutritious meals. GreenRoots applied for and received funding for the proposal. There will be classes taught by a dietician/nutritionist on how to cook healthy. The site is sponsored by GreenRoots and funded by MGH. Christopher Weaver showed slides highlighting the neighborhood, the structure, and the proposed layout. Classes will be held inside the building. There will be a kitchen space, work spaces, storage, a small office, and a space for the janitor and washing machine/dryer. The exterior will be landscaped, have a pergola at the entry. There are at least 6 parking spaces available for the kitchen.

Jessica Arbaiza: How many people will be there at one time? Roseanne: Still working on the programming. There will be one head chef, possibly one chef on-site at all times. Eric Czernizer: where will the trash be stored? Roseanne: Inside the cabinets. Mimi Rancatore: is there enough storage for all the equipment? Roseanne: yes, it was planned to accommodate the furniture and other materials. Gardeners will have a key fob for the lock. Mimi: Is there a floor drain proposed? Christopher: Yes, one. Mimi: Is there outside water and power? Christopher: Yes, there are three outlets. Sarah Neville: what is the relationship between GreenRoots, the community garden, and the urban farm? Roseanne: the urban farm is being redesigned to improve the connections. The Community Garden was founded in the 1990s, and was meant to be self-sustaining with volunteers: over the years, the number of volunteers decreased. The urban farm was created next to the community garden: meant to provide more space for larger fruits and vegetables. Sarah Neville: the community gardeners will be able to access the kitchen? Roseanne: the leadership will have access. Alan Nguyen: is there a dumpster on-site? Roseann: Talking with the City about having barrels available. Sarah Ritch: GreenRoots is a tenant of the building? Roseanne: Yes. Eric Czernizer: What industry will

2022 SEP 25 AM 11:53
CITY TELETYPE UNIT

occupy the rest of the structure? Christopher: it is leased to on-call distributors. It is mostly used as staging for construction. The owner is looking at renovation in the future.

On a motion made by Sarah Ritch and seconded by Sarah Neville, **it was voted unanimously (7-0-0: Jessica Arbaiza – Yes, Eric Czernizer – Yes, Sarah Neville – Yes, Alan Nguyen – Yes, Mimi Rancatore, Sarah Ritch-Yes, Tuck Willis-Yes) to recommend that the ZBA approve the Special Permit subject to the applicable standard conditions, that all exterior lighting be dark sky compliant, and that a signage plan be submitted for review and approval.**

Other Business

Public Hearing – Annual Mid-Year CDBG Update & Public Hearing – Discussion of FY 22 CDBG Application

Alex Train, Director, Housing & Community Development & Erica McCarthy. Alex: CDBG funding is sought annually to supplement the Department's budget. Will discuss FY 20 and 21 program. The Department has twelve positions. Erica McCarthy: The Citizenship & Immigration Services serves 35 people of low and moderate income. The REACH Program serves 75 students that are liable to drop out of school. The FY21 housing rehab program will serve two units. Alex: Each year, the City is allowed to apply for up to three community development programs. Can also propose up to 5 social service activities. Would like to hear about ideas that the Board may have. There will be another community meeting before submitting the application in March.

Sarah Ritch: perhaps an education program on how to flood proof their homes. You don't have to be on the waterfront to feel the effects. Alex: the sustainability planner is currently developing a flooding kit for homeowners:

Sarah Neville: what is the fair housing program about? Alex: will address discrimination impediments to housing.

Eric Czernizer: one of the priorities is to address sea level rise: it is especially evident at Island Beach. Can CDBG address this? Alex: Yes, a portion of the fund is devoted to infrastructure projects. Sarah Ritch: this is something that the Board sees frequently – the increase in impervious surfaces. Alex: on a neighborhood scale, CDBG can be used for green infrastructure. Sarah Neville: perhaps information about white roofs can be distributed. Chelsea has the highest proportion of population under the age of 5 in Massachusetts: there is a lack of programming and support for this age group. The schools and CAPIC do not start working with children until age 3.

Alan Nguyen: is there any opportunity to deal with trash? Alex: not directly, but can include it in an education effort. Mimi Rancatore: can it be used to address access to the Forbes site? Alex: it can be used for the infrastructure needed to access the site. Mimi: can it fund a skate park? Alex: yes. Eric: Can the quiet zone project be funded? Alex: It's completely funded through a federal grant and expected to be completed in the spring. Sarah Ritch: what is the plan for empty lots? Alex: There are a number of programs for site acquisition. Most recently acquired 80 Clinton Street for a waterfront park. Looking to acquire more properties for affordable housing by working with the CPC.

Alex: The Housing Program includes housing production, discrimination, housing preservation, and stabilization. A number of landowners rent at "affordable" levels: the goal is to preserve this affordability. Systemic racism and inequalities make it hard to obtain first time housing. Working to

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2023 SEP 25 AM 11:23

develop programs for down payment housing rehab programs. Alan: is there any program related to support for landlords? Alex: For LMIH owners and landlords, there is the homeowner stabilization program that applies to 1-4 unit structures, providing funding to forestall evictions by providing funds to the landlord.

Transportation and infrastructure: Alex: focuses on operation & accessibility which improves intersections, roadway upgrades, signals, streetscape enhancements. Mobility, which improves access (bus lanes)

Climate and Environment: Alex: There is a full time resilience manager. This program includes maintaining and building open space, sustainability, the Mill Creek resilience, and flood mitigation projects. Sarah Neville: The City does street repaving, but less emphasis on sidewalks: there needs to be a sidewalk improvement program. Alex: additional funding is being pursued. Eric: having issues with flooding in the fall due to the leaves clogging drains: Alex: this is something that can be explored. Alan: does Chelsea coordinate with the utilities as they do their work? Alex: yes, as evidenced by the work being done by the utilities on Broadway now. Sarah Ritch: is there an effort to put utilities underground? Alex: there is a conflict with the flooding program, but the main with putting utilities underground is the cost.

Community Development: Alex: The Department is overseeing the ARPA and social programs. There are programs for families and youth. Cultural and Historic programs include the Garden Cemetery project. Placemaking, such as the work that Mimi Graney is doing, improves the quality of life for residents.

Workforce and Economic Development: Alex: empowering upward economic mobility, help residents establish their own businesses, develop wi-fi hotspots. The Municipal Harbor Plan and work on the waterfront focuses on providing jobs. The small business development includes technical assistance, grant programs, outdoor dining, and small business engagement.

Plaza de las Americas: Alex: the former Salvation Army building will be develop into housing and starter space for retail businesses.

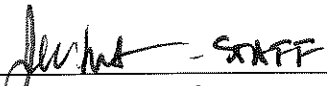
Karl Allan: the other part of the economic development is explicit support for home based child care. Thirty percent of the child care businesses closed during the Covid Pandemic.

Mimi Rancatore: is there a plan to address scooters? Alex: Blue Bikes is looking to expand and redeploy electric bikes. Autonomous vehicles are being tested on Chelsea streets. Drone testing will increase over the next year.

The hearing was opened to the public. No one came forward to comment.

Adjournment

On a motion made by Jessica and seconded by Mimi, **it was voted unanimously (7-0-0: Jessica Arbaiza – Yes, Eric Czernizer – Yes, Sarah Neville – Yes, Alan Nguyen – Yes, Mimi Rancatore – Yes, Sarah Ritch-Yes, and Tuck Willis-Yes) to adjourn.** Adjournment was at 7:46 PM.

 - STAFF
Minutes Approved

RECEIVED
CLERK'S OFFICE
CHelsea, MA
SEP 25 10 18 23