

**CASE: 2020-01 30 Prospect Avenue – Russell Forsberg**

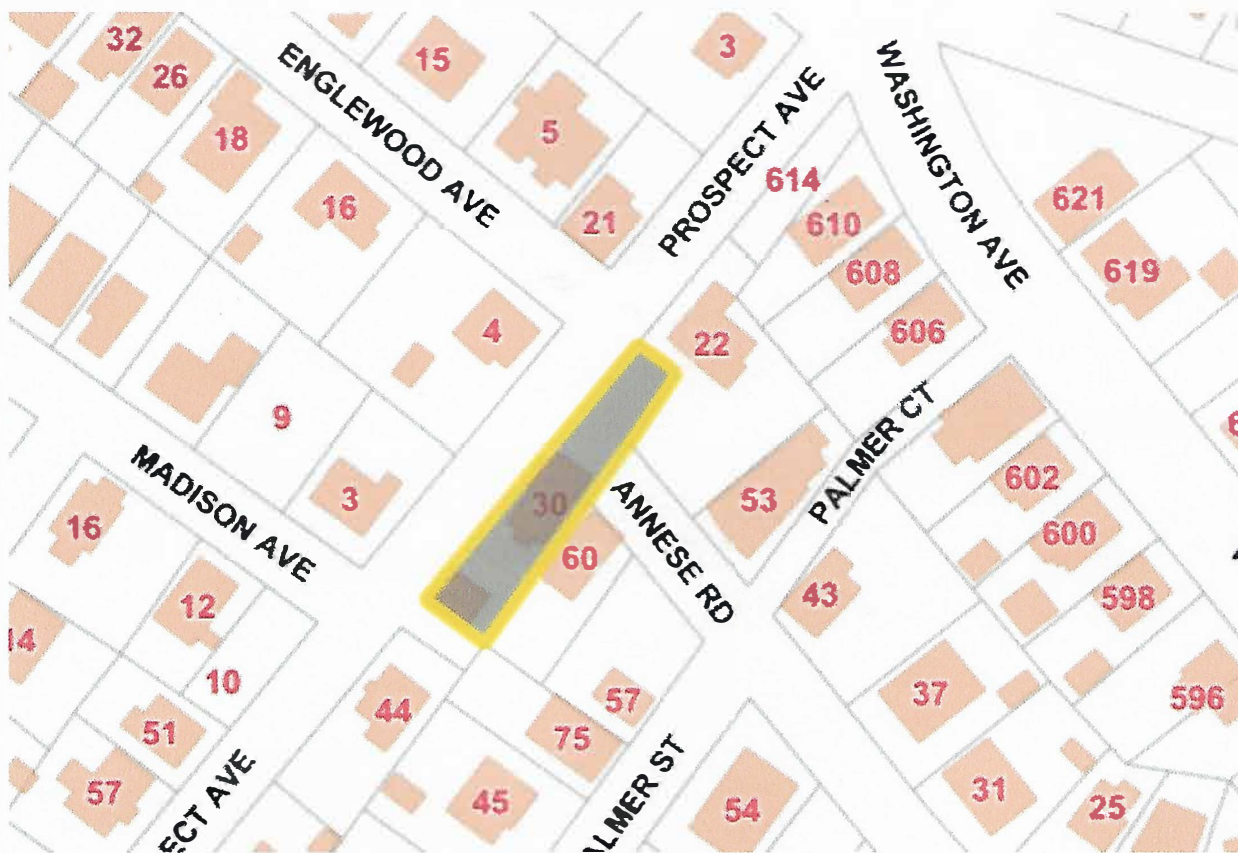
3/6/2020

**REQUEST:** Conversion of an existing single-family residential structure to a two-family structure by constructing a two-bedroom residential unit in the basement. There will be no changes to the exterior of the structure.

**ZONING DISTRICT/LAND USES:** Residence 1 District: primarily single family residential, but with some two- and three-family structures

**PERMITS/RELIEF:**

ITEM	REQUIRED/PERMITTED	PROPOSED	RELIEF TYPE
Minimum Lot Area	7.5000 sq ft Section 34-262	6,823 sq ft	Variance
Parking Spaces: Location Front Yard	Not within front yard setback Section 34-106(d)(2)	Completely within front yard setback	Special Permit











Google Maps photos dated August 2018,

## **COMMENTS/QUESTIONS:**

### Planning & Development

- it appears that the existing paved parking area is to be enlarged to fit two off-street parking spaces. This will require a wider curbcut, which could affect the amount of on-street parking allowed on that side of the street, although not by much.
- Snow removal and storage? Garbage storage?

### Fire Department

In the new unit smoke alarms shall be installed in all of the following locations:

1. All sleeping rooms.
2. Outside of each separate sleeping area in the immediate vicinity of the sleeping room.
3. On each level of the dwelling unit, including basements. (Area of remaining basement, not part of new unit must have smoke detector.)
4. Carbon Monoxide alarms shall be installed on every level within 10 feet of the bedroom. (Including area of remaining basement)

All of the detectors in this new unit are required to be hardwired interconnected with a battery back-up. A permit for the installation is required to be obtained from fire prevention with a final inspection upon completion.

Department of Public Works

Please see the attached report from the Department of Public Works

**MEETING SCHEDULE:**

Zoning Board of Appeals      March 10, 2020

Planning Board                      March 24, 2020



*City of Chelsea*  
*Department of Public Works*  
*City Hall, 500 Broadway*  
*Chelsea, Massachusetts 02150*

*Fidel Maltez, Commissioner*  
*Phone: (617) 466-4200*  
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February 18, 2020

Mr. John DePriest, AICP, Director  
Department of Planning & Development  
City Hall, 500 Broadway  
Chelsea, MA 02150

Re: DPW Review Comments  
Special Permit Application  
Case #2020-01

On behalf of the Department of Public Works (DPW), we are writing to provide preliminary comments on the referenced project/application. Please note that these comments do not constitute approvals for utility or Building Permit requirements, which must be met prior to the start of construction. For utility connections, the Applicant must secure connection and backflow prevention approvals from Chelsea Water & Sewer (CW&S). If a Special Permit is granted, DPW will review the full project design in support of the Building Permit application. If a Building Permit is issued, the Applicant must secure a DPW Street Opening Permit. If the work zone cannot be contained within the private property, the Applicant must also secure a DPW Street Occupancy Permit.

Based upon a review of the drawings and information submitted with the Special Permit application, DPW offers the following preliminary comments, but reserves the right to comment further during the hearing process:

DPW considers the drawings and information submitted with the Special Permit application to be at a "planning/permitting" level, which depicts project concept, scope, scale, and limited detail. The development of comprehensive design plans, detail drawings, and specifications suitable for construction will be required to apply for a Building Permit. At that stage, DPW will be able to properly review the project for the many areas of concern within DPW purview.

- At this time, a utility plan was not submitted. If existing utilities are proposed to remain, no further comments are needed.
- The applicant should be aware that the sewer service connects to a 8" Vitrified Clay combined sewer/storm main. During heavy rain events, it is possible that the sewer system could back up into the living space.
- The existing 12'x20' parking space is sufficient for 1 vehicle, not two. While the depth is sufficient, the 12' width would make it tight for two vehicles. Typical practice allows for at least 9' wide parking space/vehicle. It is recommended to widen the curb cut and paved parking space.

If you have any questions regarding this matter, please contact DPW at your earliest convenience.

Respectfully submitted,

Rebecca Wright, Assistant City Engineer  
Department of Public Works