



CITY OF CHELSEA, MA
Department of Planning & Development

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
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John DePriest
Director

CASE: 2020-04 111 Springvale Ave – Joseph Fern, Jr

5/13/2020

REQUEST: Convert a single-family dwelling to a two-family dwelling.

ZONING DISTRICT/LAND USES: Residence 1 (R1) District: primarily single-family residential uses.

PERMITS/RELIEF: In accordance with Section 34-262 of the Zoning Ordinance, a minimum lot size of 7,500 square feet is required in the R1 District. The site has 4,003 square feet of land. The required minimum lot size per unit is 3,500 square feet: the proposal would result in a lot size/unit of only 2,001.5 square feet. Finally, in accordance with Section 34-106 of the ordinance, the proposal requires at least two off-street parking spaces per unit - four in total - but only two spaces are proposed.

ITEM	REQUIRED/PERMITTED	PROPOSED	RELIEF TYPE
Minimum Lot Area	7,500 sq ft Section 34-262	4,003 sq ft	Variance
Minimum Lot Area/Unit	3,500 sq ft Section 34-62	2,001.5	Variance
Parking Spaces: Number	4 Section 34-106 & 34-283	2	Special Permit





PLANNING & DEVELOPMENT COMMENTS/QUESTIONS:

Please provide a plan showing the location of the two off-street parking spaces.

Residents of the new unit will not be allowed to participate in the City's residential sticker program.

What is the trash storage and disposal plan?

FIRE DEPARTMENT COMMENTS:

The Department has no objection to the addition of a legal second unit however this additional unit will be required to comply with the Smoke & Carbon requirements for residences permitted on or after February 4, 2011:

Smoke alarms are required as follows:

One smoke alarm on every habitable level of the residence;

One smoke alarm at the base of each stairway;

One smoke alarm outside of each separate sleeping area;

One smoke alarm inside every sleeping area;

A minimum of one smoke alarm must be installed for every 1,200 square feet of living space per level;

Must be hardwired and interconnected with battery backup;

All smoke alarms must be photoelectric.



Carbon monoxide alarms are required as follows:

On every level of the residence, including basements and habitable portions of attics, and must be located within 10 feet of each bedroom door;

Combination alarms (photoelectric smoke and carbon monoxide alarm) may be used;

Must be hardwired and interconnected with battery backup. (May be separately wired from the existing smoke detection system.)

Heat alarms are required as follows:

Must have a single heat alarm in any garage attached to or under the residence;

Must be hardwired and interconnected with or without battery backup to the existing smoke detection system.

DEPARTMENT OF PUBLIC WORKS COMMENTS:

The Department of Public Works comments are attached to this memorandum.

MEETING SCHEDULE:

Zoning Board of Appeals	To be determined
Planning Board	To be determined



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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April 15, 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 #2020-04

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. Upon submission further review and comments will be made.
- If the existing sewer service is intended for reuse, a CCTV of the sewer service must be performed. The video recording must be submitted to Chelsea Water and Sewer for acceptance.
- An appointment must be made with the Central Billing Department to install a new water meter.

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

Respectfully submitted,

Rebecca Wright

Rebecca Wright, Assistant City Engineer
Department of Public Works