



CITY OF CHELSEA, MA
Department of Planning & Development

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CASE: 2020-05 84-86 Washington Ave – Jose Mironda

5/14/2020

REQUEST: Extend retail store at 84 Washington Avenue into the storefront at 86 Washington Avenue and create an office in the basement. The narrative also states that the apartment unit will be renovated. **NOTE:** No information is provided on what the renovation of the apartment involves. As long as the renovation does not involve the creation of additional units or additional bedrooms, no zoning permit or review is required for that work. This report assumes that the renovation involves no new units or bedrooms. The renovation plans should be confirmed by the Petitioner.

ZONING DISTRICT/LAND USES: Residential 2 (R2) District: retail and residential uses

PERMITS/RELIEF: In accordance with Section 34-51 of the Chelsea Zoning Ordinance, a Special Permit is required to extend the nonconforming use. In accordance with Section 34-106 and 34-283, off-street parking must be provided at a rate of one space for every 300 square feet of retail space. Based on the somewhat limited information provided, it appears that the total floor area of the expanded retail space and the basement office is 1,146 square feet. Retail and office space of this size requires at least four off-street spaces. No spaces are provided.

ITEM	REQUIRED/PERMITTED	PROPOSED	RELIEF TYPE
Extension of a nonconforming use	Special Permit Section 34-51	Extend nonconforming retail market	Special Permit
Parking Spaces: Number	1 space/ 300 sq ft = 4 spaces ⁽¹⁾ Section 34-106 & 34-283	0	Special Permit

- (1) It is difficult to determine the square footage of the expansion and the new office in the basement based on the information provided in the Petition. It appears, based on the limited information provided, that the combined new space is approximately 1,114 square feet. This would require at least four off-street parking spaces. The actual square footage should be provided by the Petitioner.



Google Map Photo, September 2019





PLANNING & DEVELOPMENT COMMENTS/QUESTIONS:

Please provide information relative to the renovation of the apartment. If it involves the creation of additional units or additional bedrooms, it may require additional relief.

Please provide information on the total floor area of the expansion area and the basement office: off-street parking requirements in the BR2 District are based on the square footage of the use. One off-street space is required for every 300 square feet of retail and/or floor area.

What is the office to be used for? Is it part of the proposed retail store?

What is the trash storage and disposal plan?

FIRE DEPARTMENT COMMENTS:

The Department has not received comments from the Fire Department as of yet.

DEPARTMENT OF PUBLIC WORKS COMMENTS:

The Department of Public Works comments are attached.

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

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April 16, 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 #2020-05 – 84-86 Washington Ave

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:

General

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.

Comments: DPW approves the preliminary design, however the plans lack the following information. The following information must be provided before applying for a building permit.

- The plans are incomplete; site utility drawings are not provided. The proposed material, size, and location of utilities are required for further consideration. Backflow preventers will need to address once water services are established.

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