



CITY OF CHELSEA, MA  
Department of Permitting and Land Use

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**John DePriest**  
Director

**CASE: 2020-8 80 Park Street – Chasen Failla**

**REQUEST:** Convert a single-family residence to a two-family. The structure is to include a single-bedroom apartment on the first floor and a three-bedroom apartment on the second and third floors. (Note: the plans accompanying the Petition labels the bedrooms in the top floor unit as 2, 3, and 4, but the plans show only three bedrooms in that unit.)

**ZONING DISTRICT/LAND USES:** Retail Business (BR). Nearby uses are residential, institutional, and commercial.

**PERMITS/RELIEF:**

ITEM	REQUIRED/PERMITTED	REQUIREMENT	PROPOSED	RELIEF TYPE
Minimum Useable Open Space/ Family	100 sq ft/family Section 34-262	At least 200 sq ft	100 sq ft <sup>(1)</sup>	Variance
Off-Street Parking Spaces: Number	2/residential unit Section 34-284	4	0	Special Permit

- (1) The Denial Letter accompanying the Petition states that there is 120 square feet of open space; however, measurements of the mortgage plan accompanying the Petition shows that only 100 square feet of the rear yard meet the definition of useable open space.

**MAPS/PHOTOS:**





Google Maps Photo, September, 2019

## COMMENTS/ QUESTIONS:

### Department of Permitting and Land Use Planning

The Plans are very difficult to read and lacks information:

- there is no point of reference to determine front and rear: it would be helpful to have referenced Park Street;
- the rear yard is not shown;
- utilities are not shown;

The Petition states that the first unit includes the basement, but no floor plan is provided for the basement. A floor plan should be provided for the basement.

The justification provided for the need for the Variance do not meet the criteria. For example, the justification talks about the lack of on-site parking. This is not related to the Variance, which is for the lack of useable open space. Furthermore, a claim of financial hardship, but no evidence of said hardship is provided. The Petitioner should carefully review the criteria and provide the necessary information to support the re

### Chelsea Fire Department

1. Fire alarms will have to be brought up to code applicable for a two family home.



2. Item 4 of the Application indicates that unit 1 includes the basement but no floor plan given.
- 3 Does the 3rd floor which will be used as bedrooms for unit 2 have a 2nd means of egress?

Chelsea Department of Public Works

The Department of Public Works comments are attached.

**SCHEDULE:**

Zoning Board of Appeals Public Hearing  
Planning Board Public Hearing

Tuesday, August 11, 2020  
Tuesday, August 25, 2020



CITY OF CHELSEA, MA  
Department of Public Works

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Phone: 617.466.4200 · Fax: 617.466.4210

July 23, 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 #2020-09 – 80 Park Street

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**. 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. A Trench Opening Permit is required for private side excavations.

Based upon a review of the drawings and information submitted with the Special Permit application, DPW offers the following **preliminary** comments.

*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.

*Comments: DPW approves the preliminary design, however the following conditions must be met:*

- At this time the applicant is expected to separate roof drains from the sewer service per City Ordinance Sec.30-197.
- DPW does not allow the reuse of the original sewer service. The sewer service must be replaced using Polyvinyl Chloride (PVC) material.
- The applicant must update their water meter to the City’s newest Sensus model. Replacements are free, an appointment with Chelsea Central Billing must be made.

Sincerely,

Rebecca Wright  
Assistant City Engineer  
City of Chelsea Department of Public Works