

L/R

ACCEPTED AND FILED
SUSPENSION

Chelsea, Massachusetts, October 17, 2016

A Regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at Broadway Chelsea, Massachusetts. The following Councilors were in attendance: Councilors Frank, Vidot, Rodriguez, Recuperero, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councillor Murphy arrived at 7:05 p.m. Council President Cortell presided over the meeting. The meeting opened at 7:00 p.m.

Public speaking:

The public speaking portion opened at 7:03 p.m.
The following came forward to speak:

Resident of 13 Tudor Street, spoke about the proposed zoning amendments.

The public speaking portion closed at 7:05 p.m.

The minutes of the City Council meetings dated September 26, 2016, and October 3, 2016 were approved at the request of Councillor Robinson under suspension.

Communications from City Manager:

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councillor Robinson to accept and file was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: Fiscal Year 2017 Tax Rates

Dear Councilors:

I am writing to request the Chelsea City Council schedule a meeting of the Sub-Committee on Conference on Monday, October 24, 2016 or on a more convenient date soon thereafter, for the purpose of discussing the Fiscal Year 2017 Tax Rates. My goal at that meeting is to provide a

PowerPoint presentation, and then answer questions, about FY17 valuations and the tax rate in a format similar to what was done last October.

I also ask that the City Council schedule a public hearing with the Board of Assessors on Monday, November 7, 2016 for the purpose of voting in the Minimum residential Factor and setting of the tax rates for FY17.

Sincerely,
Thomas G Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councillor Avellaneda to accept and file was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall, Room 306
500 Broadway
Chelsea, Massachusetts 02150

Re: *Abandonment of Easement*

Dear Councilors:

As part of the City's ongoing infrastructure improvements in and around the One North neighborhood, the Administration reviewed all parcels for infrastructure needs. During our review, we identified an old drainage easement located near the project which is not in use. We now wish to abandon this easement.

The easement at issue was granted as a permanent easement in 1954 after the City entered into a land swap with the Commonwealth. Typically, whenever the Commonwealth laid out a public road, it would grant easements for access and connection to municipal drains. This was such a case. This particular easement is a rectangular area of approximately 120 square feet beneath land owned by One North of Boston II, LLC abutting the southeasterly side of Bryson Road.

In the years following the 1954 land swap, the City never proceeded to install the drainage lines in the adjacent public way. We are now concluding our major MassWorks infrastructure project in the area, and the work similarly did not include any municipal storm drain system in this area. In summary, there is not now, nor will there be in the future, and drainage structures within the 40 foot wide public way abutting this easement. Accordingly, the easement no longer serves any public purpose.

The Department of Public Works and I recommend that the City Council authorize the abandonment of the easement so that the parcels currently burdened by the easement are more attractive for development. An Order for your adoption has been separately submitted by the City Solicitor's Office.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was received from Jeannette Cintron, City Clerk/Parking Clerk regarding the Warrant for the State Election, November 8th, 2016. A motion from Councillor Robinson to accept and file was adopted under suspension.

Second Readings:

The following communication received from City Manager Thomas G. Ambrosino with regards to an appointment to the Community Schools Advisory Board, for Ms. Camila Bernal was read for the second time. A motion from Councillor Robinson to affirm the appointment and communication by roll call passed 10-0-1-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Cortell, and Robinson. Councillor Avellaneda was absent.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Appointment to Chelsea Community Schools Advisory Board*

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend, for appointment to the Community Schools Advisory Board, Ms. Camila Bernal, 37 Springvale Ave. Apt. 1R, Chelsea, for a three year term expiring in 2019. A copy of Ms. Bernal's resume is attached.

Sincerely,
Thomas G. Ambrosino

New Business:

The following Resolve was introduced by Councillor Avellaneda and all the members of the Chelsea City Council. A motion from Councilor Avellaneda to adopt by roll call passed 11-0-0-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

WHEREAS, the Federal Aviation Administration and Massachusetts Port Authority implemented a navigation system three years ago that concentrated more planes

into narrower flight paths, increasing the noise that residents who live under those approaches endure; and

WHEREAS, The FAA and the Massachusetts Port Authority said they will consider changes to flight patterns in and out of Logan International Airport that have triggered thousands of noise complaints from residents of Milton, Cambridge, Somerville, and other communities that the plane noise had become intolerable; and

WHEREAS, Massport and the FAA recently announced that they will investigate alternatives, such as having planes fly at a higher altitude, or over the ocean, or in airspace above a major highway; and

WHEREAS, Massport said it will also undertake an analysis of runway traffic affecting Arlington, Belmont, Cambridge, and Watertown, as well as whether distances between planes could be adjusted to include more over-water operations, in a nod to air traffic noise considerations in South Boston and Hull; and

WHEREAS, U.S. Representative Stephen Lynch, the congressman for that area stated the prospect of filing a class action lawsuit against the FAA on behalf of those residents, if the agency doesn't move to reduce airplane noise over those communities; and

WHEREAS, Massport has filed plans for an expansion of Terminal E, which will increase the number of flights out of Logan Airport; NOW THEREFORE

BE IT RESOLVED, that the Chelsea City Council, on behalf of our residents, requests our congressman, U.S. Representative Michael E. Capuano, to join his colleague on his efforts to mitigate the noise from Logan Airport and ask to include Chelsea in the proposed study by the FAA and Massport and furthermore, join any class action lawsuit filed by Congressman Lynch.

The following Resolve was introduced by Councillor Avellaneda and all members of the Chelsea City Council. A motion from Councillor Avellaneda to adopt by roll call passed 11-0-0-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

WHEREAS, Massachusetts Department of Transportation (MassDOT) officials have recently recommended a range of new projects to address the local area's current and future demands; and

WHEREAS, those plans include such possible projects as a new Orange Line stop and a new pedestrian bridge over the Malden River providing Everett residents better access to said new Orange Line station; and

WHEREAS, The GreenDOT Policy is MassDOT's comprehensive environmental responsibility and sustainability initiative, which entails integrating sustainability principles into all aspects of the way that MassDOT plans, designs, builds, and operates our state transportation system; and

WHEREAS, that GreenDOT policy includes two goals which are reducing greenhouse gas emissions and promoting healthy transportation modes; and

WHEREAS, there are proven regional economic and environmental benefits to re-connecting Chelsea Street, Charlestown with the Broadway Corridor; NOW THEREFORE

BE IT RESOLVED, that the Chelsea City Council, on behalf of its residents and in an attempt to both make Chelsea a healthier city by reducing gas emissions and provide alternative low cost transportation access to Boston, hereby requests that it's State, Federal elected officials, along with the City Manager lobby MassDOT and the Governor's Office on a continuous basis to build a pedestrian/bike bridge along the Maurice J. Tobin Memorial Bridge as part of its transit plan.

The following order was introduced by Councillor Cortell. A motion from Councillor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

WHEREAS, the City Administration has determined that abandonment of the current drainage Easement located at or near One North near Bryson Street is proper and shown on the attached Easement Plan;

WHEREAS, the Commonwealth's Department of Public Works granted a permanent Easement in 1954 after the City entered into a land swap with the prior property owners;

WHEREAS, said easement is approximately 120 square feet of land under property owned by One North of Boston II, LLC, which would have provided access to a drainage line if the City ever installed a municipal storm drain in Bryson Road;

WHEREAS, said easement has no purpose and is no longer of use by the current abutting property owners who have constructed improvements to their drainage;

Now therefore, be it ORDERED by the City Council of the City of Chelsea, as follows:

Pursuant to Chapter 40 § 15 of the Massachusetts General Laws, the City Council hereby authorizes the abandonment of a drainage easement as shown as Parcel D-3 on a plan entitled "The Commonwealth of Massachusetts, Plan of Road in the City of Chelsea, Suffolk County, Showing Location of Easements for Drainage Purposes taken by the Dept. of Public Works," dated October 19, 1954. The easement is a rectangular parcel of land n/f owned by One North of Boston II, LLC abutting the southeasterly side of Bryson Road and containing 120± square feet.

Description of land in the Commonwealth of Massachusetts, County of Suffolk, City of Chelsea, on the easterly side of Bryson Road bounded and described as follows:

Beginning at a point at the most northerly corner of the parcel, said point being on the location line of Bryson Road.

THENCE through land now or formerly of One North of Boston II LLC, in a southeasterly direction, a distance of 12.00 feet to a point;

THENCE through said land now or formerly of One North of Boston II LLC, in a southwesterly direction, a distance of 10.00 feet to a point;

THENCE through said land now or formerly of One North of Boston II LLC, in a northwesterly direction, a distance of 12.00 feet to a point on said location line of Bryson Road;

THENCE by said location line of Bryson Road, in a northeasterly direction, a distance of 10.00 feet to the Point of Beginning.

The above described Parcel contains 120 square feet, more or less.

It is hereby further ORDERED:

That the City Manager or his designee is authorized to execute and record any documents to effectuate the abandonment of this easement with the Suffolk Registry of Deeds.

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

ORDERED, that the warrant for Tuesday, November 8th 2016 State Election be accepted.

The following order was introduced by Councillor Recupero. A motion from Councillor Recupero to adopt under suspension was adopted.

ORDERED, that the City Manager look into creating more 30-minute parking spots in the City Hall parking spots in the City Hall parking lot for City business.

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson to adopt under suspension was adopted.

REQUEST, that the City Manager provide to the Council all reports from CAPIC and North Suffolk Mental Health, as well as the number of people served, along with their status.

The following order was introduced by Councilor Vidot. A motion from Councilor Vidot to adopt under suspension was adopted.

ORDERED, that the City Manager re-examine the newly implemented 10% water rate discount program for Seniors to include owner-occupied Senior condo households.

The following order was introduced by Councilor Vidot. A motion from Councilor Vidot to adopt under suspension was made. Councilor Cortell offered an amendment to strike **an ordinance** and insert **requisite guidelines** in its place. Adopted under suspension.

ORDERED, that the City Manager, along with the City Council establish requisite guidelines for playing field permitting with specific criteria to ensure that priority lies with Chelsea youth and Chelsea residents.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino".

Paul G. Casino
Clerk of the Chelsea City Council