



**CITY OF CHELSEA
PLANNING BOARD**
Chelsea City Hall
500 Broadway, Room 101
Chelsea, Massachusetts 02150

Tel: (617) 466-4180
Fax: (617) 466-4195

Tuck Willis, Chairman

**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, JANUARY 19, 2015
6:10 p.m.**

A meeting of the Chelsea Planning Board was called to order by Tuck Willis at 6:10 p.m. on Tuesday, January 19, 2016 in the City Council Chambers, 500 Broadway, Chelsea, MA, with the following members in attendance: Shuvam Bhaumik, Ladd Dell, John Matosky, Todd Taylor, Tuck Willis, and Henry Wilson.

John DePriest, Chelsea Department of Planning & Development, was present.

Minutes: Reading waived

On a motion by Shuvam Bhaumik, second by Ladd Dell, it was voted unanimously to approve the minutes of the November 17, 2015 meeting.

**2015-22 One Forbes Street, 405 Crescent Avenue, 413 Crescent Avenue, YIHE Group – c/o Paul Feldman,
Davis, Malm & D’Agostine, PC – PUBLIC HEARING: Major Site Plan Review**

For Major Site Plan Approval related to the petition to construct a mix of residential, retail/restaurant, hotel and office space (approximately 1,568,150 square feet) with approximately 1,300 parking spaces on approximately 18 acres

Mr. DePriest informed the Board that the Zoning Board of Appeals voted to deny the Special Permit for the Planned Development. The Planning Board received no request from the Petitioner to withdraw the site plan and no representative of the Petitioner appeared at the meeting. The Board noted that with no one representing the Petitioner, there is no opportunity to discuss the response to the Department’s memorandum on the Site Plan or to receive additional information relative to the Board’s questions or comments on the Site Plan.

On a motion by Shuvam Bhaumik, second by Ladd Dell, it was voted unanimously (5-0-0) to deny approval of the Site Plan.

**2015-29 242 Spencer Avenue – 242 Spencer Limited Partnership – PUBLIC MEETING: Special Permit
Recommendation and PUBLIC HEARING: Major Site Plan Review**

For Special Permit Recommendation and Major Site Plan Approval related to the petition to construct thirty-four (34) residential units and thirty-four (34) off-street parking spaces.

Tuck Willis recused himself because he serves as a member of the TND Board. Henry Wilson took on the duty as Chair.

Emily Loomis – The proposal is for 34 affordable units. TND is a non-profit CBO that provide homes for 379 individuals and undertakes neighborhood cleanup tasks. Based on feedback from abutters, also from one-on-one meetings and community meetings, the original proposal was redesigned to one that calls for 4 stories and 34 units, the return of Spencer Avenue to the City, and a parking ratio of 1:1. Sight lines are improved. Building now entirely on 242 Spencer Avenue. Rents have increased in Chelsea more than in surrounding towns. Built 32 homes on Gerrish Ave and received

1200 applications. Sixty-six of residents in their properties lived in Chelsea before moving in. Average household size is 2.7 as compared to 3.1 for the City. Building made more attractive to fit in the neighborhood.

Matthew Littell : a few of the units have private patios in order to activate the sidewalk. Ample landscaping is provided at the sidewalk. Varied façade materials, including brick, shingles, metal. Building setback more from the Stockton Street right-of-way. First floor consists of 34 parking spaces, lobby and some units. Upper floors include units and laundry room. Exterior design is based on that of other buildings in the neighborhood.

Showed two landscaping options: one with landscaping on the sidewalk, other with landscaping pulled back. Petitioner would maintain the landscaping. Landscaping in the sidewalk would require City approval. Landscaping has places for people to sit. Proposing native trees and shrubs. Steven Garmin, civil engineer, talked about drainage. Installing leaching recharge system for roof water. Also includes water quality structure to improve quality of runoff. Eliminating one of the existing curbcuts. Jason Port, traffic engineer, stated that the original traffic study examined impacts from 60 units: new count is 34. Rule of thumb is that 50 vehicles or 100 vth is when traffic impacts need to be addressed; this will only generate 20 trips during the morning peak hour. Looked at several intersections and transit options. In Chelsea 63% of residents use a personal vehicle; other use transit, walking, other.

Seeking Special Permit for RPOD3, minimum useable open space, maximum percentage lot coverage, and number of off-street parking spaces. There are open spaces nearby and generous landscaping. Proposing 1 space for every apartment. In comparable developments in Chelsea, average use is 0.66 ratio. Parking will be allocated by giving each unit option to have a space which will be included in the rent. If all are not used, will use the rest for visitor spaces or maintenance vehicles. Will add pervious green space where there is now 100% impervious cover.

Opened to the public: (Petitioner response in parentheses.)

Gerry Hooten, Spencer Ave: the changes that were made appear good. Looks nice. Consider speed bumps on Stockton. How long will it take to build? (About 14 months from securing of financing.) Consider a dedicated space for students to meet parents.

Barbara Richards, 7 Hooper Street. Concern about fire access. There was an incident at 113 Spencer Ave on an afternoon in January: fire department could not get there because of traffic. Downscale one more story. Fire department cannot get access from the rear of the building to fight fire on rear of Spencer Ave. Dangerous spot for pick up of students.

Suyaea Perez, 103 Orange Street, Apt 2. Affordable housing for Chelsea residents is needed: need more the 34 units. There is a lack of affordable housing and a great need. Families are living in single bedrooms with children in bedrooms in other apartments, Rents are too high. Understand concerns of the neighborhood, because she has similar circumstances in her neighborhood, but work with it because of the need. It is about respect and getting together with neighbors. Ask approve this product and other such projects for affordable housing

Alina Kimisky, 220 Spencer Ave, Has lived in affordable housing all her life. School bus stop is on Stockton in front of her building, building will have a driveway opposite the bus stop. Property value will go down. Surrounded by affordable housing units which will depreciate the value of the unit. Her property has devalued \$43K in one year. Will tower over her 3 story building. Will disrupt light for the artists/businesses in the Keen lofts. Depends on the ride, and the car takes a long time to get in the parking lot to pick her up. Noise and dust will impact her and the Keen building.

Aorua Moore, 14 Vernon Street: There are more than 30 families in Chelsea that need affordable housing. A parking space has nothing to do with what TND is building. If they were not building, someone else would be building on this parcel. Ask Board members to take into account those that cannot be at the meeting.

Matt Frank, 21 Gillooly Road. Everybody in this room has the right to their opinion, but no need to direct negative comments on those voicing their opinion.

Vincente Perez, 103 Orange Street, happy to see people fighting for the needs of Hispanic people, because Hispanic people will be living in some of these apartments. Fighting about traffic when we know that there are traffic problems all over the State. Need to go out of Chelsea to see people decorate their houses. This is for the poor people who work hard. Understand that discussions get heated, but must think with our conscience. This community is for everybody not just native born Americans. This could be a legacy for the board members.

Francisco Vitas, 134 Chestnut Street, Have lived here about 11 years, starting ESL. This will improve conditions for people. Supports the project because it benefits poor families and improves the housing opportunities.

Hugo Perdomo, 584 Washington Ave; He and his family support the project: his landlord will increase the rent in June: he is the only one working, so this could help his family. Will make life easier; understand that there might be difficulty for some of the residents in the area. What is the bus stop on Stockton for? (It is the pickup for the Early Learning Center.)

Hong Chen Sheung, Brookline, works at MGH at 151 Everett Avenue. Having issues with her patients; they are homeless and living in their vehicles and cannot take medicines, or their ailments are worsened by their being in the vehicle. Many of her patients are homeless, which affects children who cannot attend school.

Elsa Silver, 81 Shurtleff Street: Overcrowding is a problem. An average middle class family could not afford this.

Sarah Bilman, 188 Broadway: worked in Chelsea for 5 years, lived in the City for 2.5 years. This is affordable housing, but not low income housing: not for those making \$10/hr and it is not for undocumented workers. Need more housing for the immigrant community. Happy to hear that Chelsea residents will have preference, but need to address low income and immigrants.

Nicole Dunn, 12 Crescent Ave and have a business on Broadway near the proposed building. Support TND and the project. Keep their properties clean and run well. Will be a benefit for the neighborhood. Happy that scaled back on the units.

Thomas Ambrosino, City Manager: Strongly support the project; strong supporter of affordable housing. There is a need and this project will barely make a dent in. The petitioner heard the neighborhood residents and made the changes that were needed. The abutters said that they would support the project if they decrease the units, have at least a 1:1 parking ratio and give back the street. They have done so, so the City should support the project. Understand that every development will have negative impacts, but when weighed against the positive benefits, it should be built.

Josh Cook, 173 Washington Ave. Still conflicted about the proposal.

Sandra Bereomo, 584 Washington Ave: Here to support the project for myself and for other families. Hard to pay rent. My husband has to work 2 or 3 jobs to afford rent.

Marisol Euerrero, 135 Shurtleff Street: Lived here for 25 years paying \$500, now paying \$2100, Now will need to pay \$300 more. Here to support the project like everyone else.

Cindy Vasquez, 1 Webster Ave: Supportive of the project; rent increased to pay over \$2200 for a two bedroom. Can't afford to pay that amount of money for a nice apartment. Thirty-four units are not enough to address the need.

Eiburcia 150 Shirley Ave, Apt 4: has 3 neighbor who has 3 children, 16 y.o. 8 y.o. and 1 y.o, all living in one bedroom. Hope she can get an apartment in the building.

RECEIVED
JAN 20 2016
CHelsea PLANNING BOARD

Public input portion closed and the planning board deliberated:

Todd Taylor: voted against the project in the previous incarnation because the community was against it. Also voted against the other project in the area. Need to support those who are already here before we build new. Neighbors have made investments, who is watching out for them? Take exception to those who speak against those who express their opinion is not good. A much better project, but still worried about the traffic. The study is probably right about the minimal impact.

Henry Wilson: Thank TND for the presentation and the audience for its participation.

On a motion by Lad Dell and seconded by Shuvam Bhaukim, it was unanimously (4-0-0) to make a recommendation to ZBA to approve the special permit and approve the site plan with the conditions as proposed by the Department of Planning and Development, and the landscape plan with extension in the public way.

2015-30 22 Adams Street – 242 Spencer Limited Partnership – PUBLIC MEETING: Special Permit Recommendation

For Special Permit recommendation to change the use from one non-conforming use (restaurant) to another non-conforming use as a retail electronic cigarette and accessory sales which does not meet minimum requirements for off-street parking spaces

Peter lamb, 43 Fenno Street Revere. The space is vacant. Previous Petitioner received approval to open a restaurant, but that fell through. Current petition is for a vaping retail outlet. Need 5 off-street spaces, but only has room for three. Selling electronic cigarettes, no tobacco and no paraphernalia. Sell the hardware and the cigarettes.

Nicole Spasiano: Torn, better to have a business there, but this type of use does not benefit Chelsea. Promotes bad habits and smoking.

Mr. Lamb: I used to smoke cigarettes, but this is a way of breaking that habit. There is a convenience store that sells tobacco at the end of the street

Henry Wilson: How many employees? What will be the hours? No tobacco products?

Mr. Lamb: Just one employee for six months, then hire five employees as they do better Hours will be Monday through Thursday, 11- 11, Friday through Sunday, 11-10.. There will be no tobacco products and no vending machines

Shuvam: All the materials will be in cases?

Mr. Lamb: the liquids will be in cases, other material on shelves.

Matosky: Better to have a business than a vacant building.

On a motion by motion by John Matosky and seconded by Henry Wilson, it was unanimously (5-0-0) voted to recommend that the Zoning Board of Appeals approve the Special Permit for change in use and for off-street parking with the standard conditions.

2015-30 129 Springvale Avenue – Candido Casteneda PUBLIC MEETING: Special Permit Recommendation
For Special Permit recommendation to convert an existing residential structure from a one (1) family to a two (2) family

The Petitioner did not attend the meeting. The Board opted to review the case. According to the Petition, the dwelling has operated as a two-family for several decades and is assessed by the City as a two-family structure.

On a motion by Lad Dell and seconded by Todd Taylor, it was voted unanimously (5-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit with the City's standard conditions.

On a motion by John Matosky and seconded by Henry Wilson, it was voted unanimously (5-0-0) to adjourn. Adjournment was at 8:19 PM.



MINUTES APPROVED

RECEIVED
CITY CLERK'S OFFICE
2016 JAN 28 AM 11:11