



**CITY OF CHELSEA  
PLANNING BOARD**

City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

Tel: (617) 466-4188 \* Fax: (617) 466-4195

*Tuck Willis, Chairman  
Shuvam Bhaumik  
Lad Dell  
Christopher Falbo  
John Matosky  
Ashley Owens  
Sishar Rao, M.D.  
Todd Taylor  
Henry Wilson*

**MEETING MINUTES  
TUESDAY, MARCH 22, 2016**

A meeting of the Chelsea Planning Board was called to order by Chairman Tuck Willis at 6:04 p.m. on Tuesday, March 22, 2016 in Room 102 of Chelsea City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Sishar Rao, Ashley Owens (arrived at 6:20 p.m), and Christopher Falbo. John Matosky was not present.

John DePriest and Alexander Mello, Department of Planning & Development, were also present.

**Minutes**

Reading of the minutes from the February 23, 2016 meeting was waived and approved as written on a motion by Shuvam Bhaumik, seconded by Todd Taylor, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Sishar Rao, and Christopher Falbo; 0-No; 0-Abstain) to approve the minutes of the February 23, 2016 meeting.

**2016-06            84 Washington Avenue – Alma Villanueva**

**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

*For a recommendation on a Special Permit to change one non-conforming use, an electronic repair shop, to another non-conforming use, meat market and miscellaneous grocery items*

Petitioner not present. Postponed until later in the meeting.

**2016-08            105 Everett Avenue – Mark Nadow**

**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

*For a recommendation on a Special Permit for relief on the number of required off-street parking spaces associated with a restaurant use.*

Present to represent the petitioner was: John Dodge, 100 Everett Avenue, Mike Sheraton, 105 Everett Ave, and Mark Nadow, 41 Breakwater Drive.

Mr. Dodge introduced Mr. Sheraton and Mr. Nadow to the Planning Board and provided an overview of the proposal. Mr. Nadow is proposing an upscale American cuisine restaurant that is intended to serve lunch and dinner. Mr. Dodge informed the Board that Mr. Nadow has received a full liquor license from the Licensing Commission and is before the Board tonight for a recommendation to the Zoning Board of Appeals on a Special Permit for parking relief. Mr. Dodge expressed that parking throughout the city is an issue and is a burden on economic development without relief. Mr. Dodge mentioned that there is numerous on-street parking spaces that become available around 5PM as office workers depart their respective offices.

Henry Wilson asked how many parking spaces are currently on the site. There are 17 off-street parking spaces on the site. The property owner, Mr. Anthony Simboli, has 45 off-street spaces on an adjacent property. Henry Wilson asked how many are needed. Sixty off-street parking spaces are required.

Todd Taylor asked how many tables were proposed. Twenty seven tables are proposed in addition to a bar.

Henry Wilson asked if the restaurant would occupy the whole building. The Petitioner will occupy the first floor. Henry Wilson asked what the time frame was for opening if permits were granted. Opening would be about five months after permits were granted.

Lad Dell asked if there would be a future tenant on the second floor. There are currently tenants occupying the space once a week in the morning hours on Sunday.

Henry Wilson asked if all 45 spaces were available at all hours. The property owner cannot guarantee the spaces but they will be available after 5PM when office space workers leave their respective offices. The Petitioner anticipates lots of foot traffic during the day for lunch service given its location to numerous office buildings and more vehicle traffic after 5 PM when parking spaces become available on adjacent property.

Christopher Falbo asked what the hours of operations were going to be. They are proposing to be from 11:30am to about 10/11 pm for dinner service and possibly later as allowed under the liquor license for bar service.

Shuvam Bhaumik asked if the petitioner has seen the department comments, specifically his plans for the ATM structure. At this time the petitioner does not intend to modify the ATM structure.

Shuvam Bhaumik asked if on-street parking was available on Fourth Street and if it became available after 5pm. Yes, also on Arlington Street.

Shuvam Bhaumik asked if it was possible for the property owner to install signs on his adjacent land for parking of this proposed restaurant. It is not possible for the property owner to do that as those spaces are leased out to his office tenants. Tuck Willis mentioned that it may be possible but only if it were a written deal.

Mr. Dodge mentioned that it would be difficult for any business to move in to this building without needing parking relief.

Mr. Nadow mentioned that when vacated after the previous bank moved out the space was used as personal storage for the property owner.

Christopher Falbo asked what type of food was going to be served. The menu will follow a modern American style bistro. Mr. Falbo felt that this type of restaurant is precisely what the city needs to serve as an economic engine.

*On a motion by Christopher Falbo and seconded by Henry Wilson, it was voted 8-0-0 (8-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Sishir Rao, Ashley Owens, and Christopher Falbo; 0-No; 0-Abstain) to recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.*

**2016-06      84 Washington Avenue – Alma Villanueva**  
**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

*For a recommendation on a Special Permit to change one non-conforming use, an electronic repair shop, to another non-conforming use, meat market and miscellaneous grocery items*

A representative for Case No. 2016-06 – 84 Washington Avenue is still not present. John DePriest presented the Board with an overview of the project and provided the Board with their options, which were to vote on the recommendation, chose not to make a recommendation, or continue it to the next Planning Board meeting.

Henry Wilson suggested that the Board wait for her to come. John DePriest mentioned that a translator may be needed. Mr. Wilson agreed.

**Other Business**

While waiting for the applicant, the Planning Board and staff introduced themselves to the three new members on the Board.

**2016-06        84 Washington Avenue – Alma Villanueva  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

*For a recommendation on a Special Permit to change one non-conforming use, an electronic repair shop, to another non-conforming use, meat market and miscellaneous grocery items*

Armando Villanueva – grandson of Petitioner was present serving as representative for the Petitioner. David Guzman, Department of Planning and Development was also present acting a translator.

Mr. Villanueva gave an overview of proposed use.

At the previous meeting parking was a concern but they have one space for deliveries.

Shuvam Bhaumik asked if it was going to be a butcher shop. Yes.

Todd Taylor asked if they were going to be butchering live animals. No.

Sishir Rao asked if the top two floors were remaining the same. Yes.

Henry Wilson mentioned that the electronics store has been vacated.

Lad Dell asked if the four employees was the total number or if that is how many were going to be there on the largest shift. Four spread out on different shifts all family related.

Todd Taylor mentioned that there were no Department comments.

*On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted 8-0-0 (8-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Sishir Rao, Ashley Owens, and Christopher Falbo; 0-No; 0-Abstain) to recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.*

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**Other Business**

John DePriest mentioned that the City Manager is going to be proposing zoning amendments in the fall that would include an inclusionary housing ordinance. Currently 10% of units designated as affordable housing units are only mandatory in planned development but the City Manager wants to expand it for all types of projects throughout the City.

Todd Taylor asked if a minimum percentage has been thought of yet. Not sure at this time.

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Henry Wilson asked if such amendments will come to the Planning Board. Yes.

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John DePriest mentioned that he has an upcoming presentation to the City Council subcommittee on Planning and Development on current planning efforts. Mr. DePriest provided the Planning Board with an update on current planning efforts.

**Adjournment**

*On a motion by Todd Taylor and seconded by Henry Wilson, it was voted 8-0-0 (8-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Sishir Rao, Ashley Owens, and Christopher Falbo; 0-No; 0-Abstain) to adjourn at 6:56 PM.*

**MINUTES APPROVED ON APRIL 26, 2016**

  
TUCK WILLIS, CHAIR