

Chelsea, Massachusetts September 14, 2020

A Regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea Massachusetts 02150. The following Councilors were present: Councilors Zobot, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Vega Maldonado, Rodriguez, Avellaneda, and Lopez. Councilor Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

PUBLIC SPEAKING

The following citizens spoke during the Public Speaking portion: They were in favor of the New Position on Diversity and Inclusion.

Joan Cromwell, 38 Addison St

Kenneth Umemba, 38 Addison St

Jennifer Klauder, 11 Orange St

Ola Bayode, 9 Eden St

Stacey Smith, 62 Grove St

Brendan Garcia, 461 Crescent Ave

Jayde Umemba, 87 Parker St

Celeste Williams, 227 Chestnut St

Kyle Umemba, 38 Addison St

Sharon Caulfield, 26 Breakwater Cove

School Age Individual

Maria Belen Powers, 13 Admirals Way

Roseann Bongiovanni, 7 Bell St

Alex Floyd-Vargas, 260 Clark Ave

Darren Cromwell, 11 Belmont

Maureen Lee, 100 Stockton

Henry Wilson, 105 Beacon St

Caroline Ellenbird, 107 Shurtleff St

Larry Elgart, 58 Garfield Ave

Richelle Cromwell, 58 Garfield Ave

Joseph

Deb Washington, 855 Washington Ave

Khalil Saddiq, 8 Grove

APPROVAL OF MINUTES

The City Council Special Meeting held on August 10, 2020 was approved at the request of Councilor Robinson under suspension.

COMMUNICATIONS FROM THE CITY MANAGER

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file and move to a second reading.

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

Re: *Request for Funds for Office of Diversity & Inclusion*

Dear Councilors:

As one of several proposed responses to the problem of systemic racism, I am writing to request funding for a new Office of Diversity & Inclusion within City government. It is my strong belief that only a permanent office with sufficient resources can effect and sustain lasting cultural change and create a full diverse and equitable workplace.

The new office of Diversity & Inclusion will be an independent Department within the City that works closely with the City Solicitor, Human Resources and my office and reports directly to me. The Office will both engage directly with employees and address our practices and budgetary decisions to improve equitable outcomes. The overriding goal of the Office will be to improve the recruitment, retention and career growth of a diverse and inclusive workforce.

Although over time the Office may grow, my proposal is to have the Office commence with a single employee—a Director of Diversity & Inclusion. This exempt position will be paid at Grade MM9 on the Exempt Pay Scale, a level consistent with Directors in other major Departments like HR, ISD AND Housing & Community Development. In addition to the salary line item, the Office will also have line items for training and contract services. In the first year part of the contract services will be a comprehensive assessment of the City by an outside entity to help frame the initial short term work of the Director. A proposed two-year budget is attached. My hope is that the initial commitment to the two year budget will send the message that the Office has strong institutional support, which may help us attract quality talent for the Director's position.

I urge the Council to support the creation of this Office. I believe it will move the City in the right direction in terms of addressing implicit bias within our governmental systems. It will also meet a key goal of both the City Council and community groups to create a more equitable City. A draft Order for funding is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Expansion of BlueBikes System Into Chelsea*

Dear Councilors:

I am writing regarding the expansion of the BlueBikes bike sharing system into Chelsea and to request the necessary Council action to launch this program.

As we mentioned in our FY21 CIP submission, the City of Chelsea is seeking to become part of the BlueBike bike sharing system that currently exists in Boston, Everett and surrounding communities. Over the past six months, our Department of Planning and Development, in partnership with the Metropolitan Area Planning Council ("MAPC"), has crafted a plan for this expansion. Presently, the plan calls for deploying the system at the beginning of August with an initial setup of six (6) bike stations at various locations across the City, containing 36 total bikes. The exact locations for the six stations will be determined in consultation with residents and the Council over the course of the next month.

The launch of the system is proposed to occur as follows. First, MAPC and Lyft, the system's operator, will arrange the donation of bike share equipment for two years to the City. The City Council must formally accept this donation. Second, the City will contract directly with Lyft to operate and maintain the system. The contract term will be for two years, with an option to extend the contract by an additional four years. The total cost for the first two years is \$100,000, which will be fully covered by grant funds. At the conclusion of this initial contract period, the City can decide if it wishes to exercise the four year option depending upon financial circumstances and the success of the program. Because the length of this option is 4 years, City Council approval is required.

For the above reasons, I respectfully request that the City Council vote to adopt the attached Resolution, which both accepts the donation of the bike share equipment and authorizes the execution of the operations and maintenance contract. If you have any questions, you may contact Ben Cares, Project Manager, with the Department of Planning and Development.

Sincerely,

Thomas G. Ambrosino
City Manager

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

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

Re: *Update on Pear/Park/Congress Traffic Study*

Dear Councilors:

I am writing in response to the City Council Order requesting an update on the traffic study requested by the City Council for the Pearl/Park/Congress Street intersection.

You may recall that at the end of Fiscal Year 2019, the City Council approved \$300,000 for a comprehensive study of this intersection. The City retained the firm of TEC to perform this study. In advance of the completion of that study, and to help inform its final recommendations, the City Council approved last fall a pilot program of line-painting changes within the intersection that TEC to perform this study. In advance of the completion of that study, and to help inform its final recommendations, the City Council approved last fall a pilot program of line-painting changes within the intersection that TEC felt might temporarily improve traffic flow.

Unfortunately, both the line-painting effort and the study itself were delayed by the COVID pandemic. However, at this point, both efforts are moving forward. The line-painting pilot approved by the City Council should be accomplished sometime in the next month or so. And, the TEC study should be fully complete by early fall. I will provide the Council with TEC's final report as soon as it is available.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Grant for PPE Equipment*

Dear Councilors:

I am writing in response to the City Council Order requesting that the City establish a grant fund to help small businesses buy Personal Protective Equipment or install safety partitions or manage outdoor spaces.

Please note that the City does expect to have funding available for these purposes shortly. Just last month, the City Council approved a small business grant/loan program, to be administered by our Planning Dept. of more than \$1.1 million. This program should commence shortly. Money from that program can be utilized by small businesses for this precise purpose.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension. There will be an order under New Business.

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

Re: *Notice of Waiver Intent*

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Ms. Melanie D. Carubia, 34 Howe Street, Ipswich, Massachusetts for a Temporary, part-time position teaching art/music classes for Chelsea Community Schools and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. Ms. Carubia is a music teacher in the Chelsea Public Schools. A copy of Ms. Carubia's resume is attached.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension. There will be an order under New Business.

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

Re: *Request for Conflict of Interest Law Exemption*

Dear Councilors:

The Division of Recreation & Cultural Affairs wishes to hire a Chelsea School Teacher, Ms. Melanie D. Carubia, to a part-time position assisting in the teaching of some art/music classes for Chelsea Community Schools. Because Ms. Carubia is an existing municipal employee with a financial interest in this matter, she needs an exemption vote by the City Council from the statutory conflict of interest laws.

I respectfully request the City Council approve this exemption. All work performed by Ms. Carubia for the Division of Recreation & Cultural Affairs will be outside of her normal hours as a teacher. She meets all the statutory requirement for the grant of an exemption. See M.G.L. c. 268A & 20.

Thank you for your attention to this matter.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Request to Appropriate Commonwealth Transportation Infrastructure Funds*

Dear Councilors:

I am writing to request that the City Council appropriate \$96,796.50 in available funds from the Commonwealth Transportation Infrastructure Fund to assist in our existing FY21 Street & Sidewalk Program. If approved, the appropriated funds would supplement our existing DPW road improvement line item and will be spent by the City before the close of FY21.

These extra funds available for appropriation come from the recent annual distribution to the City based upon rides originating in Chelsea from Transportation Network Companies ("TNCs") such as Uber and Lyft. As part of the new regulatory scheme, TNCs are required to pay the Commonwealth a \$0.20 per-ride assessment. One half of that assessment is distributed proportionately to each city and

town in the Commonwealth based upon the number of rides that originate in the municipality. For Calendar Year 2019, the City of Chelsea's share of this assessment, based upon TNC company rides originating in Chelsea, was \$96,796.50.

The Massachusetts Department of Revenue has previously determined that local communities must specifically appropriate these TNC funds in order to be spent. Further, the funds must be utilized "to address the impact of transportation network services on municipal roads, bridges and other transportation infrastructure. . ." Accordingly, I am asking now that the \$96,796.50 available to Chelsea be appropriated to the DPW Streets & Sidewalks Capital Road Improvements line item to be used for remaining FY21 roadway work.

I have attached a draft Order to accomplish the requested Council action. I will be available to answer any questions from the Council.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension. Order will be under New Business.
The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Notice of Waiver Intent*

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02. I am writing to notify you that it is my intention to hire Ms. Iwona Puzkarczuk, 224 Patriot Drive, Pelham, New Hampshire for the position of part-time ESOL Coordinator and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. (A copy of Ms. Puzkarczuk's resume is attached.) Although there were two Chelsea candidates for this position, none had the required experience with curriculum development and ESOL, teaching.

In accordance with Section 1.12, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension.
The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway

Chelsea, Massachusetts 02150

Re: *FY21 Water, Sewer and Trash Rates*

Dear Councilors:

Last night, following the public hearing, the DPW Public Works Commissioner approved new Water, Sewer and Trash rates for FY21. The new rates are as follows.

Water Rate

The new water rates are \$5.47 per hundred cubic feet ("HCF") for Tier 1 (1-1,000 per month in cubic feet), \$6.67 for Tier 2 (1,001-2,500 monthly cubic feet) and \$8.38 for Tier 3 (over 2,500 monthly cubic feet). There is no increase to the rates for Tiers 1 and 2 and just a 2% increase for Tier 3.

Sewer Rate

The percentage increase for the new sewer rates are identical: no increase for Tiers 1 and 2 and 2% for Tier 3. The new sewer rates are \$9.47 per hundred cubic feet ("HCF") for Tier 1 (1-1,000 per month in cubic feet), \$10.33 for Tier 2 (1,001-2,500 monthly cubic feet) and \$12.45 for Tier 3 (over 2,500 monthly cubic feet).

Combined Rate

For residential customers who use under 1,000 cubic feet per month and pay Tier 1 rates, the combined water and sewer rate remains the same as last year. These residential ratepayers will incur no increase.

Trash Rate

Trash fees were increased just 2%. The new FY21 trash rate is \$33.76 monthly for residential property and \$159.27 monthly for commercial units in mixed buildings. Owner occupied units remain exempt from this fee.

The new rates sheets for FY21 are attached.

Please note that, in setting these rates, the City was cognizant of the economic impacts caused by the COVID-19 pandemic. For this reason, these rate increases were kept particularly low. The downside is that, with these very small increases, we are **not** covering our costs for these various systems.

For example, with respect to the trash rates, we anticipate that these new rates will generate approximately \$2.1 million in fees. However, our actual trash costs for FY21 are \$2.35 million. (See attached spreadsheet.) This means that our taxpayers, including homeowners presumably exempt from the trash fee, are subsidizing solid waste disposal costs. Thankfully, we do not have a trash enterprise system, so there is no requirement that we cover these costs with our fees.

The situation is different in the Water & Sewer Enterprise Systems. There, we are required to set sufficient fees to cover our costs. When we do not, we must take appropriate accounting steps to remedy the deficit.

This will be a problem for the City as it closes its books on FY20. In FY20, we did not generate the water and sewer revenues we anticipated at the start of the fiscal year. For FY20, we anticipated

revenue of more than \$22.1 million. But, we actually collected only \$21.3 million in revenue. The deficit in these systems at the close of FY20 will be moderated somewhat by the fact that we had surplus in our water and sewer appropriation accounts at year end. Nonetheless, I do anticipate some water and sewer deficit for FY20 that the City will need to address through a drawdown of Retained Earnings.

The same will likely be true in FY21. Again, in recognition of the current economic recession, we did not increase the rates for Tiers 1 and 2. But, that means our revenues for FY21 will likely not increase much from FY20. As you can see from the attached spreadsheet, we anticipate a fairly significant deficit in the water system in FY21, requiring a further subsidy from Retained Earnings.

I do caution that, with limited Retained Earnings left after FY21, the City will not have the ability to subsidize future water and sewer rates. So, you should expect a larger rate increase in FY22.

I am available to answer any questions the Council may have about these new rates.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Notice of Waiver Intent*

Dear Councilors:

I am writing to notify you of my intention to grant a residency waiver to current DPW EMPLOYEE Christian Novoa. Mr. Novoa is relocating to Roslindale, Massachusetts for family reasons. Mr. Novoa is a valuable member of our DPW team, and we would like to keep him.

In accordance with the new Administration Code, Part IV, Section 1.12.02, I request that you provide me with any comments on this proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Notice of Waiver Intent*

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you that it is my intention to appoint Mr. Alexander Train, 24 Metcalf St. Medford Massachusetts to the new position of Director of Housing and Community Development and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. As most of you know, Alex was previously granted a waiver when he was appointed in 2018 to the position of Assistant Director of the Planning Department.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Administrative Orders on New Departments*

Dear Councilors and City Clerk Cintron-White:

Pursuant to Section 6-1(a) of the City of Chelsea Charter, I am writing to notify you that I have promulgated the attached changes to the Administrative Code to accommodate the reorganization of the former Planning & Development Department into two new Departments: Housing & Community Development; and Permitting and Land Use Planning.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Approval of Donation of Hand Sanitizer to DPW*

Dear Councilors:

Pursuant to M.G.L. c. 44, &53A1/2 I am writing to request that the City Council formally approve the donation of hand sanitizer to the City. Last week, the DPW received 300 bottles (1.75 liters each) of hand sanitizer from Sazarac Company, Inc. a liquor manufacturer. The sanitizer will be utilized in municipal buildings.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson moved the appointments to a second reading.

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

Re: *Appointments to Boards and Commissions*

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals to Boards and Commissions in the City.

For re-appointment to the Affordable Housing Trust Fund Board, for new two year terms expiring on June 30, 2022, the following five individuals:

1. Teri Weidner, 100 Captains Row, No. 103, Chelsea;
2. Gerritt DeYoung, 165 Winnisimmet St., Chelsea;
3. Brian Hatelberg, 18 Franklin St., Chelsea;
4. Norieliz DeJesus, 31 Louis St., Chelsea; and
5. Deputy City Manager Ned Keefe, 143 Whitcomb Ave., Boston, the appointee of the City Manager.

For re-appointment to the Library Board of Trustees, Ms. Monica Elias, 44 Prospect Ave., Chelsea, for a new three year term expiring on September 24, 2023.

For re-appointment to the Community Schools Advisory Board, Mr. Mohamed Qasim, 3 Clinton Court, Chelsea, for a new three year term expiring on December 22, 2022.

For re-appointment to the Planning Board, Ms. Sharlene McClean, for a full three year term commencing on October 7, 2020 and expiring on October 6, 2023.

For appointment to the Cultural Council, Ms. Danielle Kim, 729 Broadway #3, Chelsea, for a three year term expiring in 2023.

For re-appointment to the Tree Board, Public Works Commissioner Fidel Maltez, 13 Admirals Way, Chelsea and Diane Paxton, 92 Eleanor Street, Chelsea for new three year terms expiring in 2023.

For re-appointment to the Historical Commission, Ms. Alison Shepard, 27 Pembroke St., Chelsea, for a new three year term expiring in 2023.

For re-appointment to the Zoning Board of Appeals, Hugo Perdomo, 584 Washington Ave., Apt. 3, Chelsea, for a new three-year term expiring on June 30, 2023.

For re-appointment to the Community Preservation Act Committee, Mr. Jose Iraheta, 73 Essex St., Chelsea, for a new three year term expiring in 2023.

For re-appointment to the Human Rights Commission, Ms. Susana Carella, 27 Admirals Way, Chelsea and Ms. Amy Fenton, 960 Broadway, Unit 4, Chelsea, for new three year terms expiring in 2023.

For re-appointment of Lt. Robert Griffin and Sgt. John Noftle as Harbormaster and Asst. Harbormaster, respectively, for new three year terms expiring in 2023.

For re-appointment to the Commission on Disability, for new three year terms expiring in 2023, the following three individuals:

1. Karen Zelaya, 18 Carmel St., Chelsea;
2. Barbara Rivera, 53 Maverick St., #1, Chelsea; and
3. Alex Floyd-Vargas, 260 Clark Ave., Apt. 807, Chelsea.

I respectfully request your approval of these appointments. I have attached the resume of Ms. Danielle Kim, the only new appointee.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Notice of Waiver Intent*

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you that it is my intention to promote Mr. Mario Cimino, 164 Walnut St. Revere, to the position of Lead Building Craftsman and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. This is a new position required by the SEIU contract.

Mr. Cimino has been employed by the DPW since 2007. He was the only internal applicant for the position.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Notice of Waiver Intent*

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02. I am writing to notify you that it is my intention to hire Ms. Desirae Valentin, 62 Market Street, Apt.3, Northampton, Massachusetts for the grant funded position of Housing and Community Preservation Coordinator and to grant her a waiver from the residency requirement set forth on the Administrative Code Section 1.12.01. A copy of Ms. Valentin's resume is attached.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Appropriation from General Stabilization Fund for City Hall Clock Tower Project*

Dear Councilors:

I am writing with a request that the City Council approve a significant supplemental appropriation of \$817,000 to fund the contract for reconstruction of the City Hall Clock Tower.

As you may recall, the City Council approved a transfer of \$1.1 million last winter from the Sale of Land Account for the purpose of funding the comprehensive reconstruction of the City Hall Clock Tower. Repetitive water leaks from this Tower have caused severe damage to the upper floor of City Hall on several occasions.

At the time of the transfer from the Sale of Land Account, the City had only an *estimate* of the cost of repairs, and we believed that the \$1.1 million would be sufficient to cover the construction bid. Unfortunately, all bids for the project came in far in excess of this estimate. The City received bids from four companies that specialize in the kind of historical renovation work required for this Clock Tower. All were in the vicinity of \$1.8 to \$1.9 million. The low bid, from Contracting Specialist, Inc. of Attleboro, is \$1,797,000. Adding design costs and contingencies, the amount of funding necessary to complete this project is now \$2,067,000. (Supporting documentation is attached.)

In order to proceed with construction, it will be necessary to appropriate an additional \$817,000 from General Stabilization beyond the original \$1.1 million approved last fiscal year. The balance of the \$150,000 will be coming from Community Preservation Act funds. The Community Preservation Act Committee has already approved this request, and its recommendation should be coming to the City Council shortly. Approval of both the CPA funding and this General Stabilization appropriation will be necessary to move forward with construction.

I recognize this has become an extremely expensive project, far in excess of what we originally anticipated. However, the City Hall Clock Tower is substantially compromised and is in desperate need of repairs. Delaying the work will only lead to further deterioration and more frequent water damage. In just the past three years alone, the City has expended over \$200,000 in short-term repairs following storm related water damage caused by the compromised Tower.

For these reasons, and despite the cost, I strongly recommend that we move forward with this comprehensive fix. A draft Order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Creation of Waterways Improvement and Maintenance Fund*

Dear Councilors:

Pursuant to M.G.L. c. 40, §5G, I am writing to request that the City Council authorize the establishment of a new Waterways Improvement and Maintenance Fund. This Fund will allow for the City to receive and manage funds for the purpose of improving waterways in the City, including Mill Creek and the Chelsea River. If the City Council approves the creation of this Fund, the first contribution will come from the developer of 1005 Broadway as compensation for the loss of public access to the waterfront.

As you may recall, the developer of this former Midas site – 1005 Broadway MM, LLC - previously received zoning relief from the ZBA to construct a 4 story residential building on this parcel. The site is in close proximity to filled former tidelands and therefore subject to a Chapter 91 License issued by Mass DEP's Waterways Division. Under the Chapter 91 licensing process, property owners are required to commit to public access, and where they cannot, a Variance allows for DEP to mitigate the loss by requiring some other form of recognition of the public right.

In the case of 1005 Broadway, the State has determined that it is not economically or physically feasible to provide public access at that site. To compensate for this loss, DEP has determined that a one-time payment of \$26,355 should be made to the City of Chelsea. The funds may be utilized to create or improve public access to tidelands along the City of Chelsea's shoreline, as long as it is outside of the Chelsea Creek Designated Port Area. The funds will be administered by the Department of Permitting & Land Use Planning.

In order to receive these funds, the City must set up a separate account solely for the deposit and distribution of these funds and any other similar payments that may occur in the future for waterways purposes. The City is authorized to establish such a fund under M.G.L. c 40, §5G, a copy of which is attached.

For the above reasons, I respectfully request your approval to establish this Fund. A draft Order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to move the appointments to a second reading was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall

500 Broadway
Chelsea, Massachusetts 02150

Re: *Appointments to Boards and Commissions*

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals to Boards and Commissions in the City.

For appointment to the Conservation Commission, Ms. Devan Braun, 220 Spencer Avenue, #304, Chelsea, to fill the unexpired term of Mr. Alan Orloff, who resigned. This term expires on February 28, 2021.

For appointment to the Chelsea Disability Commission, Ms. Susan Backstrom, 260 Clark Ave., Apt. #807, Chelsea, to fill the unexpired term of Ms. Marianne Winship, who has moved from the City. This term expires on June 30, 2021.

For appointment to the Chelsea Housing Authority, Ms. Sharon M. Caulfield, 26 Breakwater Cove, Chelsea, for a five year term commencing Nov. 9, 2020 and expiring on Nov. 8, 2025.

For appointment to the Affordable Housing Trust Fund Board, Ms. Jayde Umemba, 87 Parker Street, #203, Chelsea, for a two-year term expiring on June 30, 2022.

For appointment to the Chelsea Youth Commission, the following students:

1. Britney Alcazar, 135 Walnut St., Chelsea – Northeast Regional;
2. Carla Garcia, 31 Breakwater Drive, Chelsea -- Northeast Regional;
3. Emily Menjivar, 17 Lawrence St., Chelsea – Chelsea High School;
4. Salma Jabri, 59 Madison Ave., Chelsea – Excel Academy;
5. Semaj Faust, 226 Washington Ave., Chelsea – Northshore Education Consortium;
6. Branden Garcia, 461 Crescent Ave., Chelsea – Chelsea High School;
7. Brian Jones, 2 Webster Ct., Chelsea – Northeast Regional.

For appointment to the Planning Board, Mr. Alan Nguyen, 130A Cottage Street, Chelsea, for a three-year term expiring in 2023.

I respectfully request your approval of these appointments. I have attached resumes for all but the Youth Commission appointees.

Sincerely,
Thomas G. Ambrosino
City Manager

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

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway

Chelsea, Massachusetts 02150

Re: *Approval for Police Department to Pay Prior Year Expenses*

Dear Councilors:

I am writing to request approval for the Police Department to pay two prior year invoices for copying expenses.

From time to time, municipal agencies are unable to effectuate payments to a vendor in the year that the goods or services are provided. When such instances occur, the City Council must approve the payments from the current year department budget for the prior year's obligations.

In this case, the Police Department has determined that two old invoices from FY19 for copying services remain unpaid. The two invoices total \$295.76. The Police Department has sufficient funds in its FY21 budget to pay these bills. No new funds are required. The only action necessary is Council approval to make the payments.

A copy of a draft Order is attached. I respectfully ask for your approval to pay these bills.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson Too Lay On Table was adopted.

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

Re: *Request to Fund Local Housing Rehabilitation Program*

Dear Councilors:

In follow-up to a commitment previously made to this City Council, I am writing to request funding for the local Housing Rehabilitation Program originally proposed in late winter. The cost of this program is \$300,000. If the Council desires to move forward with this effort, the available funding is in the General Stabilization Account.

Last winter, before the impact of the COVID-19 pandemic, the Council had specifically requested that the City appropriate \$300,000 to supplement the existing housing rehabilitation program operated by the Housing & Community Development Department. In accordance with the terms of the of the Council Order, the purpose of this additional \$300,000 was to ensure that rehabilitation funding would be available to homeowners in all areas of Chelsea who earn up to 100% of Area Median Income.

As you may know the existing housing rehabilitation program is currently funded through our Community Development Block Grant. During the past two federal fiscal years, FY18 and FY19, CDBG funding for this program has been \$170,000 and \$60,000, respectfully. But this CDGB funding is subject to strict HUD regulations pertaining to geographic locations (the HUD Target Areas) and income limits (80% of AMI). As a result, certain deserving homeowners in Chelsea have been unable to qualify. With \$300,000 in supplemental funding, the City will have some flexibility to help these homeowners.

For the above reasons, I respectfully ask that the City Council approve this appropriation from the General Stabilization Account. A draft of a proposed Order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson moved the communication to a second reading.

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

Re: *Independent Audits*

Dear Councilors:

Attached you will find copies of the following documents prepared by the City's outside auditors.

1. the Comprehensive Annual Financial Report for Fiscal Year ended June 30, 2019;
2. the FY19 Management Letter;
3. the FY19 Federal Awards Report; and
4. the Retirement System Schedules Report (as of Dec. 31, 2018).

The documents were prepared by Roselli, Clark & Associates. Representatives from Roselli, Clark & Associates will be available to discuss these documents with the City Council at a mutually convenient date/time.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Vidot to send it to the Planning Board set up a conference and schedule a public hearing was adopted under suspension. Also a request for maps of the changes were requested.

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

Re: *Zoning Ordinance Amendments*

Dear Councilors:

I am writing to request new Zoning Ordinance amendments to address issues that have arisen in the past months. A draft with the proposed changes is attached.

Changes to Density in the R2 Zone

Over the past year or so, during the course of ZBA proceedings regarding zoning relief in the R2 and R3 Districts, I have heard some criticism about a lack of equity between these neighborhoods. In the R3 District, the zoning allows, by Special Permit, for up to 45 units per acre, roughly one unit per 1,000 sq. ft. But, in the R2 District, the zoning envelope is significantly more restrictive, requiring, even with a Special Permit, a minimum of 3,000 sq. ft. per unit, or approximately 14 units per acre, even on the largest lots. An objective observer looking at these neighborhoods would find little difference in character, yet enormous difference in the zoning.

In an effort to create more equity, and at the same time provide greater opportunity for housing development in the R2 District to address our current housing crisis, I am proposing that we increase the density for housing in the R2 District. The proposal would change the current zoning by increasing the density to something close to what is allowed in the R3 District, in the vicinity of 1,000 sq. ft. per unit. What would not change is the current requirement in the R2 District that any development with more than 3 units be allowed only by Special Permit, thereby allowing neighborhood input, and some City control, over any larger housing project.

Minor Changes to Density in the R1 Zone

To address the housing shortage, the City is also looking to create a little more flexibility even in the R1 District, our most restrictive zoning district. Currently, to build in this District, one must have 7,500 sq. ft. Frankly, this is a large lot for this residential district. The overwhelming majority of homes in this District actually exist on lots far smaller. So, reducing the lot size to build will not have a material impact on this district.

Further, the proposed change is relatively minor. It would reduce the buildable lot size in the R1 District from 7,500 sq. ft. to 6,000 sq. ft., with a minimum per dwelling unit limit of 3,100 sq. ft. This would mean that a person with a 6,000 sq. ft. lot could build a single family home, but one would need 6,200 sq. ft. to add the second unit and build the maximum density in this District of a two-family home. This will free up a small number of additional parcels for two-family development (approx. 170 parcels or 9% of the total based upon preliminary analysis) but still ensure that the residential character of this District remains intact.

Zoning Change to Park Sq. Parcels

I am also seeking to change the zoning on certain parcels in Park Sq. Specifically, I would like to change the zoning in that entire block of five parcels, encompassing Park St., Essex St., Ellsworth St. and Congress Ave., which currently encompasses the abandoned Pollo Campero site. The proposal would change these parcels from the current restricted R2 District to the much more liberal RB Retail Business District, consistent with the zoning across the street.

There are two reasons for proposing this change. First, it is a bit illogical for this single commercial square – the intersection of Park St., Pearl St. and Congress Ave., to have retail business zoning on one side of the square and residential zoning on the other. We should be accommodating, through our zoning, commercial development on both sides of this square, especially given that the actual uses are in fact commercial. Second, all indications are that the owners of the Pollo Campero business, currently closed due to fire damage, do not wish to reopen on this parcel. With the current residential zoning in place, there is virtually no commercial use that would be allowed to open on this site without substantial zoning relief.

Changing the use on these parcels to Retail Business, consistent with the zoning for the surrounding commercial area, would encourage commercial development, at least on the first floor of any redevelopment of the site. Further, this Retail Business zoning would allow for more unit density in any proposed residential building above first floor commercial, something I believe is in the City's best interest in this area. In short, the prospects for a decent redevelopment of this site will be much improved with this proposed zoning change.

Zoning Change for Downtown Parking

I am proposing to create some parking relief for Downtown development. This is the same proposal that was presented to the Council subcommittee in July. It is intended to encourage further development and density in the Downtown in the era of COVID-19, when central business districts in all municipalities are at serious risk of disinvestment.

Specifically, the proposal seeks to allow for residents of developments in the Downtown area to park overnight from 12:00 a.m. to 5:00 a.m. in a limited and designated Downtown Overnight Parking District to be created by the Traffic & Parking Commission. The District would likely encompass Broadway, some of the side streets adjacent to Broadway and the City managed parking spaces under the Tobin Bridge. This would **not** open up neighborhood parking for such residents. These residents would remain *disqualified* from participation in the general Residential Parking Sticker Program, which allows for residents to park anywhere in the City at any time. Instead, this would be a limited parking privilege for just this Downtown area in the overnight hours.

Mixed Use Overlay District for the Area Adjacent to New Commuter Rail Station

With both the imminent closing of the Stop & Shop store on the Everett/Chelsea line and the development of the new Silver Line/Commuter Rail Station behind Market Basket, there is opportunity for significant enhanced development on parcels in the triangular area north of the new commuter rail station between Market Basket and Revere Beach Parkway. This area is currently a combination of Light Industrial, Highway Business and Business zoned parcels, all zoning districts which currently prohibit *any* residential development, thereby making redevelopment of the underutilized parcels in this triangle economically challenging.

In an effort to encourage re-development in this area, the City wishes to create an overlay district that would allow for residential uses. The proposed Mixed Use Overlay District would allow by right for residential uses at a density of 50 units per acre, just slightly above what is allowed in the LI2

and RB2 Districts and similar to the density at the nearby One North Project. In the short term, the hope is that this could allow for some development on the Chelsea side of the Stop & Shop site, which is currently being permitted for a large scale residential development, but only on the Everett side. In the long term, the hope is that this new zoning might spur redevelopment of junk yards and other underutilized parcels adjacent to the new commuter rail station.

The common theme to all of these proposed zoning changes is accommodating additional residential development in the City. The lack of housing remains among the biggest challenges facing the City and the region, and I propose these changes to meet that challenge. For this reason, I respectfully ask that the City Council consider these requests, submit them to the Planning Board for recommendation and schedule them for a public hearing.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension. Order will be under New Business.

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

Re: *Request for Conflict of Interest Law Exemption*

Dear Councilors:

The Division of Recreation & Cultural Affairs wishes to hire another Chelsea School Department employee, Ms. Kateryn Hernandez Menjivar, 11 Library St., Apt. 1, Chelsea, to a part-time, six hour per week position providing technical support for its English Language Program. Because Ms. Menjivar is an existing municipal employee with a financial interest in this separate matter, she needs an exemption vote by the City Council from the statutory conflict of interest laws.

I respectfully request that the City Council approve this exemption. All work performed by Ms. Menjivar for the Division of Recreation & Cultural Affairs will be outside of her normal hours as a School Dept. employee. She meets all the statutory requirements for the grant of an exemption. See M.G.L. c. 268A § 20.

Thank you for your attention to this matter.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension. Order will be under New Business.

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

Re: *Ordinance Changes for Municipal Harbor Plan*

Dear Councilors:

I am submitting for your review the proposed Zoning Amendments and Zoning Map produced in conjunction with the draft Municipal Harbor Plan. These Zoning changes create three Districts along the Waterfront: a Waterfront District; a new Port District; and a new Waterfront Upland District. Each of the Districts is described below.

As now proposed, the old Waterfront District has been substantially reduced and now encompasses only the Forbes site and those waterfront parcels between Lower Broadway and the Meridian Street Bridge. The remainder of the old Waterfront District is now in one of the two other waterfront zones. None of the old uses in this Waterfront District have changed. The only significant change is the new way in which lot sizes are defined. For this district as well as all other districts, the new definition of a Lot excludes the area of the lot that is under the high water mark. This will significantly reduce the density of development allowed on certain waterfront parcels in the future.

The new Port District now encompasses all of the waterfront parcels south of the Forbes site to the Meridian Street Bridge. The overwhelming majority of these parcels are within the Designated Port Area. Accordingly, and as required by the Commonwealth as part of the Municipal Harbor Plan, the proposed uses in this District are now fully aligned with those marine industrial uses that are encouraged in Designated Port Areas. Likewise, certain uses that are prohibited within Designated Port Areas, such as residential uses, are prohibited in this new zone.

The final new zone is a proposed Waterfront Upland District. This new District now encompasses only those parcels on the non-water side of Marginal Street that were previously zoned as Waterfront. As proposed, this zone will allow a variety of uses, including the majority of the uses that were set forth in the zoning proposal submitted to the City by Council President Avellaneda as part a Council Order approved in 2016.

Although I am presenting these zoning changes now to commence the review process, I must caution that the City does not yet have final Coastal Zone Management approval for the Municipal Harbor Plan referenced in the zoning changes. However, negotiations with CZM are ongoing, and I do expect to reach an accommodation with CZM soon. It is possible that the final version of the Municipal Harbor Plan acceptable to CZM may require some minor adjustments to this proposed zoning, but I don't anticipate that such changes will be material.

I respectfully ask that City Council start the process on deliberation of these Zoning Amendments by setting up an initial public hearing and forwarding the proposal to the Planning Board for a recommendation.

Sincerely,
Thomas G. Ambrosino
City Manager

COMMUNICATION AND PETITIONS TO THE COUNCIL

A copy of a communication was received from Director of Permitting and Land Use Planning John DePriest regarding proposed Zoning Amendment / Washington Ave from R2 to BR2. A motion from Councilor Robinson to accept and file and set up a Public Hearing was adopted under suspension.

NEW BUSINESS

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Zabol, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez.

Whereas, The City plans to join the BlueBikes, bikesharing system to offer a healthy transportation option for residents; and

Whereas, The bikesharing equipment necessary to carry out the system will be donated to the City, for a period of two years, from the MetroFuture Inc. a nonprofit subsidiary of the Metropolitan Area Planning Council, consisting of six bike stations and 36 bikes, which will be integrated into the current BlueBike system operated by Lyft in surrounding municipalities; and,

Whereas, The City understands, that through this donation, it will provide a stationed bike share system that will be located on City property approved by the City; and,

Whereas, The City seeks to effectuate the proper operations and maintenance of the system, as to ensure the system remains safe and accessible for all residents, and

Whereas, The City seeks to execute a contractual agreement with Lyft for the implementation, operation, and maintenance of a bike share system in the City of Chelsea, and

Whereas, The aforementioned contractual agreement shall include a two year term with an option to extend the agreement by four years, requiring City Council authorization per M.G.L. c. 30B, and therefore, it is

Ordered, By this vote, the Chelsea City Council formally accepts MetroFuture's donation of six bike stations and 36 bikes and authorizes the City Manager to execute the aforementioned contractual agreement with Lyft to operate and maintain the BlueBike system within the City of Chelsea.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Zabol, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez.

Ordered, that the Chelsea City Council hereby approves a Conflict of Interest Exemption pursuant to Massachusetts General Law Chapter 268A, Section 20(b) for the part-time position of art/music teacher for Chelsea Community Schools to be held by Melanie D. Carubia.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Zobot, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez.

Ordered, that pursuant to M.G.L. c44 §53A ½ the Chelsea City Council accept the gift of hand sanitizer from Sazerac Company, Inc.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Zobot, Garcia, Taylor, Recupero, Robinson, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez. Absent was Councilor Brown.

Ordered, that the Chelsea City Council hereby approves a Conflict of Interest Exemption pursuant to Massachusetts General Law Chapter 268A, Section 20(b) for the part-time technical support position for Chelsea Community Schools to be held by Kateryn Hernandez Menjivar effective immediately.

Order introduced by Councilor Recupero. A motion from Councilor Recupero to adopt under suspension was adopted.

Ordered, for a Subcommittee on Conference be held to discuss the recent shootings and crime increase in Chelsea.

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

Ordered, for the City Manager to promote the use of masks when outside and in stores.

The following order was introduced by Councilor Robinson. Councilor Robinson moved that the order go to a second reading under suspension.

Ordered, that the Chelsea City Council authorize the appropriation of \$96,796.50 as a transfer from special revenue TNC Surcharge Distribution Fund #5019 from funds distributed to Chelsea from the Commonwealth Transportation Infrastructure Fund – in order to supplement the Fiscal Year 2021 DPW Streets and Sidewalks Capital Road Improvement line item – Account #0142258-583100 to be used for the purpose of roadway repair.

The following order was introduced by Councilor Robinson. Councilor Robinson laid it on the table under suspension.

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$300,000 from General Stabilization Fund #7020 to the FY21 Housing & Community Development Department Housing Rehabilitation Fund #3090 for a housing rehabilitation program eligible to Chelsea households in all areas of the City who earn up to 100% of Area Median Income.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson moved the order to a second reading under suspension.

Ordered, that the Chelsea City Council authorize the appropriation of \$817,000 from General Stabilization Account Fund #7020 to the City Hall Tower Capital Improvement Project Account #55402032-58300.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson moved the order to a second reading under suspension.

Ordered, that in accordance with M.G.L. Ch. 44, Section 64, budget management procedures, whereby costs incurred by the Police Department in FY19 were not paid and are owed to the vendor, and to meet

this obligation funds are required from current year FY21 Police Department Budget, that the City Council authorize the expenditure of \$295.76 from Police Department expenditure line to satisfy the unpaid copier lease costs owed to Ricoh USA, Inc.

The following order was introduced by Councilor Robinson. On roll call the order passed 11-0-0-0. Voting yes were Councilors Zabol, Garcia, Taylor, Recuperero, Robinson, Brown, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez.

Ordered, that the Chelsea City Council hereby accepts the provisions of M.G.L. c. 40, 5G for the purpose of creating a Special Fund known as the Waterways Improvement and Maintenance Fund and operating such Fund in full accordance with the state law.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson moved the order to a second reading under suspension.

Ordered, that the Chelsea City Council authorize the appropriation of \$252,000 from General Stabilization Fund #7020 to create an Office of Diversity and Inclusion funded for Fiscal Years 2021 and 2022.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson for roll call passed 11-0-0-0. Voting yes were Councilors Zabol, Garcia, Taylor, Recuperero, Robinson, Brown, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez.

Ordered, that the Chelsea City Council hereby approves a Conflict of Interest Exemption pursuant to Massachusetts General Law Chapter 268A, Section 20(b) for the part-time position of art/music teacher for Chelsea Community Schools to be held by Meanie D. Carubia.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Zabol, Garcia, Taylor, Recuperero, Robinson, Brown, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez.

Ordered, that pursuant to M.G.L. c.44&53A ½ the Chelsea City Council accept the gift of hand sanitizer from Sazerac Company, Inc.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson for roll call passed 10-0-1-0. Voting yes were Councilors Zabol, Garcia, Taylor, Recuperero, Robinson, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez. Councilor Brown was absent.

Ordered, that the Chelsea City Council hereby approves a Conflict of Interest Exemption pursuant to Massachusetts General Law Chapter 268A, Section 20(b) for the part-time technical support position for Chelsea Community Schools to be held by Kateryn Hernandez Menjivar effective immediately.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to the Sub-Committee on Conference, the Planning Board for a recommendation, and a scheduled Public Hearing under suspension.

WHEREAS, It is the express purpose of municipal zoning to promote the health, safety, and general welfare of the inhabitants of the City of Chelsea; and,

WHEREAS, A specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea; and,

WHEREAS, The City Administration and the City Council intend to capture a wide range of zoning uses throughout the City.

WHEREAS, The City Administration and the City of Chelsea Planning Board both have made recommendations after a subcommittee and a public hearing, for the adoption of the following amendments to improve multi-family dwelling uses within the Residential 2 Zoning District and make the Retail Business District more uniform.

WHEREAS, the Chelsea City Council, after due notice, public hearing, and deliberation finds:

1. That the amendment to Chapter 34- advances amendments that are legitimate aspects of public interest;
2. That it further promotes the health, safety, and general welfare of the inhabitants of the City of Chelsea; and
3. That it encourages the most appropriate use of land throughout the City of Chelsea;

NOW, THEREFORE, BE IT ORDAINED, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES TO ADD THE FOLLOWING ZONING PROVISIONS

Amendment 1

That Chapter 34, Article XI Table of Dimensional Regulations, Section 34-262 be amended by changing for the R2 District the table description as follows:

The former “1-3 Units” table shall be renamed as the “1-6 Units” table.

The former “Apartment” table shall be renamed as the 7+ Units table.

Amendment 2

That Chapter 34, Article XI Table of Dimensional Regulations, Section 34-262 be amended by changing for the R2 District the Per Dwelling Unit Density as follows:

1-6 Units: 3,500 for 1st Unit and 1,000 for each additional Unit, but on a lot not less than 5,000 sq. ft.

7+ Units: 3,500 for 1st Unit and 950 for each additional Unit, but on a lot not less than 10,000 sq. ft.

Amendment 3

That Chapter 34, Article XI Table of Dimensional Regulations, Section 34-262 be amended by changing for the R2 District the Minimum Usable Open Space requirement as follows:

1-6 Units: 100 sq. ft. (as limited by footnote 9)

7+ Units: 100 sq. ft. (as limited by footnote 9)

Amendment 4

That Chapter 34, Article XI Table of Dimensional Regulations, Section 34-262 be amended by changing for the R1 District the Per Dwelling Unit and Total Density as follows:

1-2 Units: Per Dwelling Unit -- 3,100 sq. ft.; But Not Less Than -- 6,000 sq. ft. total.

Amendment 5

That the Zoning Map be amended by changing the designation for the following 3 parcels from Residential 2 (R2) to Retail Business (RB):

Parcel 20-50 – 115 Park Street

Parcel 20-51 – 105 Park Street

Parcel 20-47 – 12 Essex Street.

Parcel 20-49 – 1 Ellsworth Street.

Parcel 20-48 – 37 Congress Ave.

Amendment 6

That Chapter 34, Article V – Off Street Parking Requirements – Section 34-106(J) be amended by striking subsections (6) – (9) and replacing with the following new subsections (6) and (7).

(6) Any relief from off-street parking requirements in this Zoning Ordinance shall disqualify that location from participating in the City's Residential Parking Sticker Program. The Zoning Board of Appeals shall be required to notify the Traffic and Parking Office of such parking relief so that the location afforded relief can be added to the list of those properties not eligible to participate in the Residential Parking Sticker Program. Further, all leases for tenants and deeds in buildings disqualified from the Residential Sticker Parking Program pursuant to this subsection must specifically state that a tenant or owner may not obtain or apply for a City of Chelsea Residential Parking Sticker.

(7) Notwithstanding the language of Subsection (6) above, the disqualification from participation in the general Residential Parking Sticker Program shall not prevent residents in the Retail Business District from securing a Downtown Overnight Parking Sticker if the Traffic Commission creates a limited Downtown Overnight Parking District for the purpose of encouraging downtown residential development; however, the leases and deeds for such buildings in this Retail Business District must specifically state that a tenant or owner may not obtain or apply for a regular City of Chelsea Residential Parking Sticker.

Amendment 7

That Chapter 34, Article VIII – Special Districts, be amended by adding a new Section 34-187 that reads as follows:

Sec. 34-187 – Mixed Use Overlay District (MUOD)

a. Scope and purpose. This section applies to the Mixed Use Overlay District (MUOD). It is the purpose of this section to establish a MUOD to foster and promote increased multi-family housing development adjacent to the new Chelsea Commuter Rail station and the terminus of the Silver Line. Other objectives include:

1. Promote public health, safety, and welfare by encouraging diversity of housing opportunities.
2. Allow for the development of mixed-use retail and residential by right.
3. Encourage redevelopment of underutilized parcels within an Urban Renewal Area.
4. Provide a mechanism to increase housing and promote additional affordability through density bonuses.
5. Provide parking ratios that are appropriate for Transit-Oriented Development.
6. Encourage the creation of open space that is accessible to the public.

b. Extent of district. The district shall be bounded by Everett Avenue to the northeast, the Everett city line to the northwest, and MBTA railroad right-of-way to the south.

c. Required minimum acreage. The provisions of this district are applicable to contiguous parcels under common ownership of one (1) acre or more.

d. Underlying uses. Any use allowed within the underlying district will continue to be allowed.

e. Additional uses. Mixed-use development or redevelopment with residential housing units above one or more floors of commercial and/or retail is allowed by-right to a maximum density of 50 units per acre.

f. Bonus density. Additional density is allowed with the provision of additional affordable housing units above the requirements in Sec 34-156. Bonus density shall be granted at a rate of 10 additional units per acre for each five percent (5%) increase in the number of affordable housing units provided in a project, to a maximum density of 70 units per acre. Floor area ratios shall not apply.

g. Building height. Buildings shall be no less than 4 stories nor more than 7 stories with a maximum height of 100 feet.

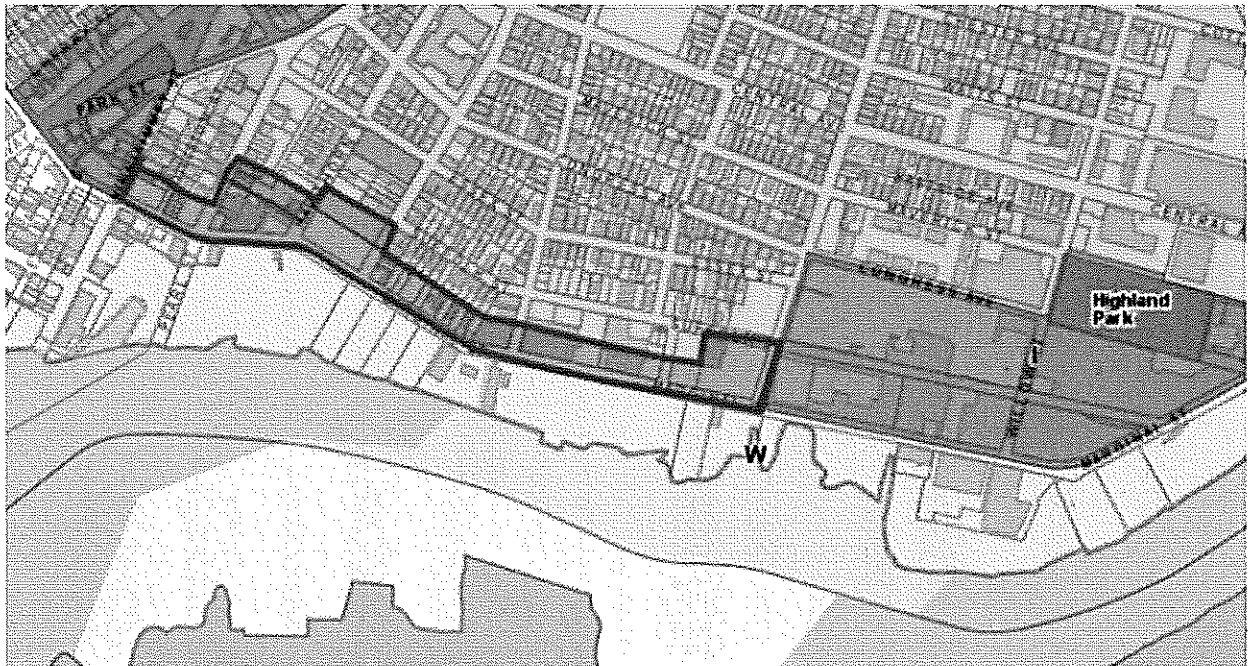
h. Parking minimums. Minimum parking within the MUOD will be set at 0.5 spaces per unit. Where parking spaces are not assigned to specific users, retail and commercial parking requirements may be met by sharing residential spaces.

i. Open space. Twenty percent of the project area shall be open space. The amount of required open space may be reduced by 1 square foot for each square foot of open space that is accessible to the general public. Access roads shall not be counted as open space.

j. Design Review. Projects developed under this section are subject to the site plan review provisions of section 34-215.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to a Public Hearing, Planning and Development and a Conference under suspension.

Ordered, Order that the City Council schedule a public hearing on amending Chapter 34, Section 28 by adding Waterfront Residential Commercial Overlay District (WRCOD), Article II Zoning Districts, Section 34-29 and the accompanying Zoning Map by including the following parcels in the WRCOD - TBA; 19-167, 11-52, 19-152, 19-151, 11-53, 11-53A, 11-53B, 11-53C, 11-54, 11-55, 11-56, 19-131, 11-63, 11-64, 11-65, 11-66, 11-67, 12-10, 12-14, 12-15, 12-16, 12-17, 12-18, 12-19, 12-20, 12-21, 12-22, 12-23, 12-24, 12-25, 12-26, 12-99, 13-3, 13-82, 13-83



And add Section 34-186-

Waterfront Residential Commercial Overlay District

With the purpose to allow the following

- Multifamily dwelling with four or more dwelling units
- Dwellings containing six or fewer dwelling units
- Multifamily dwelling at a minimum density of 12 units and a maximum density of 35 units per acre
- Dwelling above the first floor of a building containing retail or office use
- No residential dwelling on first floor

- Retail or professional service business, or business or professional office, within a dwelling structure
- Hotel/motel, extended stay lodging
- Bakery, delicatessen, candy, fish, including accessory food service
- Book, stationery, gift, clothing, dry goods, hardware, jewelry, or variety store
- Convenience store with hours of operation exceeding 5:00 a.m. to 11:00 p.m., and/or with the sale of beer and/or wine
- Convenience store with the sale of alcoholic beverages other than beer and/or wine
- Supermarket with hours of operation exceeding 5:00 a.m. to 11:00 p.m., and/or with the sale of beer, wine and/or other alcohol
- Supermarket and grocery store
- Department store, discount house
- Major commercial project
- Restaurant, drive-in or fast food
- Bank, financial agency
- Indoor commercial recreation
- Theaters, concert halls and cinemas

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson moved the order to a second reading Conference, the Planning and Development and a Public Hearing all under suspension.

WHEREAS, the Chelsea City Council has the authority to adopt ordinances to protect the health, safety, and welfare of all residents of the City of Chelsea; and

WHEREAS, a specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea; and

WHEREAS, a further specific objective of the City of Chelsea's Zoning Ordinance states the need to preserve and increase amenities; and

WHEREAS, the City of Chelsea wishes to protect the industrial character of the portion of the waterfront along Chelsea Creek that remains within the Designated Port Area; and

WHEREAS, the City of Chelsea wishes to increase its tax base through thoughtful redevelopment of underutilized parcels along and adjacent to the waterfront along Chelsea Creek;

WHEREAS, the City of Chelsea is committed to harmonizing and aligning its zoning ordinances with the recommendations of the Chelsea Creek Municipal Harbor Plan and Designated Port Area Master Plan;

WHEREAS, the Massachusetts Constitution guarantees the people of the Commonwealth "the right to clean air and water, freedom from excessive noise, and the natural, historic, and esthetic qualities of their environment";

WHEREAS the City Council finds that the exposure to fossil fuel exhaust is not conducive to the health of residents of Chelsea; and

WHEREAS the City Council finds that fossil fuel exhaust contributes to climate change.

NOW, therefore be it ordained, that the Revised Code of Ordinances of the City of Chelsea as amended, by further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES TO ADD AND MODIFY THE FOLLOWING ZONING PROVISIONS:

Amendment 1

That Section 34-27 – Specific districts be amended by inserting two new zones in the table in (a) below the entry for W, Waterfront District:

P	Port District
WU	Waterfront Upland District

And that Section 34-27 be further amended by inserting two new subsections (k) and (l) and incrementing the lettering of the subsequent subsections:

- (k) *Port (P) District.* The purposes of the P district are to provide an area for water-dependent and maritime industrial uses, to enable the siting of supportive uses, and to encourage appropriate public access to the working waterfront.
- (l) *Waterfront Upland (WU) District.* The purpose of WU district is to promote economic development and to provide uses that are complementary to both a working waterfront and an adjacent residential neighborhood.
- (m) *Industrial (I) District.* The purpose of the I district is to provide for research, manufacturing, wholesaling, and related distribution activities in locations with suitable access and where such activities can occur without an adverse impact upon residential areas.
- (n) *Light Industrial/Office (LI) District.* The purpose of the LI district is to provide for office, light industry, research and development, wholesale and related distribution activities in locations with suitable access and where such activities can occur without an adverse impact upon residential uses.
- (o) *Light Industrial/Office 2 (LI2) District.* The purpose of the LI2 district is to provide an area for light industrial uses compatible with the adjacent residential district.
- (p) *Naval Hospital Development—Residential (NHR) District.* The purpose of the NHR district is to redevelop a portion of the former naval hospital site for residential purposes.
- (q) *Naval Hospital Development—Commercial (NHC) District.* The purpose of the NHC district is to redevelop a portion of the former naval hospital site for office uses, recreational uses and related purposes.

Amendment 2

That Sec. 34-28. - Overlay districts be amended by deleting the Waterfront Industrial Overlay District.

Amendment 3

That Sec. 34-30. - Interpretation of district boundaries be amended by replacing subsection (5) with the following:

- (5) *Divided lot.* Where a district boundary line divides a single zoning lot and a development is proposed to encompass the entire zoning lot, the zoning board of appeals may, by special permit, extend a use

allowed in either district or the dimensional requirements of either district upon the recommendation of the department of planning and development.

Amendment 4

That Section 34-77 – Notes to dimensional table be amended by adding the Port (P) District to subsection (c):

- (c) *Waterfront (W) and Port (P) Districts.* There shall be a land setback and/or easement of 15 feet from the mean higher high water line or harbor street.

Amendment 5

That Sec. 34-78. - Special dimensional regulations be amended by adding the port and waterfront upland districts to subsection (k)

- (k) *Lot coverage.* In the industrial, port, and waterfront upland districts, a greater percent of site coverage may be permitted by special permit provided that the off-street parking and loading requirements of this chapter are met.

Amendment 6

The Sec. 34-108 – General landscaping requirements be amended by adding a new subsection at the end:

- (g) *Waterfront lateral access.* Any parcel requiring a special permit, variance, or site plan review that is not within a Designated Port Area and that is adjacent to or contains a portion of the mean higher high tide water edge shall provide Lateral Access at least 15 feet wide adjacent and parallel to the mean higher high tide water edge from property boundary to property boundary for the purpose of providing continuous access for pedestrian traffic along the waterfront and for the purpose of providing an easement for underground utilities and surface infrastructure for flood mitigation, unless the department of housing and community development determines that such an area would be hazardous. Where there is not currently a similar easement to an adjacent parcel, an easement shall also be provided from the public right-of-way to the waterfront area. For the purpose of this subsection, this requirement shall extend to any parcel within 100 feet of the mean higher high water line where the parcel containing the mean higher high water line cannot be built upon.

Amendment 7

That Sec. 34-110 – Performance Standards be amended by adding a new subsection at the end:

- (p) *Inundation Pathways.* Any parcel requiring a special permit, variance, or site plan review shall eliminate any pathway through which floodwaters could access a public right-of-way for the design life of the project. The appropriate design height of storm surge shall be determined using the best available science and take into account projected sea-level rise using conservative emission reduction assumptions.

For development proposals on property within vulnerability zones identified in the report *Designing Coastal Community Infrastructure for Climate Change*, January 2017, or any update to the city's projections of coastal flooding, proponents must include a description of how projected changes in sea-level rise and storm surge will affect the survivability, integrity, and safety of the proposed project and of any inhabitants, and the measures included in project siting and design to avoid, eliminate, minimize, or mitigate any adverse impacts.

Amendment 8

That a new section 34-112 – Waterfront improvement trust fund be added.

Sec. 34-112. – Waterfront improvement trust fund.

The waterfront improvement trust fund will receive Chapter 91 mitigation funds, grants, gifts, and other donations. The funds will be overseen by the city manager and kept by the city treasurer separate from other funds.

a. Chapter 91 waterfront improvement mitigation funds may be generated when any of the following conditions are met. Contributions to the fund shall be a condition of any license and special permit. This fee will take into consideration non-maintenance of waterside infrastructure, depreciation of existing infrastructure, and the cost of restoring the shore to a state that can accommodate maritime industries. The amount and payment schedule will be calculated on a case-by-case basis, based upon factors that may include the square footage of property in Chapter 91 jurisdiction, the type of licensed use(s), the type(s) of impact(s), and comparable property values.

1. *Temporary uses that are licensed in the DPA or temporary licenses that are renewed.* Temporary uses along Chelsea Creek, though important to the local economy, are not water-dependent industrial uses. As such, temporary licensees are not incentivized to maintain waterfront infrastructure to support future water-dependent industrial uses. And though the temporary license conditions stipulate that properties must be marketed for water-dependent uses, this provision can be difficult to monitor and enforce. Further, should a prospective water-dependent industrial tenant be identified, there is no requirement or incentive for accommodating that use prior to the expiration of the temporary license. In order to incentivize the marketing of properties for water-dependent uses and to ensure that funds exist to maintain the waterfront infrastructure, property owners with temporary use licenses shall be required to pay a fee into the Waterfront Improvement Fund.
2. *Licenses which rely upon discretion provided for by the Chelsea Creek Municipal Harbor Plan and Designated Port Area Master Plan.* Payment into the Waterfront Improvement Trust Fund is an acceptable license and special permit condition when a project cannot meet the conditions of, or relies upon discretion provided for by, the Chelsea Creek Municipal Harbor Plan and Designated Port Area Master Plan as outlined in Chapters seven and eight of that Plan. Payment(s) shall be required when (a) mitigation is required for new net shadow-related impacts on the watershed and areas in the DPA within Chapter 91 jurisdiction; or (b) a parcel is allocated a supporting-use quota for the parcel above 25% of the Lot Area.

As outlined in the Designated Port Area Master Plan, some parcels within the DPA may be eligible for an increase in the amount of supporting use allowed on the project site. The city will be responsible for tracking and reporting on the acreage available for supporting uses within the DPA, and may allow, at its discretion, additional area for supporting uses as appropriate. Payment into the Waterfront Improvement Trust Fund will be a license and special permit condition when any of the above conditions are met.

3. *Failure to meet public access requirements.* Financial mitigation for failure to provide minimal public access shall be provided when (a) a project cannot meet the public access conditions as outlined in Chapters 7 and 8 of the Chelsea Creek Municipal Harbor Plan and Designated Port Area Master Plan

(e.g., the specific point access described in Chapter 7); or (b) impacts to the public's rights on tidelands cannot be compensated for through other means. Payment into the Waterfront Improvement Trust Fund will be a license and special permit condition when any of the above conditions are met.

4. *Making a non-prohibited use into a supporting use.* When no water-dependent industrial use exists on site, or a proposed supporting use is neither categorically excluded nor explicitly allowed as a "supporting use" in the city's zoning and through state regulations, then the use may be allowed provided that it demonstrates direct economic support of water dependent industrial uses through contributions to the Waterfront Improvement Fund. In these circumstances, payment(s) into the Waterfront Improvement Fund will be a license and special permit condition.

- b. *Uses of Waterfront Improvement Trust Fund.* The waterfront improvement trust fund shall only be used within the impacted area to support projects that improve navigation, address inundation pathways, mitigate flooding, improve habitat, and promote activities consistent with a working waterfront. Projects may include: bulkhead improvements; fender maintenance; stormwater management; tide-gates; dredging; lighting; signage; traffic management; and improving signage and understanding related to safety, fishing, and small craft use of the waterways. Funds may be dispersed as grants or loans. No funds will be used to support any dredging where spoils will be disposed of within Chelsea Creek or the Mystic River.

Amendment 9

That Sec. 34-214 – Special Permits section (b) *Criteria* be amended by adding the following subsection at the end:

- (7) For all uses requiring a special permit in the Port (P) district on parcels that are within the boundaries of the Designated Port Area, the permit granting authority in approving the project must also find that:
 - a. the proposed use will not displace an existing water-dependent use with a non-water-dependent use;
 - b. the proposed use will not, by virtue of its location, scale, duration, operation, or other aspects, pre-empt or interfere with existing or future development of water-dependent uses of the project site or surrounding property;
 - c. the proposed use is compatible with the working waterfront character of the district; and
 - d. the proposed use will not adversely affect the preservation of water dependent uses on surrounding properties.

Amendment 10

That Sec. 34-215 – Site plan review be amended by adding a new clause to subsection (a) Applicability at the end:

- (4) Construction, exterior alteration or exterior expansion of, or change of use, on a parcel that is subject to a state-approved Designated Port Area Master Plan.

Amendment 11

That Sec. 34-215 – Site plan review be amended by revising subsection (b) Minor site plan approval as follows:

(b) *Minor site plan approval.* An application for permits to build, alter, or expand any building, structure or use in any district where such construction: (1) will not exceed a total gross floor area of 8,000 square feet, and (2) will not generate the need for more than 25 parking spaces shall be deemed a minor site plan. For the purposes of computing total gross floor area or parking spaces, all such applications made within the five previous calendar years shall be considered in the aggregate. And further, within the Waterfront (W), Port (P), and Waterfront Upland (WU) districts, total gross floor area shall include any Intensive Use Area that is outside of the building or structure. Minor site plans shall be reviewed by the building inspector as follows:

Amendment 12

That Sec. 34-215 – Site plan review be amended as follows:

1. by changing in subsection (e)(1) the number of separate plans from six to seven in the opening sentence;
 2. adding a new clause g. in subsection (e)(1), which shall read as follows:
 - g. Certified plot plan, which shall contain all boundaries, easements, utilities, and dimensions.
- (3) relettering the existing clause g in subsection (e)(1) to h.

Amendment 13

That Sec. 34-215 – Site plan review be amended by adding a new subsection (g) and relettering subsequent subsections to (h), (i), and (j):

- (g) In addition to the current requirements of subsection (f), development projects that include supporting commercial or industrial uses on filled tidelands within the Port (P) district, must comply with these additional standards:
- (1) The amount of supporting commercial or industrial uses located on the filled tidelands portion of a property shall be no more than 25% or that allowed by a state-approved Designated Port Area Master Plan.
 - (2) The supporting commercial or industrial use must provide a water-dependent industrial use in the DPA with direct economic and/or operational support.
 - a) If proposed on a property with a functioning water-dependent industrial use, required level of support is assumed to be provided.
 - b) If proposed on a property with no existing or proposed water-dependent industrial use, the required level of financial support is to be (1) invested in on-site waterfront infrastructure improvements, or (2) if no or insufficient investment on-site is feasible, funds are to be contributed to the waterfront improvement trust fund.
 - (3) For properties with supporting commercial uses proposed for filled tidelands, but not for supporting industrial uses, in the Port (P) district:
 - a) At least one square foot of filled tideland area shall be reserved for public open space for every square foot of filled tideland covered by the combined footprint of buildings containing a non-water-dependent use on the project site. Where the reservation of filled tideland area for public open space is not practical, other areas of the project may be reserved, provided that the public access is enhanced by the change.

- b) Supporting commercial uses cannot be located on pile-supported piers.
- c) If in a new building, supporting commercial uses cannot be located in the water-dependent use zone of filled tidelands.

Amendment 14

That the following definitions be added or modified in Section 34-241:

Lot area. The horizontal area of the lot exclusive of

- (a) any area in a street or private way open to public use, and
- (b) any water area below the mean higher high-tide line.

Water-dependent industrial use: industrial uses that require direct access to or location in tidal waters, and therefore cannot be located away from said waters, including those categorically defined as such at 310 CMR 9.12(2)(b).

Water-dependent use zone: an area of filled tidelands, as described in 310 CMR 9.51, running landward of and parallel to the project shoreline extending in width for the lesser of 100 feet or 25% of the weighted average distance from the present high water mark to the landward lot line of the property, but no less than 25 feet; along the ends of piers and wharves, extending the lesser of 100 feet or 25% of the distance in question to the base of the pier or wharf, but no less than 25 feet; and along the sides of piers and wharves, extending the lesser of 50 feet or 15% of the edge in question to the opposite edge, but no less than 10 feet.

Supporting industrial use: a non-water-dependent industrial use in a Designated Port Area that provides water-dependent industrial use in the DPA with direct economic or operational support.

Supporting commercial use: a commercial use in a Designated Port Area that provides water-dependent industrial use in the DPA with direct economic or operational support.

Filled tidelands: former submerged lands and tidal flats which are no longer subject to tidal action due to the presence of fill.

Designate Port Area (DPA): an administrative area designated by the commonwealth under 301 CMR 25.00 that reserves geographic areas for current and future water-dependent industrial and supporting industrial and commercial uses.

Point access: a barrier-free pedestrian way leading from a public right-of-way to the water's edge with a terminus designed to provide the public with a safe, comfortable vantage point from which to view the water, surrounding activities, and vistas. The street end of the access way shall be posted with a public access sign approved by the city.

Lateral access: a barrier-free pedestrian way along the water's edge with unobstructed connections to public access on adjoining parcels or to the public right-of-way.

Mean higher high water line: The line marking the average of the higher high water height of each tidal day as observed over the National Tidal Datum Epoch and defined by the National Oceanic and Atmospheric Administration.

Intensive Use Area: The area of a project, outside of any structure, where materials are stored or manipulated as part of the use. This area does not include required parking or landscaping.

Amendment 15

That Sec. 34-262 – Table of dimensional regulations be amended by adding the following 2 columns after the column for Waterfront:

TABLE OF DIMENSIONAL REGULATIONS

Zoning Districts	Waterfront	Port	Waterfront Upland
	(W)	(P)	(WU)
Minimum Lot Area (sq. ft.)			
Per dwelling Unit	NA	NA	NA
But not less than	NA	NA	NA
Maximum Density	35 units per acre	NA	35 units per acre
Minimum Density	12 units per acre	NA	12 units per acre
Minimum Frontage (ft.) ⁴	NA	NA	NA
Maximum Floor Area Ratio ²			
Standard	1.5	2	2
Bonus	NA	NA	NA
Maximum Height (ft.) ⁵	35	50; 80 by SP	45
Maximum Number of Stories	NA	NA	NA
Required Yards (ft.) ⁷			
Front Yard	10	15	5
Side Yard	10	10	NA
Rear Yard	10	NA	NA
Max. % of Lot Covered	NA	NA	NA
Minimum Usable Open Space per family (sq. ft.)	150	NA	150
Minimum Area to remain as Usable Open Space ⁹	15 ¹⁰	15 ¹⁰	15 ¹⁰
Minimum distance Between Access Points to the same lot (ft.) ¹¹	50	100	50

Amendment 16

That Sec. 34-300 – Table of principal use regulations be amended by replacing it with the attached table.

Amendment 17

That the zoning map referenced in Sec. 34-29 – Zoning map be amended by replacing it with the attached map.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Paul G. Casino (FM)

Paul G. Casino
Clerk of the Chelsea City Council