



CITY OF CHELSEA PLANNING BOARD

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

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

MEETING MINUTES TUESDAY, APRIL 26, 2016

A meeting of the Chelsea Planning Board was called to order by Chairman Tuck Willis at 6:07 p.m. on Tuesday, April 26, 2016 in Room 102 of Chelsea City Hall, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Henry Wilson (arrived at 6:09), Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens. John Matosky and Sishir Rao were not present.

Alexander Mello, Planner/Land Use Administrator, Department of Planning & Development was also present.

Minutes

Reading of the minutes from the March 22, 2016 meeting was waived and approved as written on a motion by Todd Taylor, seconded by Shuvam Bhaumik, it was voted 6-0-0 (6-Yes- Tuck Willis, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to approve the minutes of the March 22, 2016 meeting.

2016-09

307 Broadway – Jay Duca

PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION and PUBLIC HEARING – SITE PLAN APPROVAL

For Special Permit recommendation and Major Site Plan Review to establish fifteen (15) residential units and construct a fourth floor above the existing commercial space which does not meet minimum requirements for number of off-street parking spaces

Jay Duca 179 Trenton Street, East Boston, MA, code consultant, and Brian Saluti, 33 Norwood Street, Sharon, MA, architect, were present for the Petitioner.

Jay Duca: Proposal to add 4th story to the nonconforming three-story building. Add 15 residential units keeping existing retail use on basement level. Constructed in 1908. Building takes up all of the buildings lot. No off-street parking. If built today would need 90 parking spaces. Building needs to be updated. No elevator. No air shaft. Fire escape in the rear. Not sprinkled. Wood floors. Needs major renovations. Considered all uses including professional office, institutional, church, etc... Residential use requires the lowest impact with respect to parking demand. Hardship is that building takes up the whole lot. Parking is not feasible in the basement. Best is to provide four parking spaces in the rear off of Division Street. Thinks that the proposal is not more detrimental to the neighborhood and is less detrimental to other alternatives. Building will need to be increased in height by 6 feet for the additional story because of the existing parapet. Proposal will have no impact on the natural environment. No new stormwater runoff. Proposal has positive fiscal impact. New tax revenue, job opportunity, affordable housing opportunity. Have a reduction in the parking impact. Residential use requires less spaces. Positive benefits. Sprinkled. Handicapped accessible. Elevator. Two interior exists. Social economic and community need. Needed residential units. Foot traffic. Impact on traffic. Fewer required parking spaces.

Todd Taylor: can you explain how there is a decreased parking impact?

Jay Duca: Out of all the uses that are allowed, residential has the least impact.

Todd Taylor: Will have to market rental units to people without cars?

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Jay Duca: There are adequate utilities. New fire and domestic water service. Enhance the neighborhood character by maintaining historic façade.

Henry Wilson: 15 apartments, two affordable?

Jay Duca: not required to provide any but wants to do something that benefits the City.

Lad Dell: four spots? How will they be allocated?

Jay Duca: Not yet worked out. Maybe one or two a zip cars. Owner has had a compactor there and never had any issues with rodents.

Henry Wilson: department comments?

Jay Duca: Standard lights pointing down on the parking area. Parking spaces are 9 x 18. Compactor will be screened with a gate satisfactory to the DPD. Compactor with two dumpsters on rollers that will be rolled out to the alley way.

Tuck Willis: lighting

Jay Duca: Light will not spillover into neighboring properties

Jay Duca: street opening permits will be needed.

Henry Wilson: How many cars parked next to compactor?

Brian Saluti: four

Todd Taylor: 9 two-bedroom units at 900 sf and 6 one-bedroom units. Target rental.

Real estate agent: \$1,500/month for one-bedroom market rate units and \$1,800 for two-bedroom market rate units.

Henry Wilson: What will the price be for the affordable unit?

Tuck Willis: percentage of income.

Todd Taylor: parking is an ongoing issue in many different neighborhoods. Don't want to inconvenience existing residents.

Jay Duca: believes that less parking demand.

Henry Wilson: outcome of traffic study?

Jay Duca: no traffic study but studied current transportation efforts.

Lad Dell: how do you market to people without cars?

Jay Duca: need to convince people that no parking is okay.

Todd Taylor: how will you allocate the four spaces?

Jay Duca: haven't really worked it out. But may add a couple of zip cars.

Henry Wilson: why going up higher?

Jay Duca: the amount of work is substantial (\$3 mil) and height is needed to make economically viable.

Todd Taylor: 14 months construction time. Where are the construction vehicles going to go?

Jay Duca: going to have to be careful about planning the construction. Submitted a construction schedule.

Todd Taylor: What do you mean by non-peak hours?

Jay Duca: will work it out with DPW. May need a crane for six occurrences in 4 hour increments.

Todd Taylor: will need more than a crane

Jay Duca: can stockpile some on the roof.

Todd Taylor: dumpsters and containers?

Jay Duca: with permit and taken away and will consult with the City.

Tuck: wood frame?

Brian Saluti: Yes

Tuck: load of fourth floor? Framed for three

Brian Saluti: 2x12s.

David Peach: had a fourth floor prior to the Great Depression. Some metal I-beams going across the roof.

Jay Duca: many structural issues but will improve them.

Public comment: none.

Todd Taylor: nothing can be done.

Christopher Falbo: how do you address it?

Todd Taylor: is this project going to help with revitalization?

Shuvam Bhaumik: think it's a good project

Tuck Willis: repopulating a vacant building.

Henry Wilson: parking is the issue but you need 30 cars.

Todd Taylor: but alternative is nothing goes there

Henry Wilson: more people may be in those bedrooms.

Jay Duca: those 27 cars are not coming to Chelsea with this proposal.

Todd Taylor: who will want to live here without a car?

Lad Dell: appreciate the face for affordable housing

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted 6-1-0 (7-Yes- Tuck Willis, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 1-No- Henry Wilson; 0-Abstain) to grant approval of the Site Plan with Standard Conditions and recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.

2016-10 173 Washington Avenue – Roy Avellaneda

PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For Special Permit recommendation to establish a coffee shop which does not meet minimum requirements for number of off-street parking spaces

Present, Roy Avellaneda, 122 Bellingham Street, Apt. 3. Came to an agreement with the owner to purchase.

During due diligence the existing business was issued a Special Permit for a coffee shop that is not transferrable.

Is seeking his own Special Permit. There were plans for a neighborhood zone in Cary Square but never came to fruition. Same use and floor layout as previous coffee shop.

On a motion by Lad Dell and seconded by Todd Taylor, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.

2016-12 **413 Broadway – Jimmy Chan**
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For Special Permit recommendation to convert eight (8) residential units into sixteen (16) residential units above the existing commercial space

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to continue the public meeting to Tuesday, May 24, 2016 at 6:00 PM.

2016-13 **140 Pearl Street – Paul Scapicchio**
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION and PUBLIC HEARING – SITE PLAN APPROVAL

For Special Permit recommendation and Major Site Plan Approval to construct a second, third, and fourth floor, renovate the first floor in order to create twenty (20) residential units and a commercial space, and create parking at the basement level

Paul Scapicchio, 137 Lewis Wharf, Boston, MA, Matthew Hauber, 45 Province Street, Unit 2802, Boston, MA, and Chris Drew, 415 Neponset Ave, Dorchester, MA were present.

Paul Scapicchio: Petition is for a SP to reconstruct and for off-street parking. Former Choice Through Education building. Purchased a month ago. Used to be a factory. Basement has 10 foot ceilings. Can house parking. 20 unit development. 3 floors on top of current structure. 1st floor front half will be restaurant and behind will be mechanicals and studio apartment unit. Entire basement will be designated to parking for cars and bicycles. Access will be off of Division Street. 11 parking spaces and 20 units. Ten one-bedroom units. Nine two-bedroom units. One studio unit on the first floor.

Todd Taylor: what type of restaurant?

Paul Scapicchio: thinking of creating something with a nice open air environment and high quality food.

Paul Scapicchio: three floors to left, right, four floors to the left, and five stories to the right. Second floor will be stepped back 5-6 feet then uniform.

Chris Drew: 9 of 11 parking spaces are 9'x18'. Two small spaces 7.2'x18' designated as compact. 9x18 are larger spaces than found in Boston and other similar developments.

Matthew Hauber: the proposed turning radii are generous compared to other buildings with underground parking.

Paul Scapicchio: building has been on the market for a while and we are trying to achieve what the City wants. Will add vibrancy. Traffic flow and safety, access point moved to the rear on Division Street. Will not take away from parking spaces on Pearl Street. Utilities are adequate. Neighborhood character and social structure will be enhanced. Near bus lines and future Silver Line will help reduce parking demand. Not increasing the footprint. Increase for tax revenue and other fees.

Lad Dell: providing any affordable housing units?

Paul Scapicchio: none at this time. Expensive project but will entertain it.

Todd Taylor: how long is the construction going to take?

Matthew Hauber: 14-16 months. Has underground basement and first floor can accommodate trucks for loading and unloading. 6-8 times to bring cranes in. crane will have to be on Division St.

Henry Wilson: night construction work?

Matthew Hauber: not the type of work that would require night work generally,

Shuvam Bhaumik: marketing to people that are priced out of Charlestown, South, and East Boston that are urban dwellers without cars. Sharing economy like uber and zip car.

Todd Taylor: Marketing to people that tend to not have cars. Not enough of these types of development to study the real life impact. Needs to be a balance of managing the numerous petitions for parking relief. Plans to allocate the spaces?

Paul Scapicchio: market approach, charge for parking on a per month basis.

Shuvam Bhaumik: 11 spots, say they all have cars? Any study to assess the traffic impact?

Paul Scapicchio: traffic analysis for daily usage or construction?

Todd Taylor: Interested in both. Major traffic routes. Makes a problem bigger that will only get worse. Existing residents may be inconvenienced. Concerned about bottlenecking the whole area.

Shuvam Bhaumik: Understand that you are high on Chelsea, but there has to be a balance because traffic is getting more congested. What is the impact of the project going to be? Affordable units: all projects are expensive but Chelsea is not Charlestown or downtown Boston because Chelsea residents can't afford those places.

Paul Scapicchio: we think people like Chelsea, creating more housing helps alleviate the pressures but there needs to be a balance between the price points. \$1600 for one-bedroom units and \$1800-2200 for two-bedroom units. Studio is 400 sf. One-bedroom units are 480-652 sf. Two-bedroom units are 655-785 sf.

Ashley Owens: maintain the façade?

Paul Scapicchio: Looking for industrial and modern feel with large windows will work with the Department of Planning and Development. Looking to give it a pop while sticking with the old character. Making some statements will help display the investment that people are making in Chelsea.

Shuvam Bhaumik: answers to DPD comments.

Chris Drew: addressed the parking.

SB: parking #3?

Chris Drew: moved the sprinkler room back. Can work with tenants on scheduled maintenance.

Shuvam Bhaumik: will be designed for compact cars? How are the turning angles when entering/exiting?

Chris Drew: trying to maximize parking but can install a warning system to alert people coming in that people are trying to come out and vice versa

Tuck Willis: no structural supports in the basement?

Chris Drew: if needed, can make it work.

Paul Scapicchio: built like the Tobin Bridge.

Shuvam Bhaumik: Where will trash be located?

Chris Drew: will be on first floor.

Shuvam Bhaumik: management company?

Matthew Hauber: yes

Henry Wilson: manage restaurant as well?

Matthew Hauber: not at this time but would consider it.

Shuvam Bhaumik: security?

Paul Scapicchio: Will have camera.

Public comment

A Division St. resident: Will cranes come down from Williams Street.

Matthew Hauber: No, only 4-8 days of loading.

Bob DeMauro, 275 Broadway: How will that ramp affect his parking lot? Street is very narrow. How wide is the frame of the building?

Chris Drew: 46 feet.

Lauri McEachern, 165 Winnisimmet St. concerned about no affordable units. It's an issue. People like diversity of Chelsea and these rents will not work for people in Chelsea now. Parking is an issue, spaces on street are metered. Maybe remove 12 meters to help with resident parking during the day.

Shuvam Bhaumik: laundry in units?

Paul Scapicchio: common laundry area on the first floor.

Matthew Hauber: will install hookups if people want to bring their own.

Lad Dell: how many would you consider making affordable?

Paul Scapicchio: haven't had a discussion. Would let the City determine what they think makes sense. It is an expensive building to build and not aiming at the top of the market. Trying to make workforce housing. Trying to make it affordable compared to other market rates.

Shuvam Bhaumik: financing in place?

Paul Scapicchio: yes, East Boston Savings Bank

Matthew Hauber: eight years of construction experience. Will supervise the logistics of construction and management.

Henry Wilson: do you plan on hiring local contractors?

Matthew Hauber: would entertain that.

Paul Scapicchio: Would look to Chelsea for skilled contractors

Todd Taylor: construction causing traffic disruptions

Paul Scapicchio: We have onsite parking. During construction can fit 15 cars.

Christopher Falbo: parking impacts will be less than what was previously approved.

Matthew Hauber: can back dumpsters into the first floor.

On a motion by Christopher Falbo and seconded by Shuvam Bhaumik, it was voted 6-1-0 (6-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Todd Taylor, Christopher Falbo, and Ashley Owens; 1-No- Lad Dell; 0-Abstain) to grant approval of the Site Plan with Standard Conditions and recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.

2016-15 298 Eastern Avenue – Blue Marlin, LLC / Faith Lauria
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION

For a Special Permit recommendation to change from one nonconforming use, a street sweeping business, to another non-conforming use, a restaurant

Lance Kelley, 59 Stark Avenue, Wakefield, MA, Faith Lauria, 1 Hewes Circle, Peabody, MA, and Chris LaBella, 14 Bluejay Road, Lynnfield, MA, were present.

Lance Kelley: nonconforming use, street sweeping business, to restaurant. Two buildings will sell part of the property to the restaurant. BBQ restaurant. Under 20 seats. Can sit and eat. Mainly takeout. Also catering. Would be giving up street sweeping dumping and will become a garage to park their trucks. Talking about phase 1 right now. Renovate about \$100-\$150k for the restaurant.

Tuck Willis: how many sf will be restaurant?

Lance Kelley: 1/3 will be restaurant.

Chris LaBella: 600-800 sf.

SB: Is this a current restaurant?

Chris LaBella: Yes, the Big Pig BBQ in Wilmington

Lance Kelley: Tight for space looking to expand.

Lad Dell: 250 catering events, where?

Chris LaBella: within an hour form Boston

Todd Taylor: leaving Wilmington?

Chris LaBella: yes.

Shuvam Bhaumik: catering is a big part?

Chris LaBella: yes, drop-off is untouched

Shuvam Bhaumik: definitely a need for BBQ

Chris LaBella: not a huge need for parking

Tuck Willis: franchise?

Chris LaBella: no, we started it.

Shuvam Bhaumik: outdoor seating.

Chris LaBella: yes.

Lance Kelley: pending ISD review

Shuvam Bhaumik: any construction?

Chris LaBella: interior remodel.

Shuvam Bhaumik: dumpster on side with proper sanitation

Chris LaBella: yes

Shuvam Bhaumik: leasing with option to buy

Chris LaBella: yes

Henry Wilson: how long in business?

Chris LaBella: 8 years.

Lance Kelley: building will fit needs.

Henry Wilson: how many smokers?

Chris LaBella: 8 and purchased one new one that will be indoors.

On a motion by Lad Dell and seconded by Ashley Owens, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens; 0-No; 0-Abstain) to recommend approval of the Special Permit with Standard Conditions to the Zoning Board of Appeals.

Adjournment

On a motion by Todd Taylor and seconded by Shuvam Bhaumik, it was voted 7-0-0 (7-Yes- Tuck Willis, Henry Wilson, Shuvam Bhaumik, Lad Dell, Todd Taylor, Christopher Falbo, and Ashley Owens) to adjourn at 7:47 PM.

MINUTES APPROVED ON MAY 24, 2016


TUCK WILLIS, CHAIR

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