



**CITY OF CHELSEA  
PLANNING BOARD**  
City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150  
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Tel: (617) 466-4188 \* Fax: (617) 466-4195

*Tuck Willis, Chairman  
Shuvam Bhaumik  
Olivier del Melle  
Lad Dell  
Ashley Owens  
Sishir Rao, M.D.  
Todd Taylor  
Henry Wilson*

**CHELSEA PLANNING BOARD  
MEETING MINUTES  
TUESDAY, DECEMBER 19, 2017**

The meeting was called to order by the Chair at 6:09 p.m. on Tuesday, December 19, 2017 in Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Lad Dell, Ashley Owens, Olivier del Melle, Shuvam Bhaumik, Henry Wilson, and Todd Taylor.

Also present: Elijah Romulus, Planner/Land Use Administrator, Chelsea Department of Planning & Development.

**Minutes November 28, 2017 Minutes**

6:10 PM

On a motion by Tuck Willis and seconded by Todd Taylor, it was voted unanimously (6-0-0) to waive the reading and to approve the minutes of the November 28, 2017 meeting.

**2017-43 138 Washington Avenue – Gerald M. Sneirson**

6:11 PM

*For Special Permit and Variance for conversion of existing one family dwelling with first floor commercial space into two dwelling units (via converting commercial space into residential) which is prohibited within Retail Business 2 District.*

Petitioner: Due to the raised entrance on the property, a commercial use of the space would not be ADA compliant and I wanted to convert the bottom use to a residential use.

Elijah: We are still determining whether or not this would considered a use variance and if so the ZBA cannot grant them.

On a motion made by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (6-0-0) to recommend that the Zoning Board of Appeals approve the Special Permit for the use with the standard conditions pending the legality of the case.

**Other Business**

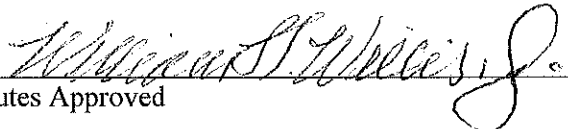
6:20

The Planning Board signed Mylar for Case # 2017-DS1, 284 Everett Avenue – Fairfield Chelsea Phase I LLC and Case # 2017-DS2, 200 Vale Street – Fairfield Chelsea Phase II LLC.

Elijah distributed a Boston Globe article: *14 area cities and towns pledge to push for new housing development* and the Boston Foundation's Executive Summary of *The Greater Boston Housing Report Card 2017*.

**Adjournment**

On a motion by Todd Taylor and seconded by Henry Wilson, it was voted unanimously (6-0-0) to adjourn. Adjournment was at 6:25 PM.

  
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Minutes Approved

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CITY OF CHELSEA  
PLANNING BOARD OFFICE  
CHELSEA, MA