



# Chelsea City Council

*motion to amend  
2/3 final vote*

City Hall  
500 Broadway  
Chelsea, MA 02150  
(617) 466-4060  
(617) 466-4065 Fax

March 8, 2021

Ordered, Motion to Amend #15 so that the Sec34-262 Table of Dimensional Regulations be changed so that the Waterfront Upland maximum height be comparable to Port and read 65: 80 by SP

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Councilor Avellaneda

CHELSEA, SUFFOLK, MA

MAR 18 2021

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JEANNETTE Cintron White  
CITY CLERK

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CITY OF CHELSEA, MA  
Planning Board

City Hall, 500 Broadway, Room 106 · Chelsea, MA 02150  
Phone: 617.466-4180 · Fax: 617.466-4195

7-a  
Tuck Willis, Chair  
Shuvam Bhaumik, Vice Chair  
Sara Arman, Member  
Sharlene McLean, Member  
Alan Nguyen, Member  
Sylvia Ramirez, Member  
Mimi Rancatore, Member  
Alejandra Rodriguez, Member  
Khalil Saddiq, Member

John DePriest, Staff

December 17, 2020

Roy Avellaneda, Council President  
City Hall  
500 Broadway  
Chelsea, MA 02150

Re: Zoning Amendments, various

Dear Councilor Avellaneda,

At a Regular Meeting of the Chelsea Planning Board held on Tuesday, December 15, 2020, at which a quorum was present and a Public Hearing was held, the Planning Board voted on the following amendments on its agenda:

- Change in Density in the R2 Zone, Amendments 1 through 3 in the letter to the Council from Thomas G. Ambrosino, City Manager, dated September 8, 2020 – Voted to recommend that the Council APPROVE the amendments as presented, on a vote of 7-1-0;
- Minor Changes to Density in the R1 Zone, Amendment 4 in the letter to the Council from Thomas G. Ambrosino, City Manager, dated September 8, 2020 – Voted unanimously (8-0-0) to recommend that the Council APPROVE the amendment as proposed;
- Zoning Changes to Park Square Parcels, Amendment 5 in the letter to the Council from Thomas G. Ambrosino, City Manager, dated September 8, 2020 – Voted to recommend that the Council APPROVE the amendment as proposed on a vote of 7-1-0;
- Zoning Change for Downtown Parking, Amendment 6 in the letter to the Council from Thomas G. Ambrosino, City Manager, dated September 8, 2020 – Voted unanimously (8-0-0) that the amendment be REDRAFTED to address concerns and questions relative to:
  - The hours of parking: members felt that the proposed 12:00 AM to 5:00 AM time period as delineated in the cover letter, was not convenient for the residents;
  - To address concerns relative to current downtown district residents who hold City of Chelsea Residential Parking program passes and how they will be affected after adoption of the proposed amendment. Will they be required to participate in the new program, or will they be able to hold on to their exiting passes, which provides them with more privileges?;

LR Feb 4th  
and set up Public Hearing  
ACCEPTED AND FILED  
SUSPENSION

2021 JAN -6 A 9:36

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- Who specifically qualifies for the new program?;
- Putting a limit on the number of passes available for each residential unit.

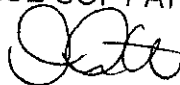
In general, some of the members felt that this amendment conflicted with the requirement that Petitioners that receive relief from off-street parking requirements be ineligible to participate in the residential parking sticker program.

- Mixed Use Overlay District for Area Adjacent to New Commuter Rail Station, Amendment 7 in the letter to the Council from Thomas G. Ambrosino, City Manager, dated September 8, 2020 – Voted unanimously (8-0-0) to recommend that the Council APPROVE the amendment with the following revisions:
  - Allow for residential use on the first floor subject to the issuance of a Special Permit by the Zoning Board of Appeals by revising Section 34-187(e) to read:
 

(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. Where appropriate, the Zoning Board of Appeals may issue a Special Permit to allow for noncommercial and/or non-retail use of the first floor.
  - Eliminate the maximum requirement of seven stories by revising Section 34-187(g) to read:
 

(g) *Building Height.* Buildings shall be no less than 4 stories and not more than 100 feet in height.
  - Increase the off-street parking requirement to 1.0 spaces per unit by revising Section 34-187(h) to read:
 

(a) *Parking minimums.* Minimum parking within the MUOD will be set at 1.0 space per unit. Where parking spaces are not assigned to specific users, retail and commercial parking requirements may be met by sharing residential spaces.
- Municipal Harbor Plan, as attached to the letter to the Council from Thomas G. Ambrosino, City Manager, dated September 10, 2020 – Voted to recommend that the Council APPROVE the amendment as proposed on a vote of 7-1-0;
- Marijuana Retail Sales/Delivery Services, as proposed in the letter to John DePriest from the Paul G. Casino, Clerk to the City Council, dated November 5, 2020 – Voted to recommend that the Council APPROVE the amendment as proposed on a vote of 6-1-0 (note, one member left the meeting prior to the vote); and

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- Zoning changes to Garfield Ave, Wesley Street, Adams Street Parcels , as proposed in the letter to John DePriest from the Paul G. Casino, Clerk to the City Council, dated November 18, 2020 – Voted unanimously (7-0-0) to recommend that the Council REVISE the proposed amendment to change the zoning district to Retail Business 2 (BR2), by changing the wording as follows:
  - Ordered that, Chapter 34, Article II Zoning Districts, Section 34-29 and the accompanying Zoning Map be amended by changing the zoning district of the following parcels along Revere Beach Parkway (Route 16) to Retail Business 2 (BR2).

80-15	280 REVERE BEACH PARKWAY
80-16	10 GARFIELD AVENUE
80-79	8 WESLEY STREET
80-80	10 WESLEY STREET
80-81	20 WESLEY STREET
80-82	324 REVERE BEACH PARKWAY
80-85	5 WESLEY STREET
80-91	22 ADAMS STREET
80-92	24 ADAMS STREET
80-97	320 REVERE BEACH PARKWAY
80-98	318 REVERE BEACH PARKWAY
81-5	360 REVERE BEACH PARKWAY

Copies of the two amendments recommended for approval with revisions are attached.


Sincerely,



John DePriest  
Director of Permitting and Land Use Planning

Enc.

Cy: Thomas G. Ambrosino, City Manager  
Cheryl Watson Fisher, City Solicitor

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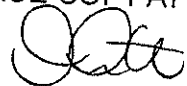
## Amendment 7

Ordered 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. Where appropriate, the Zoning Board of Appeals may issue a Special Permit to allow for noncommercial and/or non-retail use of the first floor.
- (f) *Bonus density.* Additional density is allowed with the provision of additional affordable housing units above the requirements of 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 and not more than 100 feet in height.
- (h) *Parking minimums.* Minimum parking within the MUOD will be set at 1.0 space per unit. Where parking spaces are not assigned to specific users,

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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.

**Zoning Changes to Garfield Ave, Wesley Street, Adams Street Parcels**


Ordered that, Chapter 34, Article II Zoning Districts, Section 34-29 and the accompanying Zoning Map be amended by changing the zoning district of the following parcels along Revere Beach Parkway (Route 16) to Retail Business 2 (BR2).

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City of Chelsea, Massachusetts

MAR - 8 2021, 2021

Roll call in connection with:

#15 amendment R/A.

Adopted 6-5-0-0

Chelsea City Council

	YES	NO	ABSENT	PRESENT
Councilor Damali Vidot At Large		✓		
Councilor Roy Avellaneda At Large	✓			
Councilor Giovanni Recupero District Six	✓			
Councilor Judith Garcia District Five		✓		
Councilor Melinda Vega Maldonado District Two		✓	<del>✓</del>	
Councilor Leo Robinson At Large	✓			
Councilor Yami Rodriguez District Seven		✓		
Councilor Todd Taylor District One	✓			
Councilor Enio Lopez District Four		✓		
Councilor Calvin Brown District Eight	✓			
Councilor Naomi Zabot District Three	✓			

Totals:

6-5-0-0

Comments:

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*[Signature]*

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