



Chelsea City Council

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

December 7, 2018

Ms. Jeannette Cintron White
City Clerk/ Parking Clerk
500 Broadway
Chelsea, MA 02150

CITY OF CHELSEA
CLERK'S OFFICE
RECEIVED
2018 DEC 10 A 10:42 13

Dear Ms. Cintron White,

Please be advised that at the City Council meeting held on December 3, 2018, the proposed Zoning Amendments Ordinance regarding the Naval Hospital Development Residential and Commercial, Multifamily dwelling with four to six dwelling units and dwellings containing seven or more unites, and Residential Units in Basement/Ground Floor in Retail Business Districts was adopted with the recommendation from the Planning Board relative to the dimensional table for the Naval Hospital Residential District, the "Maximum height (ft.)" in Section 34-262 for NHR be increased to 40 feet, on a roll call vote of 11-0-0. Please find the Ordinance attached.

If you should have any questions, please feel free to contact me.

Sincerely,

Paul G. Casino
Clerk to the Chelsea City Council

PGC/lk

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City of Chelsea, Massachusetts

DEC 3 - 2018, 2018

Roll Call In Connection With:

DIV roll call on amendment
Planning & D. ZBA passed 11-0-0-0

CHELSEA CITY COUNCIL

	YES	NO	ABSENT	PRESENT
Councillor Damali Vidot At-Large	✓			
Councillor Enio Lopez District Four	✓			
Councillor Yamir G. Rodriguez District Seven	✓			
Councillor Calvin T. Brown District Eight	✓			
Councillor Robert Bishop District One	✓			
Councillor Luis Tejada District Two	✓			
Councillor Roy Avellaneda At-Large	✓			
Councillor Leo Robinson At-Large	✓			
Councillor Joe Perlatonda District Three	✓			
Councillor Judith Garcia District Five	✓			
Councillor Giovanni Recupero District Six	✓			

Totals: 11-0-0-0

Comments:

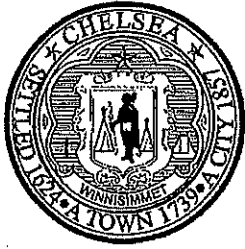
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**CITY OF CHELSEA
PLANNING BOARD**

City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150
Tel: (617) 466-4188 | Fax: (617) 466-4195

*Tuck Willits, Chair
Shuvam Bhaumik, Vice Chair
Indira Alfaro
Joan Cromwell
Olivier del Melle
Mimi Rancatore
Alejandra Rodriguez
Todd Taylor
Gladys Vega*

November 28, 2018

Councilor Damali Vidot, President
Chelsea City Council
City Hall
500 Broadway
Chelsea, MA

ACCEPTED AND FILED

SUSPENS

Re: Proposed Zoning Amendment, Chapter 34, Article XI, Table of Dimensional Restrictions, Section 34-262 Naval Hospital Development Residential and Commercial, Chapter 34 Article XIII Table of Principle Use Regulations, Section 34-300 Multifamily dwelling with four to six dwelling units and dwellings containing seven or more units, and Chapter 34, Article III Use Regulations, Section 34-52 Residential Units in Basement/Ground Floor in Retail Business Districts.

Dear Councilor Vidot,

At a regular meeting of the Chelsea Planning Board on Tuesday, November 27, 2018, the Board voted unanimously (7-0-0), to recommend that the City Council adopt all the above referenced amendments as proposed with the recommendation relative to the dimensional table for the Naval Hospital Residential District, the "Maximum height (ft.)" in Section 34-262 for NHR be increased to 40 feet.

Sincerely,

John DePriest, AICP
Director of Planning and Development

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

2018 NOV 28 PM 1:26

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Chelsea City Council

*D/V roll call
amended.*

*D/V
amendment
passed roll call
11-0-0*

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December 3, 2018

- 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 of Chelsea Planning Board have recommended after a public hearing, the adoption of the amendments to the City of Chelsea Zoning Ordinance - Chapter 34;
- WHEREAS, the Chelsea City Council, after due notice, public hearing, and deliberation finds:
- 1) That the amendments to Article XI Table of Dimensional Restrictions, Section 34-262 – Naval Hospital Development, Residential and Commercial advance legitimate aspects of public interest;
 - 2) That the amendments to Article XIII Principle Use Regulations, Section 34-300 advances legitimate aspects of public interest;
 - 3) That the amendment to Article III, Use Regulations, Section 34-52 Residential Units in Basement/Ground Floor in Retail Business Districts;
 - 4) That the amendments further promotes the health, safety, and general welfare of the inhabitants of the City of Chelsea; and
 - 5) 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:

1. That Chapter 34, Article XI Table of Dimensional Restrictions, Section 34-262 be revised with changes to the Naval Hospital Residential District by replacing the column titled "Naval Hospital Development, Residential (NHR)" with the following:

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Naval Hospital Development, Residential (NHR)

Minimum lot area (sf) – leave blank; Per dwelling unit – 3,500; But not less than – 20,000; Maximum density – NA; Minimum density – NA; Minimum frontage (ft.)⁴ – 60; Maximum floor area ratio² – leave blank; Standard – 1; Bonus - NA; Maximum height (ft)⁵ – 40; Maximum number of stories – 2.5; Required yards (ft)⁷ – leave blank; Front – 20; Side – ¼ the height of the building¹³; Rear – 20; Maximum percent lot coverage – 50; Minimum useable open space/family (sf) – 150; Min area to remain as useable open space³ – 25; Min. distance between access points to same lot (ft)¹¹ – 50.

2. That Chapter 34, Article XI Table of Dimensional Restrictions, Section 34-262 be revised with changes to the Naval Hospital Commercial District by replacing the column titled “Naval Hospital Development, Commercial (NHC)” with the following:

Naval Hospital Development, Commercial (NHC)

Minimum lot area (sf) – leave blank; Per dwelling unit – NA; But not less than – 15,000; Maximum density – NA; Minimum density – NA; Minimum frontage (ft.)⁴ – 60; Maximum floor area ratio² – leave blank; Standard – 1; Bonus - NA; Maximum height (ft)⁵ – 40; Maximum number of stories – 4; Required yards (ft)⁷ – leave blank; Front – 20; Side – ¼ the height of the building¹³; Rear – 20; Maximum percent lot coverage – 50; Minimum useable open space/family (sf) – NA; Min area to remain as useable open space³ – 25; Min. distance between access points to same lot (ft)¹¹ – NA.

3. That Chapter 34, Article XIII Table of Principle Use Regulations, Section 34-300 be amended by replacing the row titled “Multifamily dwelling with four or more dwelling units” with the following:

Multifamily dwelling with four to six dwelling units

R1 – N; R2 – SP; R3 – Y; BR – Y; BR2 – Y; BH – N; B – N; SC – N; W – SP; I – N; LI – N; LI2 – SP; NHR – Y; NHC – N.

4. That Chapter 34, Article XIII Table of Principle Use Regulations, Section 34-300 be amended by replacing the row titled “Dwellings containing six or fewer dwelling units” with the following:

Dwellings containing seven or more dwelling units

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R1 – N; R2 – SP; R3 – Y; BR – Y; BR2 – Y; BH – N; B – N; SC – N; W – SP; I – N; LI – N; LI2 – SP; NHR – SP; NHC – N.

5. That Chapter 34, Article III Use Regulations, Section 34-52 be deleted and replaced by the following:

Section 34-52 – Residential Units in Basement/Ground Floor in Retail Business Districts.

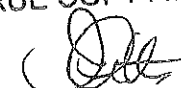
Within the Retail Business (BR) and Retail Business 2 (BR2) Districts, residential units in the basement or on the ground floor shall only be allowed by Special Permit from the ZBA, except that no such Special Permit shall be allowed or considered by the ZBA for a residential unit on the ground floor or basement floor in that portion of the Retail Business District on Broadway between City Hall Avenue and Williams Street if such residential unit abuts Broadway.



Council President Damali Vidot

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*Y/R
send to
Conf.
1st reading*

October 15, 2018

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

WHEREAS, the City of Chelsea wishes to adopt new zoning rules to properly regulate the Naval Hospital Residential District and to further its Downtown revitalization efforts; and

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:

Section 1

That Chapter 34, Article XI Table of Dimensional Restrictions, Section 34-262 be revised with changes to the Naval Hospital Residential District by replacing the column titled "Naval Hospital Development, Residential (NHR)" with the following:

Naval Hospital Development, Residential (NHR)

Minimum lot area (sf) – leave blank; Per dwelling unit – 3,500; But not less than – 20,000; Maximum density – NA; Minimum density – NA; Minimum frontage (ft.)⁴ – 60; Maximum floor area ratio² – leave blank; Standard – 1; Bonus - NA; Maximum height (ft)⁵ – 35; Maximum number of stories – 2.5; Required yards (ft)⁷ – leave blank; Front – 20; Side – ¼ the height of the building¹³; Rear – 20; Maximum percent lot coverage – 50; Minimum useable open space/family (sf) – 150; Min area to remain as useable open space³ – 25; Min. distance between access points to same lot (ft)¹¹ – 50.

(For informational purposes only, see Exhibit A.)

Section 2

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*Sec. Reading.
Dec 3rd
D/V amendment attached
roll call
Passed 11-0-0-0*

That Chapter 34, Article XI Table of Dimensional Restrictions, Section 34-262 be revised with changes to the Naval Hospital Commercial District by replacing the column titled "Naval Hospital Development, Commercial (NHC)" with the following:

Naval Hospital Development, Commercial (NHC)

Minimum lot area (sf) – leave blank; Per dwelling unit – NA; But not less than – 15,000; Maximum density – NA; Minimum density – NA; Minimum frontage (ft.)⁴ – 60; Maximum floor area ratio² – leave blank; Standard – 1; Bonus - NA; Maximum height (ft)⁵ – 40; Maximum number of stories – 4; Required yards (ft)⁷ – leave blank; Front – 20; Side – ¼ the height of the building¹³; Rear – 20; Maximum percent lot coverage – 50; Minimum useable open space/family (sf) – NA; Min area to remain as useable open space³ – 25; Min. distance between access points to same lot (ft)¹¹ – NA.

(For informational purposes only, see Exhibit A.)

Section 3

That Chapter 34, Article XIII Table of Principle Use Regulations, Section 34-300 be amended by replacing the row titled "Multifamily dwelling with four or more dwelling units" with the following:

Multifamily dwelling with four to six dwelling units

R1 – N; R2 – SP; R3 – Y; BR – Y; BR2 – Y; BH – N; B – N; SC - N; W – SP; I – N; LI – N; LI2 – SP; NHR – Y; NHC – N.

(For informational purposes only, see Exhibit B.)

Section 4

That Chapter 34, Article XIII Table of Principle Use Regulations, Section 34-300 be amended by replacing the row titled "Dwellings containing six or fewer dwelling units" with the following:

Dwellings containing seven or more dwelling units

R1 – N; R2 – SP; R3 – Y; BR – Y; BR2 – Y; BH – N; B – N; SC - N; W – SP; I – N; LI – N; LI2 – SP; NHR – SP; NHC – N.

(For informational purposes only, see Exhibit B.)

Section 5

That Chapter 34, Article III Use Regulations, Section 34-52 be revised as follows:

Section 34-52 – Residential Units in Basement/Ground Floor in Retail Business Districts.

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Within the Retail Business (BR) and Retail Business 2 (BR2) Districts, residential units in the basement or on the ground floor shall only be allowed by Special Permit from the ZBA, except that no such Special Permit shall be allowed or considered by the ZBA for a residential unit on the ground floor or basement floor in that portion of the Retail Business District on Broadway between City Hall Avenue and Williams Street if such residential unit abuts Broadway.

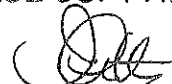


Council President Damali Vidot

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