



**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*

**AGENDA**

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of the Commonwealth of Massachusetts and the Massachusetts Zoning Act that a meeting of the Chelsea Planning Board will be held on the following date:

**Tuesday, October 24, 2017, at 6:00 p.m.**  
**Chelsea City Hall, 500 Broadway, Conference Room (305), Chelsea, MA 02150**

- I. Call to Order**  
**II. Approval of Minutes from the September 26, 2017 meeting.**  
**III. Public Meeting/Hearing Petitions\***

- Case # 2017-30     130 Eastern Avenue – Chelsea Eastern, LLC  
PUBLIC HEARING – MAJOR SITE PLAN APPROVAL  
Major Site Plan Approval to construct a new shipping center with 1.1 acres of added green space on a previously built out parcel.
- Case # 2017-DS1     284 Everett Avenue – Fairfield Chelsea Phase I LLC  
PUBLIC HEARING – DEFINITIVE SUBDIVISION PLAN  
For approval of a Definitive Subdivision Plan for parcels 54-30; 55-2, 3, 4, 5, 8; 62-10, 12, 13, 14; 63-1, 1a, 2, 3, 5.
- Case # 2017-DS2     200 Vale Street – Fairfield Chelsea Phase II LLC  
PUBLIC HEARING – DEFINITIVE SUBDIVISION PLAN  
For approval of a Definitive Subdivision Plan for parcels 54-22, 23, 24, 25, 26, 27, 28, 29 and 62-4.
- Case # 2017-32     25 Eleanor Street – Eleanor Street Associates, LLC  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For a Special Permit to construct a 2nd and 3rd story on a non-conforming structure for twenty (20) residential units and for off-street parking relief.
- Case # 2017-33     145 Cottage Street – Anabella Portillo and Guadalupe Arana  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For a Special Permit to convert of an existing non-conforming two (2) family structure into a three (3) family structure which does not meet current minimum zoning requirements for lot area, open space, and number of off-street parking spaces.
- Case # 2017-34     67 Jefferson Avenue – Paul and Simina Ryder  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For a Special Permit to construct a driveway.
- Case # 2017-35     73 Broadway – 73 Broadway, LLC, Kevin McMaster, Manager  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For a Special Permit to construct a driveway.

- IV. Other Business**  
**V. Adjournment**

*Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8:00 a.m. to 4:00 p.m. Monday, Wednesday and Thursday, 8:00 a.m. to 7:00 p.m. Tuesday, and 8:00 a.m. to 12:00 p.m. on Friday.*

\* Order of cases taken at the discretion of the Board