



## CITY OF CHELSEA

### PLANNING BOARD

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

*Tuck Willis, Chairman*  
*Shuvam Bhaumik*  
*Joan Cromwell*  
*Olivier del Melle*  
*Lad Dell*  
*Sishir Rao, M.D.*  
*Todd Taylor*  
*Gladys Vega*  
*Henry Wilson*

### REVISED 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, April 24, 2018, at 6:00 p.m.**

**Chelsea City Hall (3<sup>rd</sup> Floor City Council Chambers) – 500 Broadway, Chelsea, MA 02150**

- I. Call to Order**
- II. Approval of Minutes from the February 27, 2018 and March 27, 2018 meeting.**
- III. Public Meeting/Hearing Petitions\***

- Case # 2018-05      190 Everett Avenue – Acorda Therapeutics, Inc. c/o Joseph Musiak  
PUBLIC HEARING – MAJOR SITE PLAN APPROVAL  
Major Site Plan Approval for 12,934 square feet of redevelopment and additions to an existing industrial structure and 80 off-street parking spaces cumulative.
- Case # 2018-06      9 Sixth Street - Sixth Street Investment, LLC  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit and Variance to construct additional second floor living space above the first floor porch increasing non-conformity due to side yard setbacks.
- Case # 2018-02      170 Cottage Street – 170 Cottage Street, LLC  
PUBLIC HEARING – MAJOR SITE PLAN APPROVAL  
Major Site Plan approval to construct a sixty-six (66) unit apartment building which doesn't meet current minimum zoning requirements for lot size, usable open space, rear yard setbacks and exceeds maximum floor area ratio, building height and lot coverage.
- Case # 2018-07      15 County Road – Omar Mohamed  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit for construction of a driveway which does not meet current minimum zoning requirements for front yard or side yard setbacks
- Case # 2018-08      74 Washington Avenue – Karna Biswa  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit to establish a non-conforming use as a cellular phone store and repair service at former non-conforming barbershop location.
- Case # 2018-PS1      1 Forbes Street – YIHE Forbes LLC  
PUBLIC MEETING – PRELIMINARY SUBDIVISION PLAN  
Preliminary Subdivision Plan for Accessor's Map 69 Lots 21, 22, 23.

**IV. Other Business**

Planning Board Attendance Policy Review  
PUBLIC MEETING

Zoning Amendment  
PUBLIC HEARING

Revise Off-Street Parking Requirements - Subsections 34-106(j) and 34-106(j)(5)

**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**

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