



**CITY OF CHELSEA, MA**  
**Planning Board**

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150  
Phone: 617.466-4180 · Fax: 617.466-4195

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**Shuvam Bhaumik**  
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*Member*  
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*Member*  
**Alejandra Rodriguez**  
*Member*  
**Todd Taylor**  
*Member*

Notice is hereby given in accordance with 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:

**Monday, April 1, 2019**  
**6:00 p.m.**

**City Hall – 500 Broadway, Conference Room (305) - Chelsea, MA**

- I. **Call to Order**
- II. **Public Meeting/Hearing Petitions\***

**Zoning Amendments:** to properly regulate improvements to business districts, including but not limited to outdoor cafes, signage and façade improvements.

**Zoning Amendments:** to add *Short-Term Rentals* as a new definition to Section 34-241 – Definitions and as a Use to the list of Residential Uses in Subsection A of Section 34-300, The Table of Principal Use Regulations.

**Zoning Amendments:** to amend Section 34-156, Inclusionary Housing, to replace the existing definition of “Qualified income eligible household”, at least 15 percent of the dwelling units shall be affordable housing units providing a mix in equal quantities at or below 30 percent AMI, 50 percent AMI and 80 percent AMI, the fee in lieu of providing one or more AHUs shall be a minimum of \$400,000 per required AHU not provided within the development.

**III. Other Business**

**Election of Officers**

**Board Discussion: Zoning and Development Case Review**

**IV. 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 a.m. to 4 p.m., Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday. **\*Order of cases taken at the discretion of the Board**

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CITY CLERK'S OFFICE  
CITY OF CHELSEA, MA