



**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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*Chair*  
**Shuvam Bhaumik**  
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*Member*  
**Mimi Rancatore**  
*Member*  
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*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:

**Tuesday, April 23, 2019, 6:00 p.m.**  
**City Hall – 500 Broadway, Conference Room (305), Chelsea, MA**

- I. **Call to Order**
- II. **Approval of Minutes from March 26, 2019 & April 1, 2019**
- III. **Public Meeting/Hearing Petitions\***

- 2018-60      **176-178 Washington Avenue – Anthony Quiles**  
For Special Permit and Major Site Plan approval to construct a thirty-three residential dwelling structure with roof deck which does not meet current minimum zoning requirements for side, rear and front yard setbacks, usable open space, lot size, density, number of stories, maximum building height and number of off-street parking spaces
- 2019-04      **811 Broadway - 811 Broadway Associates, LLC**  
For Special Permit seeking approval for the construction of two conjoining townhouses which do not meet current minimum zoning requirements for lot size, open space, rear and side yard setbacks, and also exceeds maximum number of stories, lot coverage, density and floor area ratio, also pursuant to Section 34-106 (e) (1) of the Chelsea Zoning Ordinance, no entrance or exit from any off-street parking area with four or more parking spaces shall be located within 50 feet of the intersection of any two street lines
- 2019-06      **84 Beacon Street – Elle Scalli**  
For Special Permit for a driveway opening pursuant to Section 34-106 of the City of Chelsea Zoning Ordinance which states parking is not permitted in the front yard, within five (5) feet of a property line nor within five (5) feet of a structure
- 2019-07      **307 Broadway – Dave Peach**  
For Special Permit to establish a church in the second and third floor which does not meet current minimum zoning requirements for number of off-street parking spaces
- 2019-08      **52 Washington Avenue and 245 Walnut Street**  
For Special Permit and Variance to establish ten (10) additional residential units by constructing a third floor above existing commercial and residential space which does not meet current minimum zoning requirements for side and rear yard setbacks, usable open space and number of off-street parking spaces
- 2019-10      **157 Clark Avenue – Full Revival Church – Diego Netto**  
For Special Permit seeking approval to establish a church which does not meet the current minimum zoning requirements for number of off-street parking spaces

- IV. **Other Business**  
**Election of Officers**  
**Board Discussion: Zoning and Development Case Review**

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 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

2019 APR 17 AM 10:00  
RECEIVED  
CITY CLERK'S OFFICE  
CITY OF CHELSEA, MA