



CITY OF CHELSEA

PLANNING BOARD

City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150
Tel: (617) 466-4180 | Fax: (617) 466-4195

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

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, January 22, 2019, 6:00 p.m.
Chelsea Senior Center – 10 Riley Way – Chelsea, MA 02150

2019 JAN 17 A 6:00
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- I. **Call to Order**
- II. **Approval of Minutes from the December 18, 2018.**
- III. **Public Meeting/Hearing Petitions***

- 2018-38 **1 Forbes Street – YIHE Forbes, LLC**
For Special Permit for Planned Development to construct six-hundred thirty (630) residential units and retail and office buildings with nine-hundred forty-nine (949) parking spaces.
- 2018-59S **1 Forbes Street – YIHE Forbes, LLC**
For Major Site Plan approval to construct six-hundred thirty (630) residential units and retail and office buildings with nine-hundred forty-nine (949) parking spaces.
- 2018-54 **54 Webster Avenue - Julialisa Papagno**
For Special Permit to construct a second and third story with proposed change of use to two residential dwelling units and garage with maintenance worker space which does not meet current minimum zoning requirements for rear, front or side yard setbacks, open space, lot size, frontage, also exceeds floor area ratio, density, maximum lot coverage and does not meet required minimum number of off-street parking spaces.
REQUEST FOR CONTINUATION BY PETITIONER TO FEBRUARY 26, 2019 MEETING
- 2018-58 **106 Webster Avenue – Hector Lopez**
For Special Permit to construct a rear addition which does not meet current minimum zoning requirements for side yard setbacks
- 2018-60 **176-178 Washington Avenue – Anthony Quiles**
For Special Permit and Major Site Plan Approval to construct a thirty-three (33) 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
- 2018-61 **100 Everett Avenue, Unit 3 – QuaSean Wilson**
For Special Permit to establish a physical therapy center.
- 2018-62 **17 Fifth Street – Juan Gallego, Trustee of Fifth and Cherry Streets Realty Trust**
For Special Permit to establish one (1) residential unit on the first floor and construct three (3) residential units on the second floor which does not meet current minimum zoning requirements for maximum ratio floor area to lot area, usable open space and minimum number of off-street parking spaces.
- 2018-63 **641 Broadway – Grace Young**
For Special Permit to construct a roof dormer on each side of existing building which does not meet current minimum zoning requirements for side and rear yard setbacks.

- 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**

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CHELSEA, MA
2019 JAN 17 A 8:12