



CITY OF CHELSEA, MA
Planning Board

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
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Mimi Rancatore
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:

Tuesday, June 25, 2019, 6:00 p.m.
Chelsea Senior Center – 10 Riley Way, Chelsea, MA

- I. **Call to Order**
- II. **Approval of Minutes from May 28, 2019**
- III. **Public Meeting/Hearing Petitions***

- 2019-12 **200 Beacham Street – GreenStar Herbals, Inc.**
For Special Permit and Major Site Plan approval to demolish an existing two-story structure and construct a new one-story structure proposing the establishment of a retail marijuana facility which does not meet current minimum zoning requirements for lot size and frontage
REQUEST FOR WITHDRAWAL W/O PREJUDICE
- 2019-13 **43 Annese Road (Lot 1) – Quitiana Moreno**
For Special Permit and Variance to construct a single family home within 43 Annese Road which does not meet current minimum zoning requirements for lot size and frontage
REQUEST FOR WITHDRAWAL W/O PREJUDICE
- 2019-14 **43 Annese Road (Lot 2) – Quitiana Moreno**
For Special Permit and Variance to subdivide a lot containing an existing two family structure to allow for the construction of a single-family home which does not meet current minimum zoning requirements for lot size, side yard setbacks and number of off-street parking spaces
REQUEST FOR WITHDRAWAL W/O PREJUDICE
- 2019-15 **254 Spencer Avenue – 254 Spencer Avenue, LLC**
For Special Permit and Variance seeking approval for the construction of eight residential units which do not meet current minimum zoning requirements for side and front yard setbacks, usable open space, lot size, number and location of off-street parking spaces and which also exceeds height, number of stories and density
- 2019-16 **122 Winnisimmet Street – Tremont Hall Condo Trust**
For Special Permit and Variance for construction of a roof deck and access walkway on top of four story masonry multi-condominium building
- 2019-18 **192 Cherry Street, LLC/Broadway Capital, Inc.**
For Special Permit and Variance to establish ground level parking lot with seven (7) parking spaces which does not meet current minimum zoning requirements for front and rear yard setbacks
REQUEST FOR CONTINUANCE

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IV. Other Business

Proposed Zoning Amendment: Chapter 34, Article V, Off-Street Parking Requirements, Section 34-106 (j)

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