



**CITY OF CHELSEA, MA
Planning Board**

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
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- Eric Asquith
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Member
- Sylvia Ramirez
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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, November 19, 2019
6:00 p.m.
Chelsea Senior Center – 10 Riley Way, Chelsea, MA**

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2019 NOV 14 P 1:01

- I. Call to Order
- II. Approval of Minutes from October 22, 2019
- III. Public Meeting/Hearing Petitions*

- 2019-32 **177 Washington Avenue – Palmer Food and Fuel, LLC**
For Special Permit seeking approval to include the sale of beer and wine at current permitted retail convenience store

- 2019-33 **801-803 Broadway – Jeffrey R. Drago, Esq.**
For Special Permit and Variance to partially demolish an existing structure and for the construction of a (4) four family dwelling to share the site with an existing convenience store which does not meet current minimum zoning requirements for lot size, rear, side and front yard setbacks, number of off-street parking spaces and exceeds maximum floor area ratio, density, lot coverage

- 2019-34 **471 Eastern Avenue – Elba Rojas**
For Special Permit seeking approval to re-establish the second floor residential unit which has been abandoned for more than two (2) years

- 2019-35 **254 Spencer Avenue – 254 Spencer Avenue, LLC**
For Special Permit and Variance for the construction of a five residential dwelling unit structure within a 5,000 square foot lot which does not meet the current minimum zoning requirements for side and front yard setbacks, lot size and number and location of off-street parking spaces and which exceeds density, number of stories and building height

- 2019-36 **51 Crescent Avenue – 51 Crescent Avenue, LLC**
For Special Permit and Variance for the demolition of an existing structure and the construction of a ten residential dwelling structure which does not meet current minimum zoning requirements for side, front or rear yard setbacks, usable open space, lot size and number and location of off-street parking spaces and which exceeds the maximum for density, number of stories, building height, floor area ratio and lot coverage

IV. Other Business

Proposed Zoning Amendment: Add *Storage of Vehicle for Hire or Return from Hire* as a new definition to Section 34-241 – Definitions and to amend the use in Commercial Uses in Subsection C of Section 34-300, The Table of Principal Use Regulations

Proposed Zoning Amendment: To amend Section 34-11(a), Community Improvement Trust Fund, by striking the words “currently nonconforming” in both paragraph one and paragraph two and replacing with the words “allowed by right”

V. Adjournment