



CITY OF CHELSEA, MA
Planning Board

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<https://www.chelseama.gov/planning-board>

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CHELSEA PLANNING BOARD

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 via video conference on:

Tuesday, December 15, 2020, 6:00 PM

- I. **Call to Order**
- II. **Approval of Minutes from November 17, 2020**
- III. **Public Meeting/Hearing Petitions***

2020-11 10 & 20 Wesley Street and 360 Revere Beach Parkway – Elba Rojas

For a recommendation on a Special Permit and Major Site Plan Review seeking approval to establish a church which does not meet current minimum zoning requirements for number of off-street parking spaces

2020-18 84-86 Blossom Street – Broadway Capital, Inc.

For a recommendation on a Special Permit to establish five (5) additional residential units by constructing an addition to the existing two (2) residential unit structure which does not meet the current minimum zoning requirements for side, rear and front yard setbacks, lot size, number of off-street parking spaces and parking aisle width and also exceeds floor area ratio and lot coverage

IV. Other Business

Public Hearing – Proposed Zoning Amendments:

1. To review the following proposed change to the Chelsea Zoning Ordinance and Map:
 - decrease the minimum lot size in the Residential 1 District;
 - decrease the minimum lot size and minimum useable open space in the Residential 2 District;
 - amend the Chelsea Zoning map to change the designation of parcels 20-47 (12 Essex Street), 20-48 (37 Congress Avenue), 20-49 (1 Ellsworth Street) 20-50 (115 Park Street), and 20-51 (105 Park Street) from the Residential 2 District to the Retail Business District;
 - amend the off-street parking section to allow residents of the Retail Business District to secure a Downtown Overnight Parking Sticker;
 - create a new Mixed Use Overlay District for the area bounded by Everett Avenue, the Everett city line, and MBTA railroad right-of-way;
 - create two new districts (Port District and Waterfront Upland District), delete the Waterfront Industrial Overlay District, revise the interpretation of district boundaries for lots split into two or more districts, change landscaping requirements, amend performance standards, establish a Waterfront Improvement Trust Fund, amend the Special Permit criteria, amend the site plan review applicability and approval, add new definitions, amend the table of dimensional regulations and the table of principal use regulations to include the new districts, and amend the Zoning Map to include the new districts; and
 - allow delivery-only marijuana establishment as an accessory use in any residential district and as a permitted use in the retail Business, Retail Business 2, Highway Business, Shopping Center, Industrial, Light Industrial 2, Naval Hospital Residential, and Naval Hospital Commercial districts, allow marijuana retailer uses in the Retail Business and Retail Business 2 District

subject to Special Permit, allow marijuana transport use in the BH, SC, and Industrial District, and set the off-street parking requirements for delivery-only marijuana establishments.

2. to review the proposed change the zoning district of the following parcels from Residential 1 (R1) to Highway Business (BH):

PARCEL #	ADDRESS
80-15	280 Revere Beach Parkway
80-16	10 Garfield Avenue
80-79	8 Wesley Street
80-80	10 Wesley Street
80-81	20 Wesley Street
80-82	324 Revere Beach Parkway
80-85	5 Wesley Street
80-91	22 Adams Street
80-92	24 Adams Street
80-97	320 Revere Beach Parkway
80-98	318 Revere Beach Parkway
81-5	360 Revere Beach Parkway

V. Adjournment

All interested parties wishing to provide a public comment or to join the meeting must communicate with jdepriest@chelseama.gov. Name and address must be included in order to be read during the Public Speaking section of the meeting and email address in order to join the meeting. Plans and copies of filings may be viewed at the Office of the City Clerk.

***Order of Hearings at discretion of Board**

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CITY CLERK'S OFFICE
CHELSEA, MA
DEC 7 2 46