



CITY OF CHELSEA, MA
Planning Board

City Hall, 500 Broadway, Room 106 · Chelsea, MA 02150
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<https://www.chelseama.gov/planning-board>

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CHELSEA PLANNING BOARD

In accordance with the General Laws of the Commonwealth of Massachusetts and the Massachusetts Zoning Act, a meeting of the Chelsea Planning Board will be held

Tuesday, December 21, 2021, 6:00 PM
City Council Conference Room 305, City Hall, 500 Broadway

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2021 DEC 16 P 12:49

- I. Call to Order**
- II. Approval of Minutes from November 30, 2021**
- III. Public Meeting/Hearing Petitions**

2021-21 122 Warren Avenue - 122 Warren VG, LLC

For recommendation on Special Permits seeking approval for the construction of a two-family dwelling within 122 Warren Avenue, as shown on a proposed subdivision plan, with an existing three-family dwelling to remain within proposed subdivided lot : Lot A – proposed subdivided lot contain proposed two-family structure does not meet current minimum zoning requirements for front yard, side yard, combined yard setbacks, frontage, property line buffer and which exceeds maximum height, and number of stories; Lot B – proposed subdivided lot to contain existing three-family structure does not meet current minimum zoning requirements for frontage, side yard setback, combined side yard setback, lot size, open space, size and width of parking spaces and aisle width

2021-28 267 Broadway – Ola Bayode – PUBLIC HEARING

For recommendation on Special Permit and for Major Site Plan Review for the establishment of a marijuana dispensary

2021-29 146-150 Williams & 65 Pine Street – Mikael R. Vienneau, Broadway Capital Development LLC - PUBLIC HEARING

For Major Site Plan Review and for a recommendation on a Special Permit and Variance seeking approval to demolish the existing structure, combine all lots, convert from a wholesale business and storage use to residential dwellings containing seven or more units to construct twenty (20) residential units which do not meet the minimum current zoning requirements for lot size, rear, front and side yard setbacks, open space, parking aisle width, number of off street parking spaces and exceeds maximum lot coverage

- 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.

Note: Order of agenda items taken at the discretion of the Board