



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, May 25, 2021, 6:00 PM

- I. **Call to Order**
- II. **Approval of Minutes from March 23, 2021**
- III. **Public Meeting/Hearing Petitions***

2021-06 107 Shurtleff Street – Jose Ortega - (Public Meeting):

For Special Permit recommendation seeking approval to change a non-conforming use, a convenience store, to another non-conforming use, a restaurant, which is not allowed in the R-1 District where this property is located

2021-07 250 Marginal Street, 21 & 22 Highland Street and 22 Willow Street – 22 Willow Fee Owner, LLC – Marginal Suffolk Fee Owner, LLC – Attn: Bryan Blake – (Public Hearing):

For Special Permit recommendation and Major Site Plan Review seeking approval to construct a freight forwarding facility which does not meet the current zoning regulations for building height and rear yard setback

2021-08 157-163 Chestnut Street – Mikael R. Vienneau – (Public Hearing):

For Special Permit recommendation and Major Site Plan Review seeking approval to establish thirty (30) residential units by combining both lots, demolishing a rectory and constructing a new building in its place and constructing residential units in the former church and in the new building

2021-09 63 Harvard Street – Sergio St. Laurent - (Public Meeting):

For Special Permit for a driveway opening which does not meet current zoning requirements for side or rear lot lines

2021-10 116 Clark Avenue – Gladys Vega – (Public Meeting):

For Special Permit for a driveway opening which does not meet current minimum zoning requirements for front yard setback and within five (5) feet of side lot line

IV. Zoning Amendments (Public Hearings)

- 1 R1 District: Change minimum lot size per dwelling unit to 3,100 sq ft, change minimum lot size to 6,000 sq ft, allow three-family dwellings by Special Permit
- 2 R2 District: Change minimum lot size per dwelling unit for 1-6 units to 3,500 sq ft for first unit and 1,000 sq ft for each additional unit, but not less than 5,000 sq ft total, change minimum lot size per unit for 7 or more units to 3,500 sq ft for first unit and 950 sq ft for each additional unit but not less than 10,000 sq ft total, change minimum open space per unit to 100 sq ft
- 3 Establish a Mixed Use Overlay District in the area bounded by Everett Avenue, MBTA rail right-of-way, and Chelsea-Everett border
- 4 Change zoning designation of parcels at 115 Park Street, 105 Park Street, 12 Essex Street, 1 Ellsworth Street, and 37 Congress Ave from R2 to BR

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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