



**CITY OF CHELSEA, MA
Planning Board**

City Hall, 500 Broadway, Room 106 · Chelsea, MA 02150
Phone: 617.466-4180 · Fax: 617.466-4195
<https://www.chelseama.gov/planning-board>

Tuck Willis, *Chair*
Jessica Arbaiza, *Member*
Eric Czernizer, *Member*
Sharlene McLean, *Member*
Sarah Elizabeth Neville, *Member*
Alan Nquyen, *Member*
Mimi Rancatore, *Member*
Sarah Ritch, *Member*
Khalil Saddiq, *Member*

John DePriest, *Staff*

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 on:

**Tuesday, December 20, 2022, 6:00 PM
City Council Chambers
City Hall, 3rd Floor
500 Broadway**

I. Call to Order

II. Approval of Minutes from November 29, 2022

III. Public Meeting/Hearing Petitions*

- 2022-34 260-270 Second Street – DMS Trinity, LLC**
For recommendation on Special Permit seeking approval to renovate an existing first floor tenant space proposing a Retail Marijuana Facility
- 2022-35 311 Eastern Avenue – Steven McDounough**
For recommendation on Special Permit seeking approval to relocate a personal training gym at the current location to another section of the property as well as compliance with the off-street parking requirements of the zoning ordinance
- 2022-36 69-71 Spencer Avenue – Zepal Development**
For recommendation on Special Permit and Variance seeking approval to demolish the existing two (2) family structure and for the construction of a fifteen (15) dwelling unit structure which does not meet the City of Chelsea Zoning Ordinance for maximum density, off-street parking, minimum lot size and minimum open space
- 2022-38 307 Broadway - Concrete Garden**
For recommendation on Special Permit seeking approval to renovate existing first floor and mezzanine tenant space proposing a retail marijuana facility
- 2022-39 793 Broadway – Bhupendra Patel**
For recommendation on Special Permit seeking approval of a Smoke Shop

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2022 DEC 14 P 1:08

IV. Adjournment

Plans and copies of filings may be viewed at the Office of the City Clerk during City Hall business hours.

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