



**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*
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, April 26, 2022, 6:00 PM
City Council Chambers
City Hall, 3rd Floor, 500 Broadway**

2022 APR -7 A 11:31

- I. **Call to Order**
- II. **Approval of Minutes from March 22, 2022**
- III. **Public Meeting/Hearing Petitions***

2022-03 51 Library Street – Pedro Florentino

For Special Permit recommendation seeking approval for the demolition of a garage structure and a residential structure and the construction of a five unit dwelling structure which does not meet the current minimum zoning requirements for side, front and rear yard setbacks, minimum combined side yard setbacks, lot size, maximum floor area ratio, lot coverage, number of off street parking spaces located within five (5) feet of a wall containing a window, and 24 feet required aisle width not maintained throughout

2022-04 162 Broadway – Ruth Jeanet Guzman

For Special Permit recommendation seeking approval for the conversion of an existing commercial space on the 2nd floor and attic to a one (1) family residential unit, with first floor space remaining a commercial unit, which does not meet current minimum zoning requirements for open space, lot area, floor area ratio, and number of off-street parking spaces

2022-05 339 Broadway – 339-341 Broadway Realty Trust

For Special Permit recommendation seeking approval to construct a second (2nd) story floor in-fill and full third (3rd) story in existing open height ceiling space with proposed use of second (2nd) story space as continuing restaurant space and the third (3rd) story to be a residential dwelling

IV. Other Business

2004-11 998, 1000, 1006, 1010, 1040 & 1100 Revere Beach Parkway

Request to modify the Site Plan to allow for an 8,816 square foot addition and truck dock at the rear of the extension, as well as a new front façade and canopy on the existing structure to allow for a new retail tenant

V. Adjournment

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

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