



**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>

Tuck Willis, *Chair*
Shuvam Bhaumik, *Vice Chair*
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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 Via Zoom Video Conference on:

Tuesday, January 25, 2022, 6:00 PM

2022 JAN 18 P 6:41
CITY OF CHELSEA, MA

- I. Call to Order**
- II. Approval of Minutes from December 21, 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

2021-29 146-150 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 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

2021-30 24 Beacon Street – Frank J. Mastrocola

For a recommendation on Special Permit and Variance for approval for the construction of a roof deck

2021-31 12 Louis Street – Fatima Belhamri

For a recommendation on Special Permit to establish a driveway and curb cut which does not meet minimum zoning requirements for parking within the required front yard setback of property or within (5) five feet of a side lot line nor within five (5) feet of any wall containing ground floor or basement windows

IV. 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, Rm 209, Chelsea City Hall during City Hall business hours.

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