



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*
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, June 28, 2022, 6:00 PM
City Council Chambers, City Hall, 3rd Floor, 500 Broadway

- I. **Call to Order**
- II. **Approval of Minutes from May 24, 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

2022-08 307 Broadway – Concrete Garden Inc.

For Major Site Plan Review and for Special Permit recommendation seeking approval to renovate existing first floor and mezzanine tenant space proposing a retail marijuana facility

2022-09 157 Washington Avenue – Madelyn Garcia

For Special Permit recommendation seeking approval to establish four (4) residential units by constructing a second floor above the existing commercial space which does not meet the current minimum zoning requirements for front, rear and side yard setbacks, open space, lot size, number of off street parking spaces and also exceeds maximum density

2022-10 213 Everett Avenue – Verdynt c/o Doug Mednetz

For Major Site Plan Review and for Special Permit recommendation seeking approval for the demolition of a one-story structure, the combination of three (3) adjoining lots and the construction of an eleven (11) story research and development laboratory which does not meet the current minimum zoning requirements for lot area, rear and front yard setbacks, minimum aisle width, and number of off-street parking spaces and also exceeds maximum number of stories, and floor area ratio

2022-11 156 Shawmut Street – Juan Gallego

For Special Permits and Variances seeking approval to increase occupancy by one (1) unit. Creating a four (4) unit building which does not meet the current zoning requirements for minimum lot size, maximum floor area ratio, and number of off-street parking spaces

2022-12 275 Washington Avenue – Margelin Grace

For Special Permits and Variances seeking approval for the demolition of a three-family residential structure and the construction of a six unit dwelling structure which does not meet the current minimum zoning regulations for front yard setback and minimum lot size

IV. Other Business

Zoning Amendment – Public Hearing

Section 34-106(j) – Revise to allow residents prohibited from obtaining residential parking stickers to obtain visitor parking passes.

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**

2022-11-17 11:14:22