



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, May 24, 2022, 6:00 PM
City Council Chambers, City Hall, 3rd Floor, 500 Broadway

2022 MAY 17 P 2:12

- I. **Call to Order**
- II. **Approval of Minutes from April 26, 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 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 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

IV. **Other Business**

Elect representative to the Community Preservation Commission

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**