



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, November 29, 2022, 6:00 PM, City Council Chambers, City Hall, 3rd Floor, 500 Broadway

I. Call to Order

II. Approval of Minutes from October 25 2022

III. Public Meeting/Hearing Petitions*

- 2022-27** **168-170-172 Maverick Street – Peter M. Tufts**
For recommendation on Special Permit and Variance seeking approval for the construction of a four family dwelling structure, which is allowed subject to the issuance of a Special Permit and which does not meet the current minimum zoning requirement for lot area
- 2022-28** **320 Revere Beach Parkway – GVL Corporation – DBA Vide Verde**
For Major Site Plan Review and for recommendation on Special Permits to partially demolish and renovate the existing two-story structure, proposing a retail marijuana facility that does not meet current zoning requirements for use, alteration of non-conforming structure, and number and location of off-street parking spaces
- 2022-25** **70 Fremont Avenue – Adam M. Vanyo**
For recommendation on Special Permit seeking approval for a driveway, which does not meet the City of Chelsea Zoning Ordinance, which states that parking of a vehicle is not permitted within five (5) feet of a side lot line nor within five (5) feet of a wall containing windows
- 2022-26** **70 Prescott Avenue – Erin Griffin**
For recommendation on Special Permit seeking approval for a driveway, which does not meet the City of Chelsea Zoning Ordinance, which states that parking of a vehicle is not permitted within five (5) feet of a side lot line nor within five (5) feet of a wall containing windows
- 2022-30** **18 Garland Street – Luis Barahona**
For recommendation on Special Permit to create two parking spaces at a discontinued curb cut
- 2022-31** **13 Bell Street – Joseph and Maryann Carroll**
For recommendation on Special Permit seeking approval for the construction of a shed, which does not meet the minimum side yard setbacks
- 2022-32** **416 Crescent Avenue – Elba Rojas**
For recommendation on Special Permit and Variance seeking approval for the conversion of an existing structure with one (1) residential unit and one (1) commercial unit into a two (2) residential unit structure, which does not meet the current City of Chelsea Zoning Ordinances for minimum lot area, minimum open space, and off street parking

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**

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