



**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 Nguyen, Member**  
**Mimi Rancatore, Vice Chair**  
**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, February 28, 2023, 6:00 PM**  
**Room 305, City Hall, 3<sup>rd</sup> Floor, 500 Broadway**

- I. Call to Order**
- II. Approval of Minutes from January 24, 2023**
- III. Public Meeting/Hearing Petitions\***

**2020-10 213 Everett Avenue – Verdnyt c/o Doug Medvetz**

For a determination, in accordance with Condition #1 of the approved Major Site Plan, whether proposed changes to the Plans constitute minor or major changes, and approval of said changes. The changes include a reduction in the footprint of the building, a reduction in the floor area and a reduction in the number of parking spaces.

**2023-01 207 Shurtleff Street– James D'Amico Jr. Trustee**

For a recommendation on a Special Permit seeking approval to convert the first floor recreation into five (5) residential units which does not meet the minimum requirement for off street parking as well as a Special Permit authorizing the extension, alteration or change to a non-conforming structure

**IV. Other Business\***

Planning Board Role and Review Criteria

**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**

2023 FEB 23 A 8:32  
CITY CLERK'S OFFICE  
CHELSEA, MA