



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>

Jessica Arbaiza, Member
Eric Czernizer, Member
Sharlene McLean, Member
Sarah Elizabeth Neville, Member
Alan Nguyen, Member
Mimi Rancatore, Vice Chair
Sarah Ritch, Member
Khalil Sadiq, Member
Tuck Willis, Chair

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 27, 2023, 6:00 PM
City Council Chambers, City Hall, 3rd Floor, 500 Broadway

2023 JUN 23 A 8:10
CITY CLERK'S OFFICE
CHELSEA, MA

- I. Call to Order**
- II. Approval of Minutes from May 23, 2023**
- III. Public Meeting/Hearing Petitions***

2023-07 **43-45 Blossom Street – 43 Blossom Street Development**
For a recommendation on a Special Permit and Variance seeking approval to renovate the existing four (4) family structure containing a total of twelve (12) bedrooms and for the reconfiguration of space including a 3rd floor addition in order to establish a six (6) dwelling unit structure containing a total of twelve (12) bedrooms which does not meet the minimum requirements for front yard setback, off street parking spaces, lot size, and side yard setback

2023-09 **83-85 Library Street – Maria Teixeira**
For a recommendation on a Special Permit and Variance seeking approval for the subdivision and the construction of two (2) two-residential dwelling unit structures which does not meet the requirements for minimum lot size, side yard setback, and combined side yard setback. Existing residence / lot fails to meet requirements for minimum lot size, side yard setback, and combined required side yard setback. Lot A – 83 Library Street fails to meet the requirements for minimum lot size, front yard setback, side yard setback, off-street parking, and minimum usable open space. Lot B – 85 Library Street fails to meet the requirements for minimum lot size, front yard setback, side yard setback, off-street parking, and minimum usable open space

2023-10 **122 Warren Avenue – 122 Warren VG, LLC**
For a recommendation on a Special Permit and Variance seeking approval for the construction of a two (2) family dwelling within 122 Warren Avenue with an existing three (3) family dwelling to remain within proposed subdivided lot. Pursuant to Section 34-78(a), no lot on which a building existing or is erected shall be altered and no structures shall be rearranged to create or increase a nonconformance with this ordinance. Lot 1 – proposed subdivided lot to contain proposed two (2) family structure, which fails to meet the requirements for minimum frontage, minimum side yard setback, minimum combined yard setback, minimum number of stories, maximum height, and required parking space property line buffer. Lot 2 – proposed subdivided lot to contain existing

three family structure which fails to meet the requirements for minimum frontage, minimum side yard setback, minimum lot size, minimum open space, and minimum combined side yard setback

2023-12 51 Library Street – Pedro Florentino

For a recommendation on a Special Permit seeking approval for the demolition of a garage structure and a residential structure and the construction of a four unit dwelling structure which does meet the City of Chelsea Zoning Ordinance for minimum side yard setback, front yard setback, lot size, rear yard setback, and combined side yard setback, maximum floor area ratio, and lot coverage

2023-13 81 Library Street – Maria Teixeira

For a recommendation on a Special Permit seeking approval for the subdivision of an existing lot to allow for the construction of two (2) two-residential dwelling unit structures at 83-85 Library Street (See also Case 2023-09). The proposed subdivision at 81 Library Street does not meet the requirements for minimum lot size, side yard setback, and combined side yard setback. Existing residence / lot fails to meet requirements for minimum lot size, side yard setback, and combined required side yard setback.

2023-14 305 Eastern Avenue – 305 Eastern Avenue, LLC

For a recommendation on a Special Permit and for Major Site Plan Review seeking approval for a parking lot for the parking and repair and storage of electric vehicles

2023-16 30 Hillside Avenue – Nicole Dunn

For a recommendation on a Special Permit for the construction of a two-family dwelling with two off-street parking spaces.

IV. Other Business*

Zoning Amendment – Public Hearing

Amend Section 340106(j) to allow for the issuance of a visitor parking stickers to residential units that receive relief from off-street parking requirements

2022-01 244-248 Arlington Street – La Colaborative, Inc.

Request for a modification of the approved Major Site Plan to replace an existing garage with an open-concept gazebo

2022-02 361 Broadway – Arx BC LLC.

Requesting an extension of an approved Major Site Plan

V. 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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