



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 Saddiq, Member  
Tuck Willis, Chair

John DePriest, Staff

CHELSEA PLANNING BOARD  
AGENDA

Notice is 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 28, 2023, 6:00 PM  
City Council Chambers, City Hall, 3<sup>rd</sup> Floor, 500 Broadway

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

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA  
2023 NOV 20 A 10:00

**2023-20 91 & 95 Crest Avenue, 60-66 Hillside Avenue, & 81 Summit Avenue – Penrose, LLC**

For a recommendation on a Special Permit and for Major Site Plan Review seeking approval for the construction of nine (9) residential townhouses and renovating the Keville building, Adams building, Sargent building, Sullivan building, Williams building, Laundry building, Connector building, East Parcel building and the Headquarters building with a final unit count of two hundred thirty-four (234) residential units which pursuant to Section 34-155(a) a Planned Development must receive a Special Permit from the Zoning Board of Appeals

**2023-24 179A Washington Avenue – Jesus Baltazar Zuniga Escobar**

For a recommendation on a Special Permit seeking approval for a tattoo business

**2023-25 100 Captain's Row – Andrew Haddad**

For a recommendation on a Special Permit seeking approval for the conversion of an existing first floor commercial unit into a residential unit that does not meet the minimum lot size area for a non-conforming building

**2023-26 1100 Revere Beach Parkway – Federal Realty OP LP**

For a recommendation and Major Site Plan Review for a Special Permit seeking approval for the construction of a twenty-five (2,500) square feet coffee shop with drive-through services

**2023-27 19-21 High Street – 19 High Street Development LLC**

For a recommendation on a Special Permit seeking approval for the demolition of a single-family home and a two-family home on two separate lots and build two (2) new two-family dwelling structures. Lot A – 21 High Street fails to meet the minimum requirements for rear yard setback, front yard setback, and side yard setback, and proposed parking spaces do not meet required setback dimensions as they are located both within the required front yard setback and within 5 feet of a side property line. Lot B – 19 High Street fails to meet the minimum requirements for lot size, rear yard setback, front yard setback, side yard setback, combined yard setback, and usable open space

**2023-28 146, 150, 156 Williams Street & 65 Pine Street – Mikael R. Vienneau, Broadway Capital Development LLC**

For a recommendation and Major Site Plan Review for a Special Permit seeking approval for the demolition of an existing structure, combine all lots, convert from a wholesale business and storage use to Residential Dwellings containing seven or more units to construct twenty (20) residential units which does not meet the minimum requirements for parking spaces, lot size, rear yard setback, side yard setback, parking lot aisle width, front yard setback, open space and maximum lot coverage

**IV. Zoning Amendments\***

**Section 34-188 Transit Community Overlay District:** to provide a recommendation to the City Council on proposed amendments to the Chelsea Zoning Ordinance to create a new Transit Community Overlay District which would provide for multifamily development in the vicinity of the Chelsea Commuter Rail Station/Silver Line terminus by adding the overlay district to the list of districts in Section 34-28; creating a new Section 34-188 Transit Community Overlay District which allows the development of housing at a density of up to thirty units per acre by right, and up to eighty-five units per acre by special permit; by changing the title of Section 34-216 to include the Transit Community Overlay District; and by amending the official zoning map to include the Transit Community Overlay District.

**Section 34-158(c)(2) Marijuana facility hours of operation:** to provide a recommendation to the City Council on a proposed amendment to the Chelsea Zoning Ordinance Section which would repeal Section 34-158(c)(2) which reads “Marijuana Retailers are prohibited from operating between the hours of 9 PM and 9 AM.”

**Section 34-241 and Section 34-262 Indoor Commercial Recreation:** to provide a recommendation to the City Council on a proposed amendment to the Chelsea Zoning Ordinance Section which would amend Section 34-241 by changing the definition of “Indoor commercial recreation” to include more uses; amend Section 34-262 to change the “theater, concert halls, and cinema” land use category to include exhibition hall; amend Section 34-241 to add a definition of “exhibition hall”; and to amend Section 34-241 to change the definition of “Health and fitness club” to include more uses.

**V. Other Business\***

Public Hearing - Annual mid-year update for the Community Development Block Grant Fiscal Year 2021, 2022 and 2023, and the Annual Community Development Strategy – Alex Train, Director, Department of Housing & Community Development

Public Meeting – Draft Fair Housing Plan – Review and comment – Alex Train, Director, Department of Housing & Community Development

**VI. 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 NOV 20 A 10:09  
CITY CLERK'S OFFICE  
CHELSEA, MA