



**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, October 24, 2023, 6:00 PM  
City Council Chambers, City Hall, 3<sup>rd</sup> Floor, 500 Broadway**

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA  
OCT 18 A 10:03

- I. Call to Order**
- II. Approval of Minutes from July 25, 2023 and July 26, 2023**
- III. Public Meeting/Hearing Petitions\***

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

**2023-21 115 Willow Street – Sorasokhon Chhim**

For a recommendation on a Special Permit seeking approval for the Application for a Driveway Opening Permit, which fails to meet the requirement for front yard setback, side lot line, rear lot line, and within five (5) feet of a wall containing windows. Also, the change of open space into a driveway area reduces the total usable open space

**2023-22 11 John Street – Jorge Martinez**

For a recommendation on a Special Permit and Variance seeking approval to create parking spaces contiguous to a shared driveway which does meet the City of Chelsea Zoning Ordinance which states that parking of a vehicle is not permitted within the front yard setback nor within five (5) feet from a property line nor within five (5) feet of any wall containing ground floor or basements windows as well as minimum open space

**2023-23 202 Washington Avenue – Alex George Cheung & Khin Chi Win Lee**

For a recommendation on a Special Permit and Variance seeking approval for the conversion of an existing residential structure from a three (3) family to a four (4) family structure which does not meet the minimum requirement for lot area, floor area ratio, usable open space and off-street parking

**IV. 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

**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