



CITY OF CHELSEA
ZONING BOARD OF APPEALS
City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150

Tel: (617) 466-4180 * Fax: (617) 466-4195

John DePriest, AICP, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Joseph Mahoney, Associate
Marilyn Vega-Torres, Associate

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held:

Tuesday, July 11, 2017
6:00 p.m.
Chelsea Senior Center – 10 Riley Way

- I. Roll Call of Members**
- II. Public Meeting/Hearing Petitions***
- III. Approval of Minutes – April 11, 2017 and May 9, 2017**

- 2017-06 170 Cottage Street – 170 Cottage Street, LLC
For Special Permit and Variance to construct a new forty-five (45) unit apartment building that requires a Special Permit for a multi-family dwelling with four or more units and does not meet current zoning requirements for minimum lot size and maximum floor area ratio

- 2017-19 24 Tudor Street – Antonio Reyes
For Special Permit and Variance for conversion to increase existing property by two units, creating a three unit dwelling which does not meet minimum zoning requirements for lot size and open space and also location and number of off-street parking spaces

- 2017-20 13-15 & 17 Fifth Street – Juan Gallego
For Special Permit and Variance to renovate existing two story mixed use building by adding a third floor containing six residential units which does not meet minimum zoning requirements for dimensional regulations or off-street parking requirements

- 2017-21 1000 Broadway – The Beth Israel Hospital c/o Bill Burley
For Variance for installation of additional signage which exceeds accepted sign limit

- 2017-22 88 Springvale Avenue – Tirso Pena
For Special Permit and Variance for division of property and construction of a single family dwelling within the property with an existing family dwelling to remain; lots do not meet minimum zoning requirements for frontage, lot size, side yard setbacks, and location and number of off-street parking spaces

- 2017-23 154 Chestnut Street (approx. location) – Mobilitie Management, LLC c/o Rossana Ferrante
For Special Permit for installation of cell backhaul equipment, including an antenna on an existing street utility pole, to extend service for existing cell towers at 5 Admiral's Way, 855 Broadway and 466 Broadway

- 2017-24 35 Central Avenue – Dania C. Blanco
For Special Permit to re-establish a restaurant in a non-conforming structure that has been abandoned for more than two years requiring a Special Permit pursuant to Section 34-51 entitled, "nonconforming uses and structures"

- 2017-A-01 748 Broadway – 748 Broadway, LLC, Alek and Mike Vienneau
For Appeal of the decision of the Zoning Enforcement Officer which denied an occupancy permit seeking approval for the change of use from a convenience store to an office space which is prohibited in the Residential 3 zoning district
- 2013-15 181 Washington Avenue
Request for modification for previously approved Special Permit to re-establish a restaurant

III. Other Business

748 Broadway – 748 Broadway, LLC, Alek and Mike Vienneau
For informational meeting

IV. Communications

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA, during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.
*Order of Hearings by discretion of Board

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