



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, May 9, 2017

6:00 p.m.

Chelsea City Hall – 500 Broadway – City Council Chambers – 3rd Floor

I. Roll Call of Members
II. Public Meeting/Hearing Petitions*

- 2016-46 200 Second Street – Baywood Hotels, c/o Neil Patel
For Special Permit and Variance for construction of a new one hundred and six (106) room hotel
- 2017-05 111-113 Highland Street – Maria Cano
For Special Permit and Variance to convert an existing three (3) family structure into a (4) four family and demolition of the garage for extension of the parking area which does not meet current minimum zoning requirements for lot area, floor area ratio, usable open space, and off-street parking spaces
- 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
- 2017-07 121 Webster Avenue – Kenneth S. Barron, Managing Partner
CARU Chelsea, LLC
For Special Permit to establish a mystery puzzle physical adventure and archery tag use
- 2017-08 201 Crescent Avenue – Health Resource Centers
For Special Permit to establish a substance abuse counseling center
- 2017-09 Approximate location near 9 Addison Street – Mobilite Management, LLC
c/o Rossana Ferrante
For Special Permit for installation of cell backhaul equipment, including an antenna on an existing utility pole at above location to extend service for existing cell phone towers
- 2017-10 Approximate location near 41-43 Cottage Street – Mobilite Management, LLC
c/o Rossana Ferrante
For Special Permit for installation of cell backhaul equipment, including an antenna on an existing utility pole at above location to extend service for existing cell phone towers
- 2017-11 Approximate location near 102 Hawthorn Street – Mobilite Management, LLC
c/o Rossana Ferrante
For Special Permit for installation of cell backhaul equipment, including an antenna on an existing utility pole at above location to extend service for existing cell phone towers

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- 2017-12 Approximate location near 27 Shurtleff Street – Mobilite Management, LLC
 c/o Rossana Ferrante
 For Special Permit for installation of cell backhaul equipment, including an antenna on an existing utility pole at
 above location to extend service for existing cell phone towers
- 2009-12 324 Marginal Street - Enterprise Rent-A-Car
2011-21 Request for modification to previously approved Special Permits
- 2016-09 307 Broadway – Jay Duca
 Request for extension to previously approved Variance
- 2002-30 214 Arlington Street – Erik Rueda
 Request for modification to previously approved Special Permit
- APPEAL 200 Beacham Street – Phantom Ventures, LLC
 On remand by the United States District Court, District of Massachusetts,
 Civil Action No. 15-cv-13865-IT to determine the use classification for adult entertainment

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III. Other Business
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