



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

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

*Janice Tataraka, Member*  
*Arthur Arsenault, Member*  
*Joseph Mahoney, Member*  
*Marilyn Vega-Torres, Member*  
*Hugo Perdomo – Member*  
*Henry Wilson - 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:

**REVISED AGENDA**  
**Tuesday, October 9, 2018**  
**6:00 p.m.**  
**Chelsea Senior Center – 10 Riley Way – Chelsea, MA**

2018 OCT -3 P 2:49  
RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA

**I. Roll Call of Members**

**II. Public Meeting/Hearing Petitions\***

- 2018-36      **14-16 School Street – Lucia Tarentino**  
For Special Permit and Variance for a driveway opening which does not meet current minimum zoning requirements for front yard setbacks, open space, distance from property line, and from structure
- 2018-37      **69 Eleanor Street – McDougal Architects, Inc.**  
For Special Permit for a driveway opening which does not meet current minimum zoning requirements for front yard setbacks, and also being within five (5) feet of property line and structure
- 2018-38      **1 Forbes Street – YIHE Forbes, LLC**  
For Special Permit for Planned Development to construct residential, retail, and office buildings with nine-hundred forty-nine (949) parking spaces  
**REQUEST FOR CONTINUANCE TO NOVEMBER 13, 2018 MEETING**
- 2018-39      **1001 and 1005 Broadway – 1005 Broadway, MM, LLC**  
For Special Permit to construct a four (4) story structure with proposed forty-two (42) residential dwelling units and one thousand one hundred thirty-one (1,131) square feet of retail space which does not meet current minimum zoning requirements for rear yard setbacks, number of off-street parking spaces and which also exceeds maximum lot coverage
- 2018-40      **235 Marginal Street – Molly Corporation**  
For Special Permit seeking approval for the storage of vehicles for hire or return
- 2018-41      **208 Spencer Avenue - OPC Development 1, LLC**  
For Special Permit and Variance for the construction of a nine residential unit dwelling structure within a five thousand (5,000) square foot lot which does not meet current minimum zoning requirements for side, rear and front yard setbacks, usable open space, lot size, density, number of stories, building height, floor area ratio, number of off street parking spaces and also exceeds maximum lot coverage percentage
- 2018-42      **117 Grove Street (approx. location) – James S. George for N.B.C. Exenet Systems**  
For Special Permit for the installation of cell backhaul equipment and antenna on an existing utility pole to extend existing cell service
- 2018-43      **311 Chestnut Street (approx. location) – James S. George for N.B.C. Exenet Systems**  
For Special Permit for the installation of cell backhaul equipment and antenna on an existing utility pole to extend existing cell service

- 2018-44      **42 Blossom Street – Hourmat Abdul Rauf**  
For Special Permit and Variance for demolition of existing structure and construction of four unit residential dwelling unit structure which does not meet minimum zoning requirements for frontage, lot size, maximum lot coverage percentage and driveway aisle width
- 2018-45      **8 Summit Avenue, Lot #2 – City Investors, LLC – Madelyn Garcia, Manager**  
For Special Permit and Variance for the construction of a two residential dwelling unit structure which does not meet current minimum zoning requirements for side yard setbacks and number of off-street parking spaces
- 2018-46      **53 Broadway – Anthony Gatti**  
For Special Permit for the conversion of an existing residential structure from one (1) family to a two (2) family structure which does not meet current minimum zoning requirements for lot area, open space and number of off-street parking spaces
- 2018-47      **235 Webster Avenue – John Folino, Trustee**  
For Special Permit and Variance for the conversion of an existing residential structure from one (1) family to a two (2) family structure which does not meet current minimum zoning requirements for lot area, open space and number of off-street parking spaces
- 2018-48      **170 Revere Beach Parkway – William Lucas**  
For Special Permit and Variance for the demolition of current structure and construction of new structure on site with exact same use as a lawfully established non-conforming use (restaurant, drive-in, or fast food)

### III. Other Business

- 2017-14  
2017-17      **73 Winnisimmet and 14 Williams Street**  
Request for modification to previously approved Special Permit

### 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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