



CITY OF CHELSEA, MA  
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150  
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Janice Tatarka  
*Chair*  
Arthur Arsenault  
*Vice-Chair*  
Joseph Mahoney  
*Member*  
Hugo Perdomo  
*Member*  
Marilyn Vega-Torres  
*Member*  
Paulette Velastegui  
*Secretary*

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 9, 2019**  
**6:00 p.m.**  
**Chelsea, Senior Center – 10 Riley Way, Chelsea, MA**

**AGENDA**

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

- 2019-12**      **200 Beacham Street – GreenStar Herbals, Inc.**  
For Special Permit and Variance seeking approval to demolish an existing two-story structure and construct a new one-story structure proposing the establishment of a retail marijuana facility which does not meet current minimum zoning requirements for lot size and frontage  
**REQUEST FOR CONTINUANCE TO AUGUST 13, 2019 MEETING**
- 2019-13**      **43 Annese Road (Lot 1) – Quitiana Moreno**  
For Special Permit and Variance to construct a single family home within 43 Annese Road which does not meet current minimum zoning requirements for lot size and frontage  
**REQUEST FOR WITHDRAWAL SUBMITTED BY PETITIONER**
- 2019-14**      **43 Annese Road (Lot 2) – Quitiana Moreno**  
For Special Permit and Variance to subdivide a lot containing an existing two family structure to allow for the construction of a single-family home which does not meet current minimum zoning requirements for lot size, side yard setbacks and number of off-street parking spaces  
**REQUEST FOR WITHDRAWAL SUBMITTED BY PETITIONER**
- 2019-15**      **254 Spencer Avenue – 254 Spencer Avenue, LLC**  
For Special Permit and Variance seeking approval for the construction of eight residential units which do not meet current minimum zoning requirements for side and front yard setbacks, usable open space, lot size, number and location of off-street parking spaces and which also exceeds height, number of stories and density
- 2019-16**      **122 Winnisimmet Street – Tremont Hall Condo Trust**  
For Special Permit and Variance for construction of a roof deck and access walkway on top of four story masonry multi-condominium building  
**REQUEST FOR CONTINUANCE TO AUGUST 13, 2019**
- 2019-18**      **192 Cherry Street, LLC/Broadway Capital, Inc.**  
For Special Permit and Variance to establish ground level parking lot with seven (7) parking spaces which does not meet current minimum zoning requirements for front and rear yard setbacks

- 2019-19**      **70 Maverick Street (approx. location) – Extenet Systems, Inc.**  
For Special Permit seeking approval for installation of cell backhaul equipment and antenna on an existing utility pole to extend service for existing cell phone tower  
**REQUEST FOR CONTINUANCE TO AUGUST 13, 2019 MEETING**
- 2019-20**      **83 Chestnut Street – Irene Zaroda**  
For Special Permit to construct a driveway with curb-cut which does not meet minimum zoning requirements for the location being within five (5) feet from a property line nor within five (5) feet of a structure with windows
- 2010-13**      **121 Webster Avenue -CARU Chelsea, LLC or Brian Seto, Breakscape Entertainment**  
**2017-07**      Request for modification to previously approved Special Permit

**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**

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CITY CLERK  
AUG 13 2019