



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
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Janice Tatarka
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Arthur Arsenault
Vice-Chair
Joseph Mahoney
Member
Hugo Perdomo
Member
Marilyn Vega-Torres
Member
Joan Cromwell
Associate

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, November 12, 2019
6:00 p.m.
Chelsea, Senior Center – 10 Riley Way, Chelsea, MA

AGENDA

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

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- 2019-24 **80 Eastern Avenue – Jolo Can LLC d/b/a Harbor House Collective**
For Special Permit proposing a marijuana cultivation and production facility and a recreational marijuana dispensary
- 2019-26 **201 Marginal Street – Harold Kalick**
For Special Permit and Variance to construct a two story structure with a proposed use of a marine office with an existing accessory parking structure which does not meet minimum zoning requirements for land setbacks and/or easement of 15 feet from the mean high-water line for any structure in the Waterfront
- 2019-27 **24 Tudor Street – Antonio & Kizzie Reyes**
For Special Permit and Variance to demolish third floor sloped roof and construct a flat roof and walls to establish additional/improved living space which does not meet minimum side yard setbacks and number of off-street parking spaces
REQUEST FOR WITHDRAWAL BY PETITIONER
- 2019-28 **46 and 48 Library Street – Efrain Molina**
For Special Permit and Variance for the construction of a new three-family dwelling (Lot 1) within 46-48 Library Street with an existing three-family dwelling (Lot 2) to remain within proposed sub-divided lot which does not meet minimum zoning requirements for:
Lot 1 – side and front yard setbacks, lot size, usable open space, exceeds maximum height and proposed parking spaces are deficient in number and required setback dimensions
Lot 2 – minimum lot size, side yard setbacks and proposed parking spaces are deficient in number and required setback dimensions
- 2019-29 **25 Sixth Street – The Neighborhood Developers, Inc.**
For Special Permit and Variance to demolish an existing commercial structure and construct a sixty-two dwelling unit structure that does not meet current minimum zoning requirements for rear yard setbacks, open space and number of off-street parking spaces and residential units on the ground floor in the Retail Business District

- 2019-30 170, 230 & 234 Central Avenue – Joseph J. Corcoran Company, LLC
For 40R Plan Approval of Central Avenue Smart Growth Overlay District for the construction of a three-hundred-thirty (330) residential unit mixed-use development
- 2019-31 52 Spencer Avenue – Roback Real Estate, LLC c/o Jason Roback
For Special Permit and Variance for the construction of an eight (8) dwelling unit structure which does not meet current minimum zoning requirements for number of stories, height, lot size, density, side yard setbacks and number of off-street parking spaces
- 2019-32 177 Washington Avenue – Palmer Food and Fuel, LLC
For Special Permit seeking approval to include the sale of beer and wine at current permitted retail convenience store
- 2019-33 801-803 Broadway – Jeffrey R. Drago, Esq.
For Special Permit and Variance to partially demolish an existing structure and for the construction of a (4) four family dwelling to share the site with an existing convenience store which does not meet current minimum zoning requirements for lot size, rear, side and front yard setbacks, number of off-street parking spaces and exceeds maximum floor area ratio, density, lot coverage
- 2019-34 471 Eastern Avenue – Elba Rojas
For Special Permit seeking approval to re-establish the second floor residential unit which has been abandoned for more than two (2) years
- 2019-35 254 Spencer Avenue – 254 Spencer Avenue, LLC
For Special Permit and Variance for the construction of a five residential dwelling unit structure within a 5,000 square foot lot which does not meet the current minimum zoning requirements for side and front yard setbacks, lot size and number and location of off-street parking spaces and which exceeds density, number of stories and building height
- 2019-36 51 Crescent Avenue – 51 Crescent Avenue, LLC
For Special Permit and Variance for the demolition of an existing structure and the construction of a ten residential dwelling structure which does not meet current minimum zoning requirements for side, front or rear yard setbacks, usable open space, lot size and number and location of off-street parking spaces and which exceeds the maximum for density, number of stories, building height, floor area ratio and lot coverage

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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