



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

**AGENDA**

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

- 2019-22**      **75-79 Spencer Avenue – Z&L Developmentee**  
Special Permit to demolish existing single family structure and construct a nine family dwelling unit which does not meet current zoning requirements for density and number of off-street parking spaces and also parking within five (5) feet of rear and side yard setback and more than twenty-five percent (25%) of parking spaces are compact
- 2019-23**      **111 Clinton Street – Manuel Pineda**  
For Special Permit to extend the existing parking area to the front left side of the property which is not permitted within the minimum required front yard setback nor within five (5) feet of a side lot line
- 2019-24**      **80 Eastern Avenue – Jolo Can LLC d/b/a Harbor House Collective**  
For Special Permit proposing a marijuana cultivation facility and a recreational marijuana dispensary
- 2019-25**      **17 Cary Avenue – Richard Zullo**  
For Special Permit and Variance for the reconstruction and expansion of the third floor and the conversion of an existing residential structure from a three (3) family to a four (4) family which does not meet current minimum zoning requirements for lot area and number and location of off-street parking spaces
- III. **Other Business**
- 2018-36**      **14-16 School Street – Lucia Tarantino**  
Request for extension of previously approved Variance
- 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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