



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 Arsenaault, *Vice-Chair*
Joseph Mahoney, *Member*
Hugo Perdomo, *Member*
Marilyn Vega-Torres, *Member*
Joan Cromwell, *Associate Member*

Paulette Velastegui
Secretary
John DePriest, *Staff*

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 Meeting of the Chelsea Zoning Board of Appeals will be held via Webex video conferencing on:

Tuesday, July 14, 2020
6:00 p.m.

AGENDA

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

- 2020-01 **30 Prospect Avenue – Russell Forsberg**
For Special Permit and Variance for the conversion of an existing residential structure from a one-family to a two-family structure
- 2020-03 **230 Broadway – Samir, Inc. d/b/a BNC Market**
For Special Permit seeking approval to include the sale of beer and wine at an existing retail convenience store
- 2020-04 **111 Springvale Avenue – Joseph Fern, Jr.**
For Special Permit and Variance seeking approval to convert a one-family structure into a two-family structure by constructing a one-bedroom unit in the basement
- 2020-05 **84-86 Washington Avenue – Jose Mironda**
For Special Permits seeking approval to extend a meat/grocery market into the first floor and basement of the abutting property
- 2020-06 **251 Arlington Street – RFR Development**
For Special Permit and Variance for the construction of a two-family residence with basement and attic living space which does not meet current minimum zoning requirements for lot size, side and rear yard setbacks and number and setback dimensions of off-street parking spaces
- 2020-07 **13-15 Fifth Street – Juan Gallego, Trustee, Fifth and Cherry Street Realty Trust**
For Special Permit and Variance for the conversion of a first floor restaurant place into four residential units which do not meet the current zoning requirements for open space and number of parking spaces
- 2020-08 **25 Second Street – Chestnut Lofts, LLC**
For Special Permit and Variance for the construction of a twenty-four residential dwelling unit structure which does not meet current minimum zoning requirements for side, front or rear yard setbacks, exceeds lot size, floor area ratio and lot coverage. Also does not meet open space requirements and number of off-street parking spaces

- III. **Other Business**
IV. **Communications**

All interested parties wishing to provide a public comment or to join the meeting must communicate with jdepriest@chelseama.gov. Name and address must be included in order to be read during the Public Speaking portion speaking section of the meeting and email address in order to join the meeting. Any comment or request to join must be submitted by Monday, July 13, 2020 by 4:00 p.m. Plans and copies of filings may be viewed at <https://www.chelseama.gov/zoning-board-appeals/pages/zba-cases-2020>.

*Order of Hearings by discretion of Board

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RECORDS OFFICE
CHELSEA, MA