



**CITY OF CHELSEA, MA**  
**Zoning Board of Appeals**

City Hall, 500 Broadway, Room 106, Chelsea, MA 02150  
Phone: 617.466-4180 · Fax: 617.466-4195

Janice Tatarla, *Chair*  
Arthur Arsenault, *Vice-Chair*  
Joseph Mahoney, *Member*  
Hugo Perdomo, *Member*  
Marilyn Vega-Torres, *Member*  
Joan Cromwell, *Associate Member*

Paulette Velastegui, *Secretary*  
John DePriest, *Staff*

2021 AUG 5 A 8:30  
CITY OF CHELSEA, MA

2021 AUG -5 A 8:30

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 Zoom video conferencing on:

**Tuesday, August 10, 2021**

**6:00 p.m.**

**AGENDA**

**I. Roll Call of Members**

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

- 2021-15      **50 Cottage Street – Douglas Azevedo dba Primas Properties, LLC**  
For Special Permits and Variances to allow the conversion of a two-family structure to a three-family structure:  
Request to withdraw
- 2021-16      **28 Cherry Street/75 Williams Street – Anthony J. Rossi, 75 Williams Street, LLC**  
Convert first floor office into two residential units to create a six residential unit structure
- 2021-17      **168, 170, 172 Maverick Street – Peter M. Tufts**  
For Special Permits and Variances to construct a four-family dwelling structure which does not meet current minimum zoning requirements for lot area, front, side and rear yard setbacks, number of off-street parking spaces and which also exceeds lot coverage and floor area ratio
- 2021-18      **25 Griffin Way – Rivian Automotive**  
For Special Permit proposing automotive repair of electric powered vehicles at premises
- 2021-19      **89 Clinton Street – Joseph Perlatonda**  
For Special Permit to construct a driveway which is not permitted within the required front yard
- 2021-20      **161-163 Bellingham Street – Vicente N. Duenas**  
For Special Permit seeking approval for the conversion of an existing residential structure from a (4) four family to a (5) five family

**III. Other Business**

- 2020-18      **84-86 Blossom Street – Yuriy Lande / 84-86 Blossom Street, LLC**  
Request for modification to previously approved Special Permit

**IV. Communications**

All interested parties wishing to provide a public comment or to join the meeting must communicate with John DePriest at: [jdepriest@chelseama.gov](mailto: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. 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**