



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 1011 Chelsea, MA 02150
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Janice Tataraka, 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

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 on:

Tuesday, July 13, 2021, 6:00 p.m.
Via Zoom video conference

AGENDA

I. Roll Call of Members

II. Public Meeting/Hearing Petitions*

- 2021-11** **364 Washington Avenue – FittFactory c/o Maria Restrepo**
For Special Permit to establish a personal training gym which does not meet current minimum zoning requirements for number of off-street parking spaces
- 2021-12** **30 Cherry Street and 75-77 Chestnut Street – Lisa Rizzo**
For Special Permit seeking approval for the legal combination of two lots and the use of the property at 30 Cherry Street as an accessory structure for Dillon’s Russian Steam Bath located at 77 Chestnut Street, providing open space for customers in the patio area and oil rub-downs inside the structure
- 2021-13** **30 Hillside Avenue – Jay Duca**
For Special Permit and Variance to establish a new single family home that does not meet current minimum zoning requirements for lot area or side and front yard setbacks
- 2021-14** **50 Cottage Street – Douglas Azevedo dba Primas Properties, LLC**
Appeal of the decision of the Chelsea Zoning Enforcement Officer relative to the request for a Building Permit to allow the conversion of a two-family structure to a three-family structure
- 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
- 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

III. Other Business

- 2019-10A** **157 Clark Avenue – Full Revival Church – Diego Netto**
Request to modify a previously issued Special Permit establishing a church to allow for expansion of the church into additional space
- 2020-06** **251 Arlington Street – RFR Development**
Request to modify a previously issued Special Permit to construct a two-family structure to eliminate a basement with living area and to modify the floor plan for the first floor unit.

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. 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.

*Order of Hearings by discretion of Board