



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 Arseneault, *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 Zoom video conferencing on:

Tuesday, June 8, 2021

6:00 p.m.

AGENDA

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

- 2021-04 **856 Broadway – Robert Saenz**
For Special Permit and Variance for the construction of an eight residential dwelling unit structure within a 5,000 square foot lot which does not meet the current minimum zoning requirements for side and rear yard setbacks, lot size and number of parking spaces and which also exceeds maximum density, lot coverage, number of stories, building height and floor area ratio
- 2021-06 **107 Shurtleff Street – Jose Ortega**
For Special Permit seeking approval to change a non-conforming use, a convenience store, to another non-conforming use, a restaurant, which is not allowed in the R-1 District where this property is located
- 2021-07 **250 Marginal Street, 21&22 Highland Street and 22 Willow Street – 22 Willow Fee Owner, LLC – Marginal Suffolk Fee Owner, LLC – attn: Bryan Blake**
For Special Permit and Variance seeking approval to construct a freight forwarding facility which does not meet the current zoning regulations for building height and rear yard setback
- 2021-08 **157-163 Chestnut Street – Mikael R. Vienneau**
For Special Permit and Variance seeking approval to establish thirty (30) residential units by combining both lots, demolishing a rectory and constructing an addition to the existing former church and constructing residential units in the former church and in the new addition
- 2021-09 **63 Harvard Street – Sergio St. Laurent**
For Special Permit for a driveway opening which does not meet current zoning requirements for side or rear lot lines
- 2021-10 **116 Clark Avenue – Gladys Vega**
For Special Permit for a driveway opening which does not meet current minimum zoning requirements for front yard setback and within five (5) feet of side lot line
- 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

- III. **Other Business**
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 section of the meeting and email address in order to join the meeting. Plans and copies of filings may be viewed at <https://www.chelseama.gov/zoning-board-appeals/pages/zba-cases-2021>. OR City Clerk's Office – Room 209

*Order of Hearings by discretion of Board