



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 1011 Chelsea, MA 02150
Phone: 617.466-4180 · Fax: 617.466-4195

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 via Zoom video conferencing on:

Tuesday, May 11, 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 a new building in its place and constructing residential units in the former church and in the new building
- 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

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 portion 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