



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 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 on:

Tuesday, September 14, 2021
6:00 p.m.

Chelsea City Hall – 500 Broadway – City Council Chambers – 3rd Floor

AGENDA

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

- 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
- 2021-21 **122 Warren Avenue - 122 Warren VG, LLC**
For Special Permit and Variance seeking approval for the construction of a two-family dwelling within 122 Warren Avenue, as shown on a proposed subdivision plan, with an existing three-family dwelling to remain within proposed subdivided lot
Lot A – proposed subdivided lot contain proposed two-family structure does not meet current minimum zoning requirements for front yard, side yard, combined yard setbacks, frontage, property line buffer and which exceeds maximum height, and number of stories,
Lot B – proposed subdivided lot to contain existing three-family structure does not meet current minimum zoning requirements for frontage, side yard setback, combined side yard setback, lot size, open space, size and width of parking spaces and aisle width

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

All interested parties wishing to provide a written public comment to the Board must communicate with John DePriest at: jdepriest@chelseama.gov. Name and address must be included on email or letter in order to be read into the record during the Public Speaking portion of 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, 8 a.m. to 12 p.m. on Friday.

*Order of Hearings by discretion of Board

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