



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

City Hall, 500 Broadway, Room 101 Chelsea, MA 02150  
Phone: 617.466-4180 · Fax: 617.466-4195

**Janice S. Tataraka, Chair**  
**Arthur Arsenault, Vice-Chair**  
**Joseph W. Mahoney, Member**  
**Hugo Perdomo, Member**  
**Marilyn Vega-Torres, Member**  
**Joan Cromwell, Associate Member**

**Hector Velez, 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 **regular** meeting of the Chelsea Zoning Board of Appeals will be held on:

**Tuesday, December 13, 2022**  
**Chelsea City Hall, 500 Broadway, City Council Chambers, 3<sup>rd</sup> Floor**  
**6:00 p.m.**

**AGENDA**

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

- 2022-25**      **70 Fremont Avenue – Adam M. Vanyo**  
For Special Permit seeking approval for a driveway, which does not meet the City of Chelsea Zoning Ordinance, which states that parking of a vehicle is not permitted within five (5) feet of a side lot line nor within five (5) feet of a wall containing windows
  
- 2022-26**      **70 Prescott Avenue – Erin Griffin**  
For Special Permit seeking approval for a driveway, which does not meet the City of Chelsea Zoning Ordinance, which states that parking of a vehicle is not permitted within five (5) feet of a side lot line nor within five (5) feet of a wall containing windows
  
- 2022-27**      **168-170-172 Maverick Street – Peter M. Tufts**  
For Special Permit and Variance seeking approval for the construction of a four family dwelling structure, which is allowed subject to the issuance of a Special Permit and which does not meet the current minimum zoning requirement for lot area
  
- 2022-28**      **320 Revere Beach Parkway – GVLP Corporation – DBA Vide Verde**  
For Special Permits to partially demolish and renovate the existing two-story structure, proposing a retail marijuana facility that does not meet current zoning requirements for use, alteration of non-conforming structure, and number and location of off-street parking spaces
  
- 2022-30**      **18 Garland Street – Luis Barahona**  
For Special Permit to create two parking spaces at a discontinued curb cut
  
- 2022-31**      **13 Bell Street – Joseph and Maryann Carroll**  
For Special Permit seeking approval for the construction of a shed, which does not meet the minimum side yard setbacks
  
- 2022-32**      **416 Crescent Avenue – Elba Rojas**  
For Special Permit and Variance seeking approval for the conversion of an existing structure with one (1) residential unit and one (1) commercial unit into a two (2) residential unit structure, which does not meet the current City of Chelsea Zoning Ordinances for minimum lot area, minimum open space, and off street parking

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- 2022-33**      **305 Eastern Avenue – Glyptal, Inc.**  
Appeal seeking a reversal of the August 25, 2022 Cease and Desist Order for operation of an illegal Park and Fly Facility
- 2022-34**      **260-270 Second Street – DMS Trinity, LLC**  
For Special Permit seeking approval to renovate an existing first floor tenant space, proposing a Retail Marijuana Facility, which per City of Chelsea Zoning Ordinance requires a Special Permit from the City of Chelsea Zoning Board of Appeals
- 2022-35**      **311 Eastern Avenue – Steven McDonough**  
For Special Permit seeking approval to relocate a personal training gym at the current location to another section of the property, which per City of Chelsea Zoning Ordinance requires a Special Permit from the City of Chelsea Zoning Board of Appeals as well as compliance with the off-street parking requirements of the zoning ordinance
- 2022-36**      **69-71 Spencer Avenue – Zepal Development**  
For Special Permit and Variance seeking approval to demolish the existing two (2) family structure and for the construction of a fifteen (15) dwelling unit structure which does not meet the City of Chelsea Zoning Ordinance for maximum density, off-street parking, minimum lot size and minimum open space
- 2022-37**      **305 Eastern Avenue – Select Parking, Inc.**  
Appeal seeking a determination by the Board as to whether the basis of the Order is correct relative to the October 11, 2022 Cease and Desist Order for operation of an illegal Park and Fly Facility
- 2022-38**      **Concrete Garden – 307 Broadway**  
For Special Permit seeking approval to renovate existing first floor and mezzanine tenant space proposing a retail marijuana facility
- 2022-39**      **793 Broadway – Bhupendra Patel**  
For Special Permit seeking approval of a Smoke Shop

**III. Other Business**

- 2018-38**      **1 Forbes Street – YIHE Forbes, LLC**  
Requesting approval for a one-year extension of the lapse provision of the Special Permit for a Planned Development

**IV. Communications**

**V. Adjournment**

Plans and copies of filings may be viewed at City Clerk's Office – Room 209  
\*Order of Hearings by discretion of Board

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