



CITY OF CHELSEA, MA
Zoning Board of Appeals

City Hall, 500 Broadway, Room 101, Chelsea, MA 02150
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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, July 12, 2022
Chelsea City Hall, 500 Broadway, City Council Chambers, 3rd Floor
6:00 p.m.

AGENDA

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

- 2021-29 **146, 150, 156 Williams Street & 65 Pine Street – Mikael R. Vienneau. Broadway Capital Development LLC**
Waiver of Community Improvement Trust Fund payment (PUBLIC MEETING)
- 2022-03 **51 Library Street – Pedro Florentino**
For Special Permit and Variance seeking approval for the demolition of a garage structure and a residential structure and the construction of a five unit dwelling structure which does not meet the current minimum zoning requirements for side, front and rear yard setbacks, minimum combined side yard setbacks, lot size, maximum floor area ratio, lot coverage, number of off street parking spaces located within five (5) feet of a wall containing a window, and 24 feet required aisle width not maintained throughout
- 2022-08 **307 Broadway – Concrete Garden, Inc.**
For Special Permit seeking approval to renovate existing first floor and mezzanine tenant space proposing a retail marijuana facility
- 2022-09 **157 Washington Avenue – Madeline Garcia**
For Special Permits and Variances seeking approval to establish four (4) residential units by constructing a second floor above the existing commercial space which does not meet the current minimum zoning requirements for front, rear and side yard setbacks, open space, lot size, number of off street parking spaces and also exceeds maximum density
- 2022-10 **213 Everett Avenue – Verdynt c/o Doug Meduetz**
For Special Permits and Variances seeking approval for the demolition of a one-story structure, the combination of three (3) adjoining lots and the construction of an eleven (11) story research and development laboratory which does not meet the current minimum zoning requirements for lot area, rear and front yard setbacks, minimum aisle width, and number of off-street parking spaces and also exceeds maximum number of stories, and floor area ratio
- 2022-11 **156 Shawmut Street – Juan Gallego**
For Special Permits and Variances seeking approval to increase occupancy by one (1) unit. Creating a four (4) unit building which does not meet the current zoning requirements for minimum lot size, maximum floor area ratio, and number of off-street parking spaces

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- 2022-12 **275 Washington Avenue – Margelin Grace**
For Special Permits and Variances seeking approval for the demolition of a three-family residential structure and the construction of a six unit dwelling structure which does not meet the current minimum zoning regulations for front yard setback and minimum lot size
- 2022-13 **30 Hillside Avenue – Jay Duca**
For Special Permits and Variances to construct a single-family home
- 2022-14 **62 Washington Avenue – Bellingham LLC**
For Special Permits and Variances seeking approval for the conversion of an existing residential structure from a seven (7) family residential building with a commercial office to an eight (8) family residential structure which does not meet the current minimum zoning requirements for lot area, floor area ratio, usable open space and off-street parking.
- 2022-15 **170 Cottage Street – The Neighborhood Developers, Inc.**
For Special Permits and Variances seeking approval for the construction of a new sixty-six (66) unit apartment building which does not meet the current minimum zoning requirements for lot area, off-street parking spaces, rear yard setback, side yard setback, maximum floor area ratio, and maximum building height.
- 2022-16 **146, 150, 156 Williams St and 65 Pine St – Mikael R. Vienneau, Broadway Capital Development, LLC**
For a Variance seeking to provide affordability at three units affordable to households with income no greater than 60% of AMI and seventeen units affordable to households with incomes no greater than 100% of AMI in lieu of providing at least three units at 80% AMI.
- 2022-17 **120 Bloomingdale Street – Andrea V. Garcia**
For Special Permits and Variances seeking approval for the increase in the nonconformity of the structure due to the location of the proposed addition within the required front yard setback.

III. Other Business

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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