



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 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 OF HEARING
Case No. 2022-06

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on:

Tuesday, May 10, 2022
Chelsea City Hall – 500 Broadway – City Council Conference Room, 3rd Floor
6:00 p.m.

With reference to the application of:

320 Revere Beach Parkway Realty, LLC
GVL Corporation

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 of off-street parking spaces at the premises known as:

320 Revere Beach Parkway

A copy of the application and petition is available for review at:
City Clerk's Office during normal business hours: Monday, Wednesday and Thursday 8 a.m. to 4 p.m. – Tuesday, 8 a.m. – 7 p.m. – Friday, 8 a.m. to noon

Publication in the Chelsea Record Thursday, April 21, 2022 and April 28, 2022

2022 APR 14 P 3:08



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NOTICE OF HEARING
Case No. 2022-07

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on:

Tuesday, May 10, 2022
Chelsea City Hall – 500 Broadway – City Council Conference Room, 3rd Floor
6:00 p.m.

With reference to the application of:

168 Maverick Street, LLC

For Special Permit and Variance seeking approval to construct a four family dwelling structure which does not meet current minimum zoning requirements for lot area, open space, rear yard setback, also exceeds maximum lot coverage and floor area ratio at the premises known as:

168, 170, & 172 Maverick Street

A copy of the application and petition is available for review at:
City Clerk's Office during normal business hours: Monday, Wednesday and Thursday 8 a.m. to 4 p.m. – Tuesday, 8 a.m. – 7 p.m. – Friday, 8 a.m. to noon

Publication in the Chelsea Record Thursday, April 21, 2022 and Thursday, April 28, 2022

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NOTICE OF HEARING
Case No. 2022-08

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on:

Tuesday, May 10, 2022
Chelsea City Hall – 500 Broadway – City Council Conference Room, 3rd Floor
6:00 p.m.

With reference to the application of:

Concrete Garden Inc.

For Special Permit seeking approval to renovate existing first floor and mezzanine tenant space proposing a retail marijuana facility at the premises known as:

307 Broadway

A copy of the application and petition is available for review at:
City Clerk's Office during normal business hours: Monday, Wednesday and Thursday 8 a.m. to 4 p.m. – Tuesday, 8 a.m. – 7 p.m. – Friday, 8 a.m. to noon

Publication in the Chelsea Record Thursday, April 21, 2022 and Thursday, April 28, 2022

102 APR 14 P 3:06



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Janice Tatarka, *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 OF HEARING
Case No. 2022-09

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on:

Tuesday, May 10, 2022
Chelsea City Hall – 500 Broadway – City Council Conference Room, 3rd Floor
6:00 p.m.

With reference to the application of:

Madelyn 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 at the premises known as:

157 Washington Avenue

A copy of the application and petition is available for review at:
City Clerk's Office during normal business hours: Monday, Wednesday and Thursday 8 a.m. to 4 p.m. – Tuesday, 8 a.m. – 7 p.m. – Friday, 8 a.m. to noon

Publication in the Chelsea Record Thursday, April 21, 2022 and April 28, 2022

2022 APR 15 A 9:14



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NOTICE OF HEARING
Case No. 2022-10

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on:

Tuesday, May 10, 2022
Chelsea City Hall – 500 Broadway – City Council Conference Room, 3rd Floor
6:00 p.m.

With reference to the application of:

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 at the premises known as:

213 Everett Avenue

A copy of the application and petition is available for review at:
City Clerk's Office during normal business hours: Monday, Wednesday and Thursday 8 a.m. to 4 p.m. – Tuesday, 8 a.m. – 7 p.m. – Friday, 8 a.m. to noon

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