



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, January 10, 2023
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*

- 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
- 2022-38 **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
- 2022-40 **245-257 Marginal Street – Enterprise Rent-A-Car Company of Boston, LLC**
For recommendation on Special Permit seeking approval for airport related storage and parking of motor vehicles and for other related or incidental to such use with the off-street parking requirements of the zoning ordinance
- 2022-41 **8 Addison Street – St Mary Orthodox Church**
For recommendation on Special Permit seeking approval for a curbcut and driveway

III. Other Business

IV. Communications

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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