



**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*

**CANCELLED**

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, March 14, 2023**  
**Chelsea City Hall, 500 Broadway, City Council Chambers, 3<sup>rd</sup> Floor**  
**6:00 p.m.**

**AGENDA**

- I. Roll Call of Members**
- II. Approval of Minutes from February 14, 2023**
- III. Public Meeting/Hearing Petitions\***

- 2023-01**      **207 Shurtleff Street – James D’Amico Jr. Trustee**  
For Special Permit seeking approval to convert the first floor recreation into five (5) residential units which does not meet the minimum requirement for off street parking as well as a Special Permit authorizing the extension, alteration or change to a non-conforming structure
- 2023-02**      **80 Park Street – Chasen Failla**  
For Special Permit and Variance seeking approval for the conversion of an existing residential structure from one (1) family to a two (2) family structure which does not meet the minimum requirement for open space and off street parking
- 2023-03**      **305 Eastern Avenue – 305 Eastern Avenue, LLC**  
For Special Permit seeking approval for a parking lot for the storage of electric vehicles and storage of vehicles for hire or return from hire, which require a Special Permit
- 2023-04**      **227 Marginal Street – Molly Corporation**  
For Special Permit seeking approval for the storage of airport ground service equipment and parts on first floor and administrative staff office space on the 2nd and 3rd floors
- 2023-05**      **440 Broadway – Causeway Development LLC**  
For Special Permit and Variance seeking approval for the construction of a five-story building with twenty-eight (28) affordable home-ownership units which does not meet the minimum requirements for rear yard setback, open space, minimum off-street parking, and minimum off-street loading

**IV. Other Business**

- 2022-10**      **213 Everett Avenue – Verdynt c/o Doug Medvetz**  
For a determination, in accordance with Condition #1 of the approved Special Permits and Variances, whether proposed changes to the Plans constitute minor or major changes, and approval of said changes. The changes include a reduction in the footprint of the building, a reduction in the floor area and number of parking spaces

**V. Communications**

Plans and copies of filings may be viewed at City Clerk’s Office – Room 209

\*Order of Hearings by discretion of Board

2023 MAR 14 P 12:20  
CITY CLERK'S OFFICE  
CHELSEA, MA