



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 Arsenaault, *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, March 14, 2023
Chelsea City Hall, 500 Broadway, City Council Chambers, 3rd 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 15 A 8:29
CITY CLERK'S OFFICE
CITY OF CHELSEA, MA