



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*

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, September 12, 2023
Chelsea City Hall, 500 Broadway, City Council Chambers, 3rd Floor
6:00 p.m.

AGENDA

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2023 SEP - 7 A 11: 09

- I. Roll Call of Members**
- II. Approval of Minutes from August 8, 2023**
- III. Public Meeting/Hearing Petitions***

- 2023-15 165 Hawthorne Street – Acquisitions Division LLC**
For Special Permit and Variance seeking approval to establish six (6) new residential units and reducing the number of existing rooming house SRO units from eighteen (18) to twelve (12) rooming units by construction a rear addition and stairs which does not meet the minimum requirements for side yard setback, rear yard setback, usable open space, and off-street parking lot. In addition, residential units on the ground floor in the retail business districts shall only be allowed by Special Permit

- 2023-17 208 – 210 – 212 Cherry Street – Juan Gallego**
For Special Permit and Variance seeking approval to legally combine three lots at the below-referenced addresses and for the construction of a twelve dwelling unit structure which does not meet the minimum requirements for open space, side yard setback, and off-street parking

- 2023-18 65 Summit Avenue – Robert Collins**
For Special Permit seeking approval for a Driveway Opening Permit which does not meet the requirement for front yard setback at the premises

- 2023-19 78 Englewood Avenue – Clayton Ferraz**
For Special Permit and Variance seeking approval for the construction of a two family dwelling within an existing open lot which does not meet the minimum requirements lot size and off-street parking

- 2023-20 91 & 95 Crest Avenue, 60-66 Hillside Avenue, and 81 Summit Avenue – Pennrose, LLC**
For Special Permit seeking approval for the construction of nine (9) residential townhouses and renovating the Keville building, Adams building, Sargent building, Sullivan building, Williams building, Laundry building, Connector building, East Parcel building and the Headquarters building with a final unit count of two hundred thirty-four (234) residential units which pursuant to Section 34-155(a) a Planned Development must receive a Special Permit from the Zoning Board of Appeals

IV. Other Business

- 2022-01b 244-248 Arlington Street – La Colaborativa, Inc.**
Request for a modification to 1) change the Teaching Kitchen to a Community Development Kitchen, 2) add two non-commercial kitchens for staff use, and 3) replace an existing garage with an open-concept gazebo

- V. Communications**
- VI. Adjournment**

Plans and copies of filings may be viewed at City Clerk’s Office – Room 209
***Order of Hearings by discretion of Board**