



# PETITION FOR SPECIAL PERMIT AND/ OR MAJOR SITE PLAN REVIEW

(Please type or print)

ZBA Use Only

File # 2020-03

Each application for Special Permit and Major Site Plan submission shall be prepared in accordance with the provisions of Zoning Ordinance Section 34-214 and 34-215. The purpose of this document is to identify the submission requirements in checklist form, so as to help applicants better understand the process and guide them in the preparation of their application. The applicant should refer to the following resources for more in-depth descriptions of the Special Permit and Major Site Plan requirements:

Zoning Ordinance- <http://library.municode.com/index.aspx?clientId=14939>

Chelsea Development Guide - [www.ci.chelsea.ma.us/Public\\_Documents/ChelseaMA\\_Planning/publications](http://www.ci.chelsea.ma.us/Public_Documents/ChelseaMA_Planning/publications)

**Site Information** - Maps available at Assessor's Office  
and GIS maps are found at:  
<http://maps.chelseama.gov/>

Property Address: 230 BROADWAY

Assessor's Map: 19 & Lot: 27

Suffolk Registry of Deeds: Book # \_\_\_\_\_ Page # \_\_\_\_\_

Certificate Number (if registered) \_\_\_\_\_

Current Zoning District (Check One)

- |   |   |
|---|---|
| <input type="checkbox"/> Residence 1                | <input type="checkbox"/> Industrial                 |
| <input type="checkbox"/> Residence 2                | <input type="checkbox"/> Waterfront                 |
| <input type="checkbox"/> Residence 3                | <input type="checkbox"/> Light Industrial           |
| <input checked="" type="checkbox"/> Retail Business | <input type="checkbox"/> Light Industrial 2         |
| <input type="checkbox"/> Retail Business 2          | <input type="checkbox"/> Naval Hospital Commercial  |
| <input type="checkbox"/> Shopping Center            | <input type="checkbox"/> Naval Hospital Residential |
| <input type="checkbox"/> Business                   |   |
| <input type="checkbox"/> Highway Business           |   |

Overlay Districts (If Applicable):

## 2. General Information

Petitioner Name: Samir, Inc. d/b/a BNC Market

Petitioner Address: 230 Broadway, Chelsea, MA 02150

Tel. #: Days (617) 306-7954

Evenings: ( ) \_\_\_\_\_

Fax: ( ) \_\_\_\_\_

Email: \_\_\_\_\_

Petitioner is: ☐ Owner ☐ Prospective Purchaser ☒ Tenant  
☐ Licensee ☐ Other (Describe) \_\_\_\_\_

Owner Name (if different): 220 Broadway, LLC

Owner address: 230 Broadway, Chelsea, MA 02150

Tel. #: Days (617) 756-0657

Evenings: ( ) \_\_\_\_\_

Fax: ( ) \_\_\_\_\_

Email: b.kucitnik@gmail.com

Designee Name (if different from Petitioner): Nabil Safwan c/o Steven J. Marullo

Designee address: 435 Newbury Street, Suite 217, Darners, MA 01923

Tel. #: Days (617) 723-1111

Evenings: (617) 821-9434

Fax: (508) 750-0508

Email: sjmlaw@verizon.net

**3. Type of Application (Check all that apply):**

- ☒ Special Permit      ☐ Site Plan Approval      ☐ Planned Development  
☐ Amend an Existing Board Order (provide previous Case Number and explain) \_\_\_\_\_

**4. Written Project Summary- Describe the project and proposed work, existing and planned uses, structure(s) locations, square footage of building(s), units/number of bedrooms (if applicable), parking, setbacks, project schedule, hours of operation/number of employees (if applicable) and zoning relief necessary: (Use additional sheets as needed):**

*Applicant has leased space at 212-240 Broadway for the purpose of operating an up-sale convenience store to serve prepared food and beverages and well as to sell "convenience" items. There is no seating within the premises which is approximately 3363 square feet. The purpose of this Special Permit Application is to transfer Applicant's existing beer and wine license into these premises. Applicant previously operated a convenience store at 178-182 Washington Street, Chelsea with this beer + wine license.*

**5. Type of Request (Check all that apply):**

- ☒ Use Request by Special Permit      ☐ Reconstruction/Extension/Alteration of Nonconforming Structure  
☐ Change/Extension of Nonconforming Use      ☐ Off-Street Parking Relief/Off-Street Loading Relief

**6. Fee Schedule (Fees may be paid by personal check, treasurer's check or money order)**

Special Permit Application Fee: See attached Fee Schedule (effective January 1, 2017)  
\$80.00 payable to the Chelsea Record

Site Plan Application Fee: \$80.00 payable to the Chelsea Record

I/We hereby certify under the pains and penalties of perjury that the foregoing information contained in this petition are true and complete.

*Nabil A. Safwan*  
SIGNATURE OF PETITIONER

*02-21-2020*  
DATE

*[Signature]*  
SIGNATURE OF PROPERTY OWNER

*02-24-2020*  
DATE

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND WILL BE RETURNED TO APPLICANT**

Zoning Board of Appeals  
City Hall, Room 101, 500 Broadway  
Chelsea, Massachusetts 02150  
Telephone (617) 466-4180  
Fax (617) 466-4195



# City of Chelsea

## DEPARTMENT OF INSPECTIONAL SERVICES

City Hall, 500 Broadway  
Chelsea, Massachusetts 02150

Michael McAteer  
Director

Telephone (617) 466-4130  
Fax (617) 466-4145

February 6, 2020

Samir, Inc. DBA BNC Market  
218 Broadway  
Chelsea, MA 02151

Re: 218 Broadway, Chelsea, MA 02150 BR Zoning District

To Whom It May Concern:

This office has completed its review of your Application for an Occupancy Permit seeking approval to include the sale of beer & wine at your proposed retail convenience store at the above-referenced location, and we report the following:

Pursuant to Section 34-300, entitled "Table of Principal Use Regulations" of the City of Chelsea Zoning Ordinance, said proposed use must seek a Special Permit from the Zoning Board of Appeals.

Therefore, your application has been denied and your proposed request to include beer and wine sales to your proposed convenience store may not be lawfully permitted unless reviewed by the Planning Board and a Special Permit is approved by the Zoning Board of Appeals. Petition forms, for that purpose, are enclosed for your convenience.

Yours truly,

Michael McAteer  
Director

Cc: John DePriest, Executive Director of Planning and Development

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CITY CLERK'S OFFICE  
CHELSEA, MA

# LAW OFFICES OF STEVEN J. MARULLO

## ATTORNEYS AND COUNSELORS AT LAW

STEVEN J. MARULLO, ESQ.  
BOSTON, MA  
TEL. (617) 723-1111  
e-mail: sjmlaw@verizon.net

OF COUNSEL  
DONALD H. C. LIBBEY, ESQ.  
RICHARD A. MESTONE, ESQ.  
LORRAINE ROSSI, ESQ.

SUBURBAN OFFICE  
HAWTHORNE NORTH  
435 NEWBURY STREET, SUITE 217  
DANVERS, MA 01923  
TEL. (978) 750-0500  
FAX. (978) 750-0508

CAPE OFFICE  
243 MAIN STREET  
BOURNE, MA

February 26, 2020

By Hand

City Clerk's Office  
Chelsea City Hall  
500 Broadway, Room 209  
Chelsea, MA 02150  
ATTN: Jeannette Cintron White

Re: Special Permit- Samir, Inc. d/b/a BNC Market  
220-230 Broadway, Chelsea, MA

Dear Ms. White:

Enclosed herewith are twenty (20) petition sets regarding my client's application for a special permit to transfer its existing Beer & Wine License to the above- referenced premises. The original set, which contains the signed Application, is marked to your attention as City Clerk. The other 19 sets are for distribution to the Zoning Board of Appeals, Planning Board, Inspector of Buildings, DPW, Fire Department, Conservation Commission, and Board of Health.

BNC Market is an upscale, convenience store which is being located in an existing building and the renovations are remarkable as is demonstrated by the enclosed photographs. Nabil Safwan, who operated the 7 - Eleven convenience store at 178-182 Washington Street in Chelsea for years, has been noted to be an extraordinary operator whose business practices were unblemished during his tenure at the 7 -Eleven location.

Nabil Safwan's new location at 220-230 Broadway will serve the City of Chelsea admirably with prepared food and beverages, groceries, convenience goods and lottery. The beer and wine license will merely supplement the other goods being offered as it did with the Washington Street location.

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Each package includes the following:

- 1.o A copy of this letter;o
- 2.o Floor and spatial plans for the store;o
- 3.o Photographs of the interior and exterior of the new BNC Market;o
- 4.o A copy of the Special Permit Application; ando
- 5.o A copy of the ISD Denial Letter.o

Also, enclosed herewith are 2 checks, one for \$700.00 payable to the City of Chelsea for the application fee, and the other in the amount of \$80.00 payable to the Chelsea Record for the public notice for this special permit process and hearing.

As a final note, the three (3) petition sets containing the larger (24" x 36") plans are so marked. Thank you for your assistance in this regard.

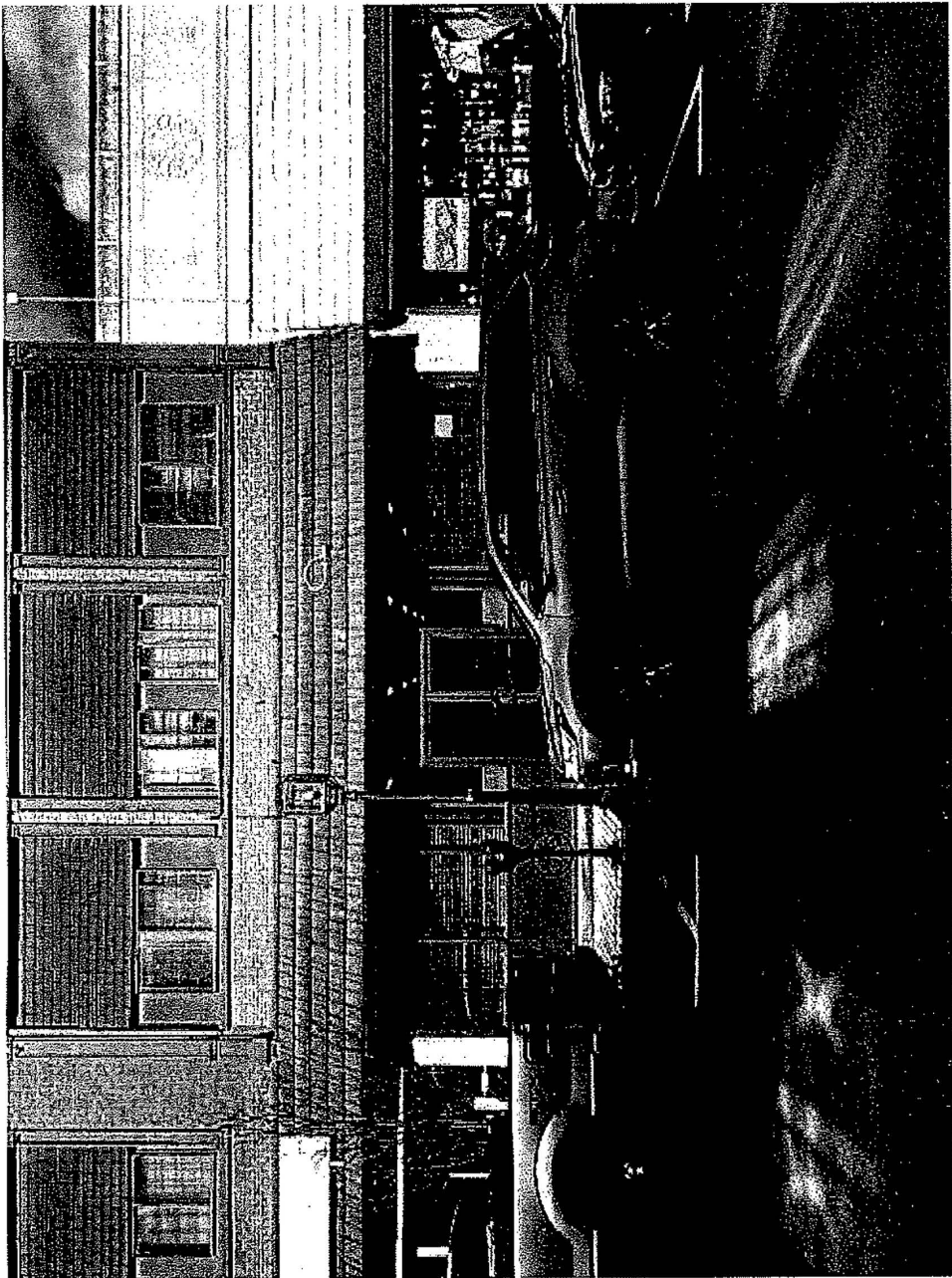
Very truly yours,



Steven J. Marullo

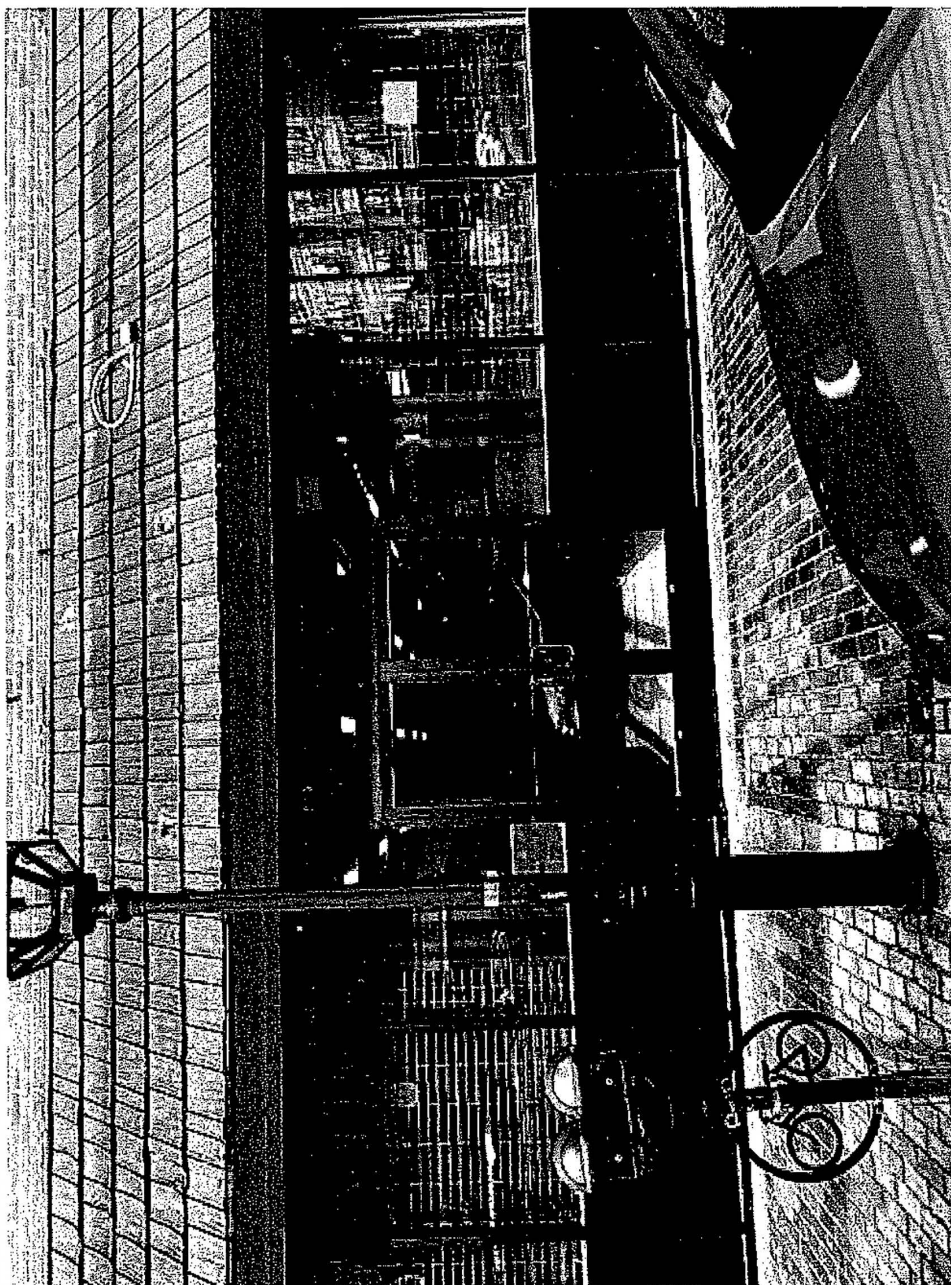
cc: Nabil Safwan

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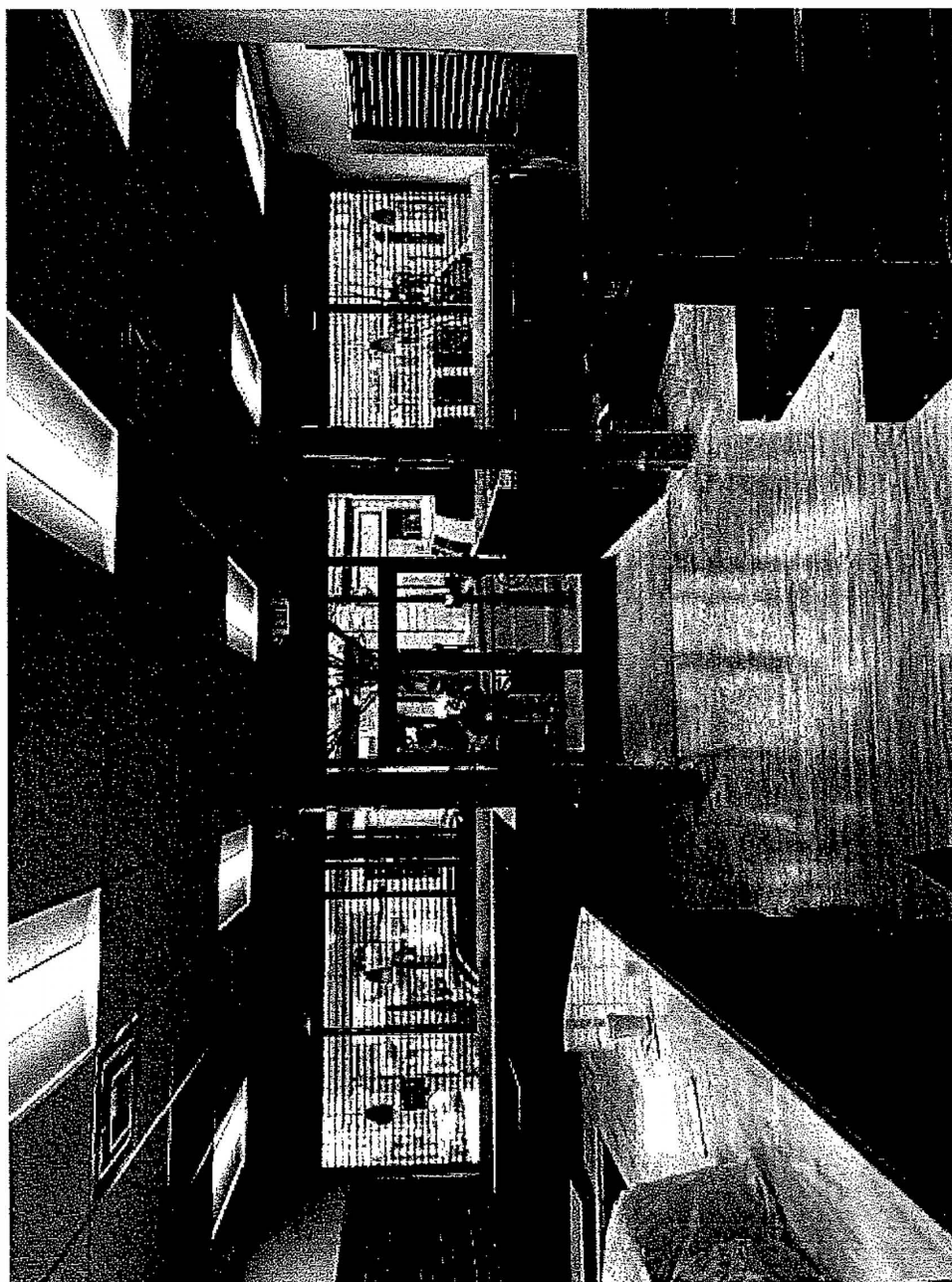
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CHRISTIAN, MA

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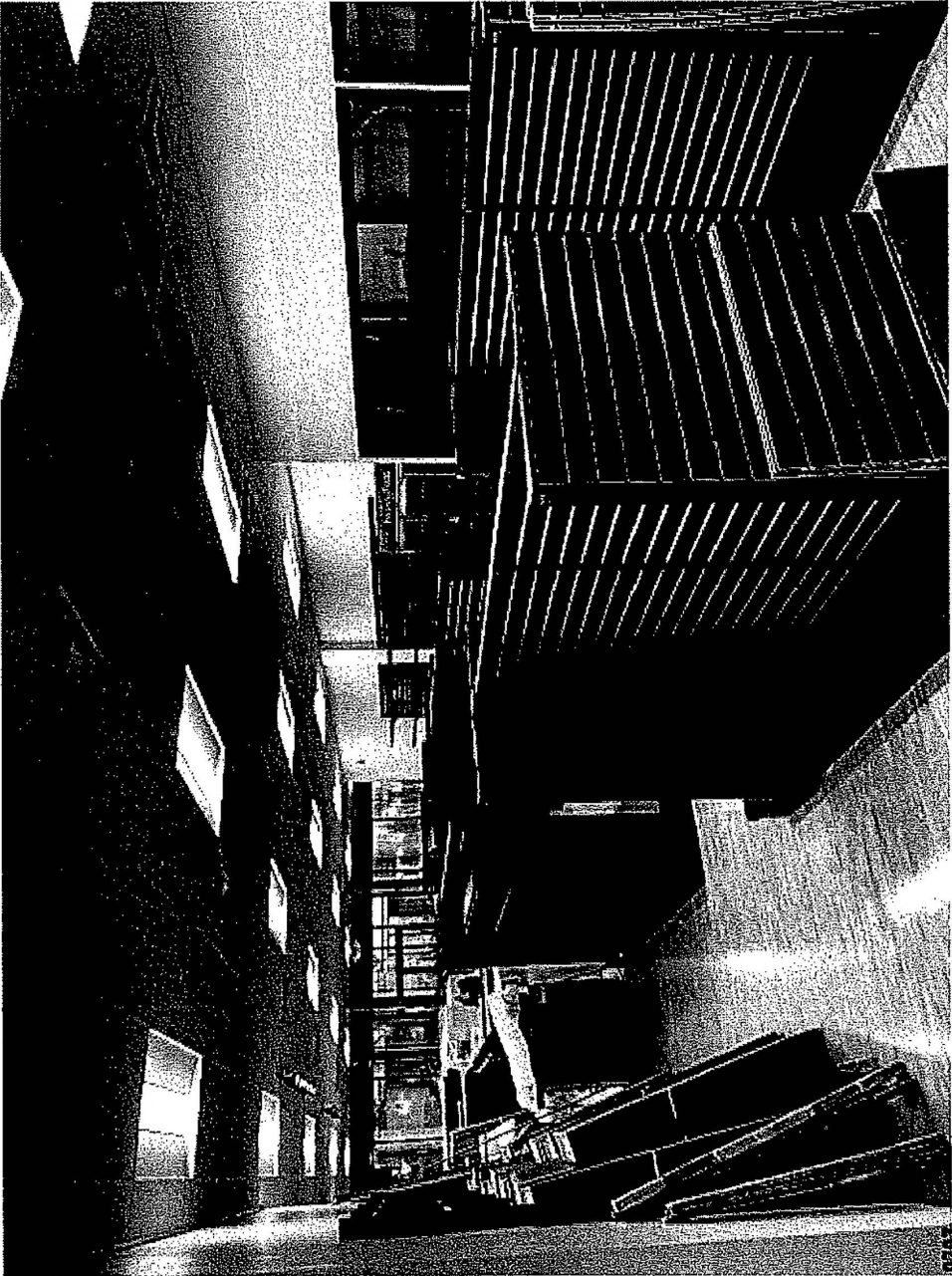
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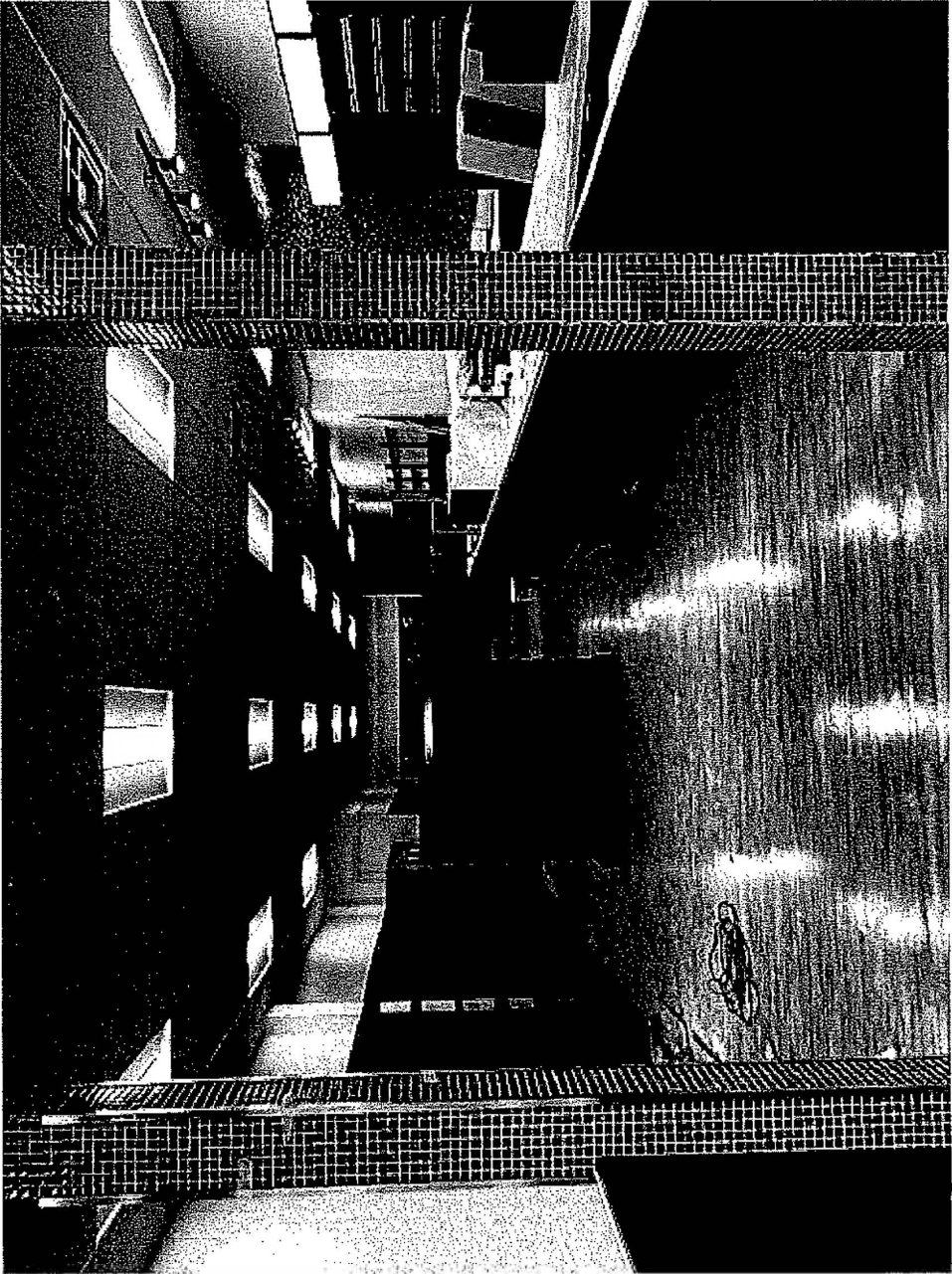
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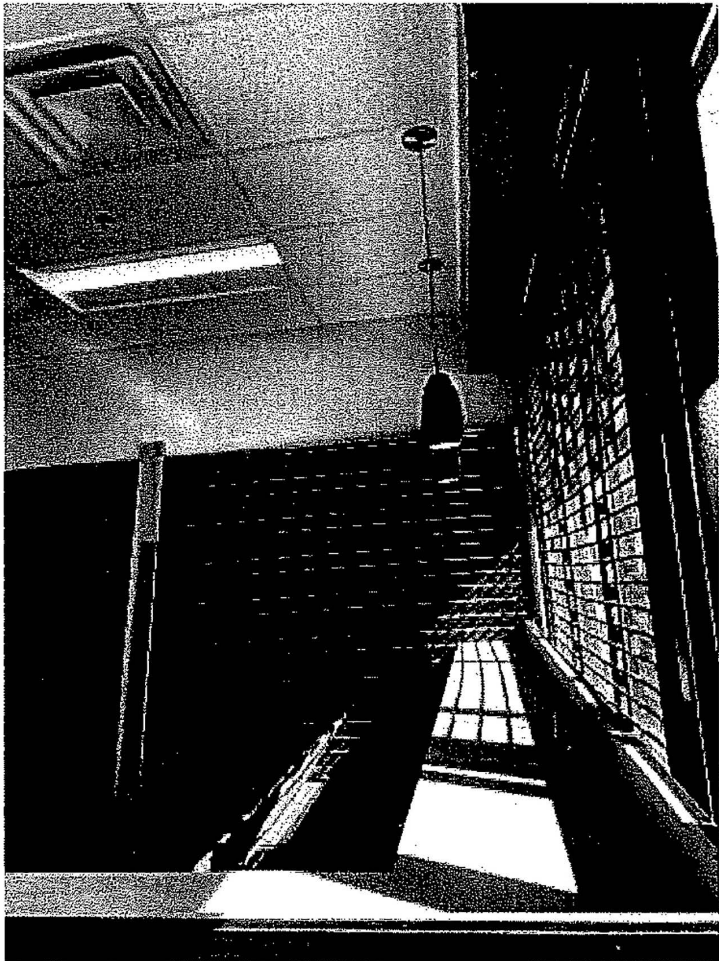
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C-12-31A, MA

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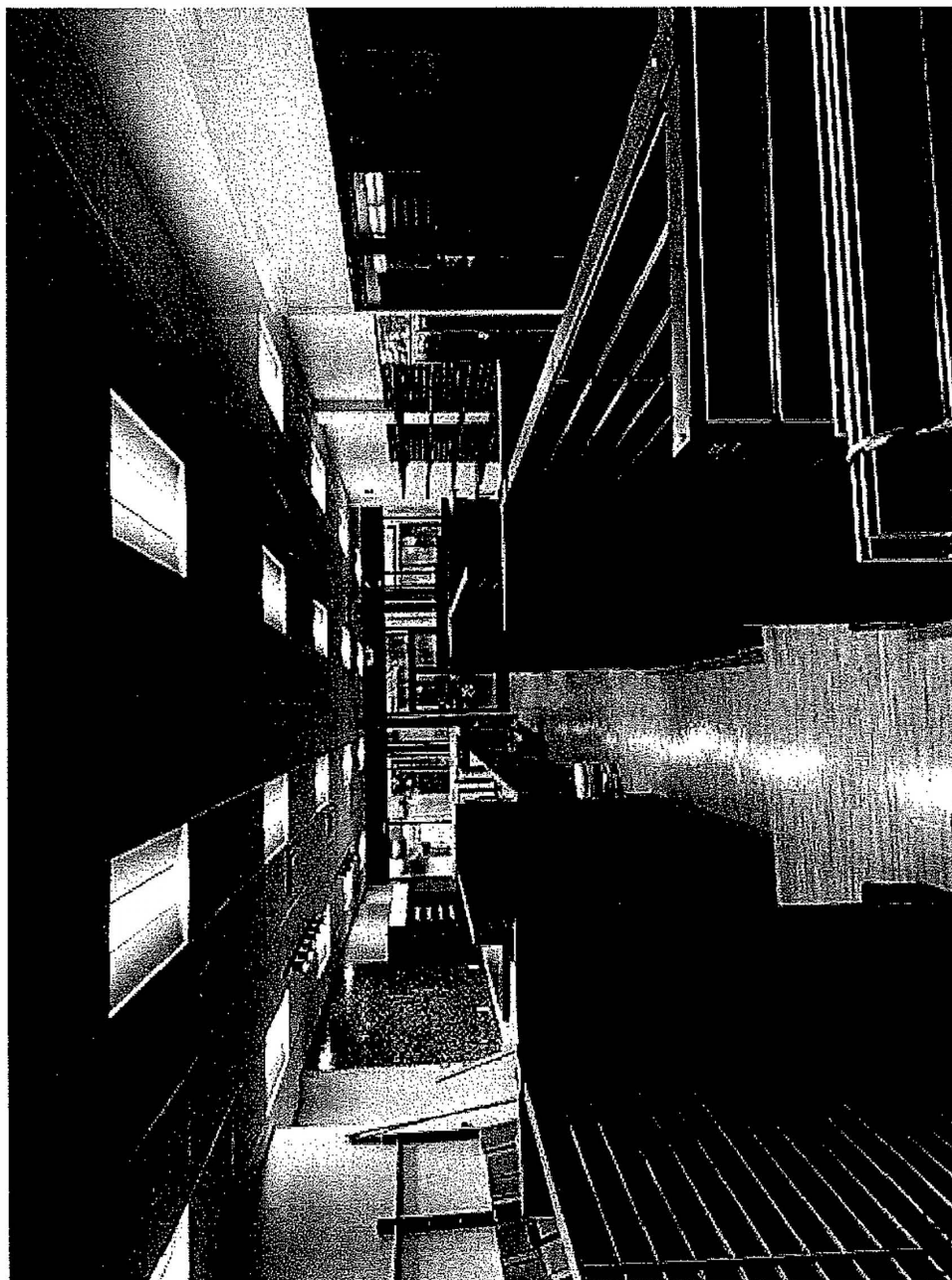
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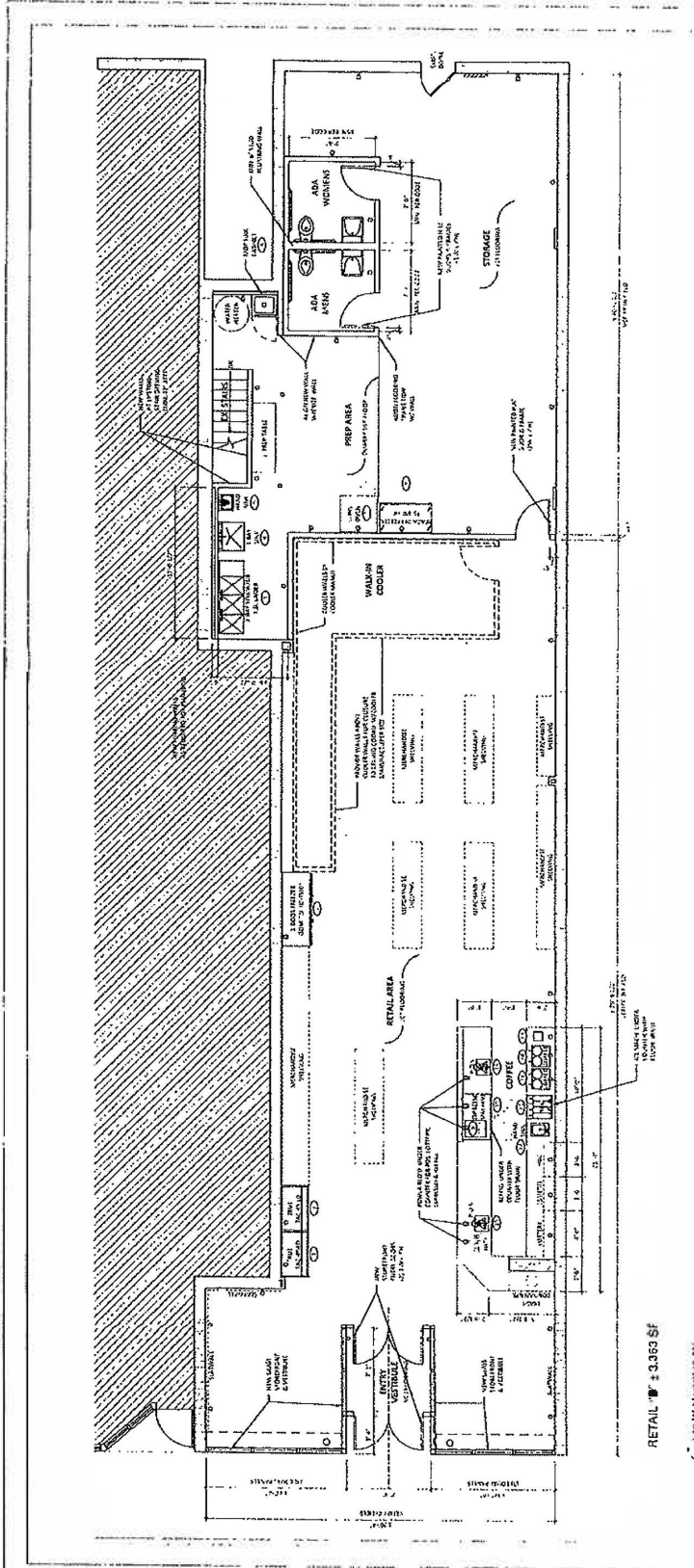
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CHILSTEN, MA

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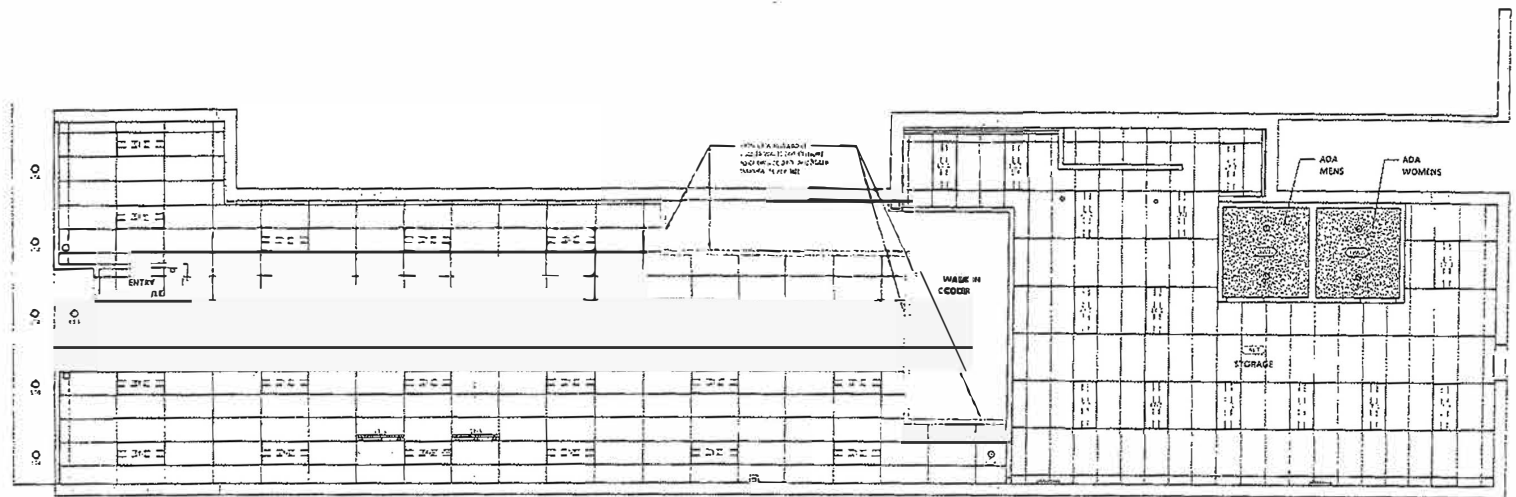
RETAIL # 3,360 SF

NEW FLOOR PLAN



LOCATION	FINISH	REMARKS
QUARRY TILE FLOORING	PREP AREA (AS PER PLAN)	2x6-TILE TEMPEST GRAY-6x6-TILES
QUARRY TILE COVE BASE	PREP AREA (AS PER PLAN)	2x6-TILE TEMPEST GRAY COVE BASE
VNT FLOORING	RETAIL AREA (AS PER PLAN)	DAL-TILE TEMPEST GRAY 6x6-TILES
VNT RUBBER ASSE	AT ALL VNT FLOORING AREAS	ARMSTRONG COLOR-TBD
PAINT - WALLS	ALL PREP AREA WALLS	ARMSTRONG MOORE SNOWBALL WHITE 60-118 REGULAR-115
PAINT - DOORS & BASES	ALL PREP AREA DOORS & BASES	ARMSTRONG MOORE SNOWBALL WHITE 60-118 REGULAR-115
G.P. WALL PANELS	ALL PREP AREA WALLS	ARMSTRONG MOORE SNOWBALL WHITE 60-118 REGULAR-115

NO.	DESCRIPTION	REMARKS
1	1.000 AIR ASSEMBLY	PROVIDE POWER AS REQUIRED
2	2.000 DOOR FREEZER	PROVIDE POWER AS REQUIRED
3	3.000 DAY SHED	PROVIDE POWER AS REQUIRED
4	4.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
5	5.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
6	6.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
7	7.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
8	8.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
9	9.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
10	10.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
11	11.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
12	12.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
13	13.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
14	14.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED
15	15.000 ADVANCE TAP	PROVIDE POWER AS REQUIRED



REFLECTED CEILING PLAN

#### GENERAL CEILING NOTES

1. ALL CEILING JOINTS SHALL BE FINISHED TO MATCH THE ADJACENT PANELS.
2. ALL CEILING JOINTS SHALL BE FINISHED TO MATCH THE ADJACENT PANELS.
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4. ALL CEILING JOINTS SHALL BE FINISHED TO MATCH THE ADJACENT PANELS.
5. ALL CEILING JOINTS SHALL BE FINISHED TO MATCH THE ADJACENT PANELS.

#### CEILING PLAN LEGEND

1. 1' x 1' SQUARE PANEL	2. 2' x 2' SQUARE PANEL	3. 4' x 4' SQUARE PANEL
4. 6' x 6' SQUARE PANEL	5. 8' x 8' SQUARE PANEL	6. 10' x 10' SQUARE PANEL
7. 12' x 12' SQUARE PANEL	8. 14' x 14' SQUARE PANEL	9. 16' x 16' SQUARE PANEL
10. 18' x 18' SQUARE PANEL	11. 20' x 20' SQUARE PANEL	12. 22' x 22' SQUARE PANEL
13. 24' x 24' SQUARE PANEL	14. 26' x 26' SQUARE PANEL	15. 28' x 28' SQUARE PANEL
16. 30' x 30' SQUARE PANEL	17. 32' x 32' SQUARE PANEL	18. 34' x 34' SQUARE PANEL
19. 36' x 36' SQUARE PANEL	20. 38' x 38' SQUARE PANEL	21. 40' x 40' SQUARE PANEL
22. 42' x 42' SQUARE PANEL	23. 44' x 44' SQUARE PANEL	24. 46' x 46' SQUARE PANEL
25. 48' x 48' SQUARE PANEL	26. 50' x 50' SQUARE PANEL	27. 52' x 52' SQUARE PANEL
28. 54' x 54' SQUARE PANEL	29. 56' x 56' SQUARE PANEL	30. 58' x 58' SQUARE PANEL
31. 60' x 60' SQUARE PANEL	32. 62' x 62' SQUARE PANEL	33. 64' x 64' SQUARE PANEL
34. 66' x 66' SQUARE PANEL	35. 68' x 68' SQUARE PANEL	36. 70' x 70' SQUARE PANEL
37. 72' x 72' SQUARE PANEL	38. 74' x 74' SQUARE PANEL	39. 76' x 76' SQUARE PANEL
40. 78' x 78' SQUARE PANEL	41. 80' x 80' SQUARE PANEL	42. 82' x 82' SQUARE PANEL
43. 84' x 84' SQUARE PANEL	44. 86' x 86' SQUARE PANEL	45. 88' x 88' SQUARE PANEL
46. 90' x 90' SQUARE PANEL	47. 92' x 92' SQUARE PANEL	48. 94' x 94' SQUARE PANEL
49. 96' x 96' SQUARE PANEL	50. 98' x 98' SQUARE PANEL	51. 100' x 100' SQUARE PANEL

**BOSTON NEWS MARKET**  
220 BROADWAY  
CHELSEA, MASS.

REFLECTED CEILING  
PLAN & LEGEND

SCALE: 1/8" = 1'-0"  
PROJECT: 100-100-100  
DATE: 10/10/10

**A2.0**