

CASE: 2020-023 230 Broadway – Samir, Inc., d/b/a BNC Market –
5/12/2020

REQUEST: Convenience store with sale of beer and/or wine.

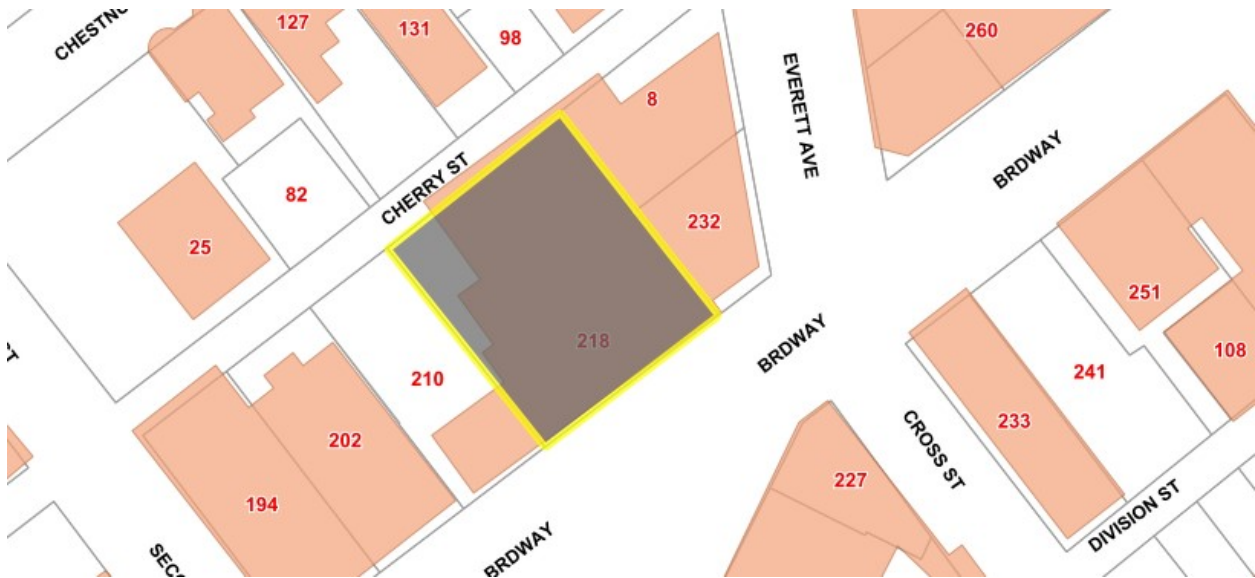
ZONING DISTRICT/LAND USES: Retail Business (BR); retail, office, and residential.

PERMITS/RELIEF:

In accordance with Section 34-300 (table of principle use regulations), the sale of beer and/or wine at a convenience store is permissible subject to the issuance of a Special Permit by the Zoning Board of Appeals.

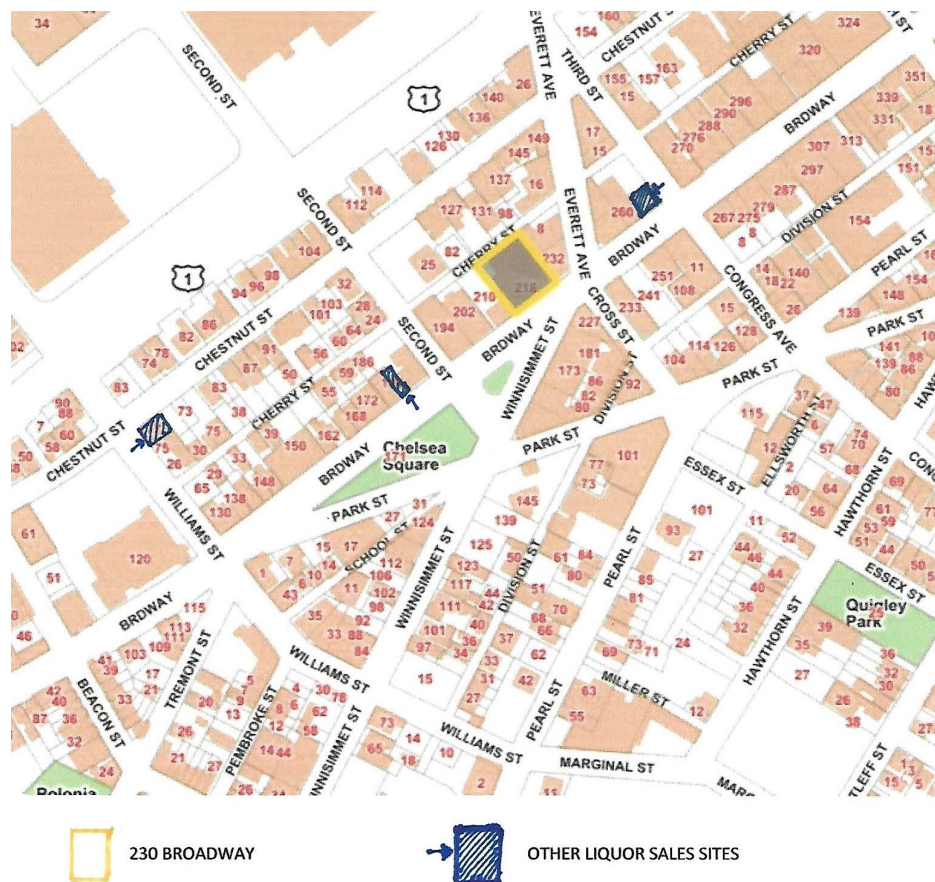
ITEM	REQUIRED/PERMITTED	PROPOSED	RELIEF TYPE
Use Permit	Convenience store with sale of beer and/or wine	Convenience store with sale of beer and wine	Special Permit





PLANNING & DEVELOPMENT COMMENTS/QUESTIONS:

The map below shows other liquor sales sites in the general neighborhood.



FIRE DEPARTMENT COMMENTS:

The Department has no objection to the issuance of the special permit. Fire alarm and sprinkler work was permitted and inspected by the Fire Department and is in compliance.

DEPARTMENT OF PUBLIC WORKS COMMENTS:

The Department of Public Works comments are attached.

MEETING SCHEDULE:

Zoning Board of Appeals	To be determined
Planning Board	To be determined



City of Chelsea
Department of Public Works
City Hall, 500 Broadway
Chelsea, Massachusetts 02150

Bertram Taverna, Director
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April 15, 2020

Mr. John DePriest, AICP, Director
Department of Planning & Development
City Hall, 500 Broadway
Chelsea, MA 02150

Re: DPW Review Comments
Special Permit Application
Case #2020-30 – 230 Broadway

On behalf of the Department of Public Works (DPW), we are writing to provide preliminary comments on the referenced project/application. Please note that these comments do not constitute approvals for utility or Building Permit requirements, which must be met prior to the start of construction. For utility connections, the Applicant must secure connection and backflow prevention approvals from Chelsea Water & Sewer (CW&S). If a Special Permit is granted, DPW will review the full project design in support of the Building Permit application. If a Building Permit is issued, the Applicant must secure a DPW Street Opening Permit. If the work zone cannot be contained within the private property, the Applicant must also secure a DPW Street Occupancy Permit.

Based upon a review of the drawings and information submitted with the Special Permit application, DPW offers the following preliminary comments, but reserves the right to comment further during the hearing process:

General

DPW considers the drawings and information submitted with the Special Permit application to be at a “planning/permitting” level, which depicts project concept, scope, scale, and limited detail. The development of comprehensive design plans, detail drawings, and specifications suitable for construction will be required to apply for a Building Permit. At that stage, DPW will be able to properly review the project for the many areas of concern within DPW purview.

Comments: DPW approves the preliminary design, however the plans lack the following information. The following information must be provided before applying for a building permit.

- The plans do not provide existing utility drawings. If the existing utilities are to remain, this must be shown on the plans, including any backflow preventer devices. Upon submission further comments will be provided.

If you have any questions regarding this matter, please contact DPW at your earliest convenience.

Respectfully submitted,

Rebecca Wright

Rebecca Wright
Assistant City Engineer
Department of Public Works