



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

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Tel: (617) 466 – 4180 \* Fax: (617) 466 – 4195

*John DePriest, AICP, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, Member*  
*Joseph Mahoney, Associate*  
*Anthony Quiles, Associate*

**AGENDA**

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:

**Tuesday, November 18, 2008**  
**6:00 p.m.**  
**City Hall, Room 102, Conference Room**

**I. Roll Call of Members**

**II. Public Meeting/Hearing Petitions**

**Case # 2008-12**

**Dominic Morello / 3 Nichols Street**

For **Special Permit** to change a non conforming use to another non conforming use, creating a four (4) family structure, which is not a permitted use within the Residential 1 Zoning District

**Case # 2008-14**

**Demichaelis Properties – State Garden, Inc. – 300 Third Street**

For **Special Permit** and **Variance** to construct 14,750 square foot addition to warehouse and increase parking

**Case # 2003-03**

**Third Street Realty Corp. / R&V Enterprises, Inc. – 337 Third Street**

For extension of previously approved **Limited Special Permit with conditions** restricted to a Five-year term which is due to expire on November 20, 2008

**Case # 2008-13**

**Synergy and Chelsea Neighborhood Developers**

**1-11 Webster Avenue / 400 Eastern Avenue / 231-235 Spencer Avenue**

For **Special Permit** for planned development consisting of 152 residential units, retail space and associated parking

**III. Other Business**

**IV. Communications**

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA, during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.