



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*

**REVISED  
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, December 9, 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 # 2008-13**

**Webster Block, LLC, 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

**Case # 2008-15**

**Alexandra Arnold – c/o 54 Beacon Street Condominium Trust**

For Variance for proposed construction of roof deck with walk-out dormer upon the flat roof of existing three-story masonry structure (44.5) forty-four and one half feet in height which exceeds the maximum allowed height of (35) thirty-five feet

**Case # 2008-16**

**Gerald Snierson – 34-62 Winnisimmet & 14-20 Pembroke**

For Special Permit and Variance for proposed construction of (24) twenty-four residential units located in two different Zoning Districts – (R1) Residential 1 and (W) Waterfront – Proposal does not meet dimensional regulations and off street parking requirements

**Case # 2004-18**

**Forbes Park, LLC & Urban Design & Development Corp.  
1 Forbes Road, 405, 409, and 413 Crescent Avenue**

For Modification of previously approved planned development which includes Proposed changes to number of parking spaces, garage addition, fence installation, construction of bridges, accessory use of 50-100 KW solar energy above garage

**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.