



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

Tel: (617) 466-4180 * Fax: (617) 466-4195

John DePriest, AICP, Chairman
Janice Tatarka, Member
Arthur Arsenaault, Member
Joseph Mahoney, Associate
Marilyn Vega-Torres, 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:

Wednesday, April 13, 2016
6:00 p.m.

Chelsea City Hall, 500 Broadway – Room 102 Conference Room

- I. Roll Call of Members**
II. Public Meeting/Hearing Petitions*

- 2016-02 20 High Street – David Therrien
For Special Permit to install a driveway which does not meet minimum zoning dimensional and setback requirements
- 2016-03 103 Broadway – John F. Milan/John M. Corporation
For Special Permit to re-establish an existing three (3) story masonry and wood frame structure into five (5) residential units and one commercial space and for parking relief
- 2016-04 128-130 Shurtleff Street – Haiying Ji & Xinsheng Zhu
For Special Permit and Variance for the division of a single lot containing two (2) conjoined three (3) family dwelling units into two (2) separate lots
- 2016-05 180 Everett Avenue – Fusion Foods
For Special Permit to change one non-conforming use, a flower shop, to another non-conforming use, a restaurant
- 2016-06 84 Washington Avenue – Alma Villanueva
For Special Permit to change one non-conforming use, an electronic repair shop, to another non-conforming use, meat market and miscellaneous grocery items
- 2012-10&10A 215 Shurtleff Street aka 8 Grove Street – North Bellingham Veterans Home, LLC/The Neighborhood Developers
For request for modification to previously approved Special Permit and Variance
- 2016-08 105 Everett Avenue – Mark Nadow
For Special Permit relief for number and location of off-street parking spaces for a restaurant
- 2016-09 307 Broadway – Jay Duca
For Special Permit and Variance to establish fifteen (15) residential units and construct a fourth floor above the existing commercial space which does not meet minimum requirements for number of off-street parking spaces

- 2016-10 173 Washington Avenue – Roy Avellaneda d/b/a Pan y Café
For Special Permit to establish a coffee shop which does not meet minimum requirements for number of off-street parking spaces
- 2016-11 232 Everett Avenue – TJL Series, LLC
For Variance for installation of a projecting signs
- 2016-12 413 Broadway – Jimmy Chan
For Special Permit and Variance to convert eight (8) residential units into sixteen (16) residential units above the existing commercial space

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.
*Order of Hearings by discretion of Board

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CITY CLERK'S OFFICE
CHELSEA, MA