



## CITY OF CHELSEA

### PLANNING BOARD

City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

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*Tuck Willis, Chairman  
Shuvam Bhaumik  
Olivier del Melle  
Lad Dell  
Christopher Falbo  
Ashley Owens  
Sishir Rao, M.D.  
Todd Taylor  
Henry Wilson*

### AGENDA

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of the Commonwealth of Massachusetts and the Massachusetts Zoning Act that a meeting of the Chelsea Planning Board will be held on the following date:

**Tuesday, September 26, 2017, at 6:00 p.m.  
Chelsea City Hall, 500 Broadway, Conference Room (305), Chelsea, MA 02150**

- I. Call to Order**
- II. Approval of Minutes from the August 22, 2017 meeting.**
- III. Public Meeting/Hearing Petitions\***

Case # 2017-29 15 Beacon Place – Do Phat

**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

For Special Permit and Variance to alter a non-conforming structure by constructing a side and rear addition as a deck and additional living space and also for the creation of four off-street parking spaces which do not meet current minimum zoning requirements for front, rear, and side yard setbacks, increasing maximum lot coverage and maximum building height.

Case # 2017-30 130 Eastern Avenue – Chelsea Eastern, LLC

**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

For Special Permit to maintain twenty-nine of the required one-hundred and thirty-two off-street parking spaces as a reserve area and not build out unless and until needed in accordance with Section 34-106(j)(5) of the Zoning Ordinance.

Case # 2017-19 24 Tudor Street – Antonio Reyes

**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

For Special Permit to convert an existing non-conforming one family structure into three dwelling units which does not meet current requirements for minimum lot area and number of off-street parking spaces.

Case # 2017-26 120-126 Essex Street – Aldo Callejas

**PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION**

A Division of lots, Special Permit and Variance to construct a six family dwelling within 122-126 Essex Street with an existing three family dwelling to remain at 120 Essex Street which does not meet current zoning requirements.

Case # 2015-14 284 Everett Avenue - Fairfield Chelsea Phase I, LLC and Fairfield Chelsea Phase II, LLC

**PUBLIC MEETING – SITE PLAN EXTENSION**

Request for a Site Plan extension to construct a 692 residential unit mixed-use development.

- IV. Other Business**
- V. Adjournment**

*Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8:00 a.m. to 4:00 p.m. Monday, Wednesday and Thursday, 8:00 a.m. to 7:00 p.m. Tuesday, and 8:00 a.m. to 12:00 p.m. on Friday.*

*\* Order of cases taken at the discretion of the Board*