



CITY OF CHELSEA

PLANNING BOARD

City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150
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Shuvam Bhaumik, Vice Chair
Indira Alfaro
Joan Cromwell
Olivier del Melle
Mimi Rancatore
Alejandra Rodriguez
Todd Taylor
Gladys Vega

Notice is hereby given in accordance with 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, December 18, 2018, 6:00 p.m.
Chelsea Senior Center - 10 Riley Way - Chelsea, MA 02150

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2018 DEC 12 P 2:36

- I. Call to Order
- II. Approval of Minutes from the November 27, 2018.
- III. Public Meeting/Hearing Petitions*

2018-38 **1 Forbes Street – YIHE Forbes, LLC**

For Major Site Plan approval and Special Permit for Planned Development to construct six-hundred thirty (630) residential units and retail and office buildings with nine-hundred forty-nine (949) parking spaces.

2018-54 **54 Webster Avenue - Julialisa Papagno**

For Special Permit to construct a second and third story with proposed change of use to two residential dwelling units and garage with maintenance worker space which does not meet current minimum zoning requirements for rear, front or side yard setbacks, open space, lot size, frontage, also exceeds floor area ratio, density, maximum lot coverage and does not meet required minimum number of off-street parking spaces.

REQUEST FOR CONTINUATION BY PETITIONER TO JANUARY 22, 2019 MEETING

2018-55 **560 Washington Avenue – Nazneen Khan**

For Special Permit seeking approval for the use of the premises as a convenience store with the sale of beer and wine.

2018-56 **157 Crescent Avenue - M & M Realty Trust**

For Special Permit to construct a two story structure with the proposed use of a trade shop, including accessory office space which does not meet current minimum zoning requirements for aisle width and number of off-street parking spaces.

2018-57 **94 Central Avenue – Deivid Sanchez**

For Special Permit to change non-conforming use as an office to another non-conforming use as a barbershop on first floor.

IV. Other Business

Proposed 40R Smart Growth Zoning District- Innes Apartments, Central Avenue: public hearing to consider submission of an application for Preliminary Determination of Eligibility for 40R Zoning to the Massachusetts Department of Housing and Community Development.

Approval Not Required (ANR)- 235 Marginal Street – Molly Corporation

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