



# CITY OF CHELSEA

## PLANNING BOARD

City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150  
Tel: (617) 466-4188 | Fax: (617) 466-4195  
Elijah Romulus: Staff

*Tuck Willis, Chairman  
Shuvam Bhaumik  
Joan Cromwell  
Olivier del Melle  
Lad Dell  
Sishir Rao, M.D.  
Todd Taylor  
Gladys Vega  
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, June 26 2018, at 6:00 p.m.**

**Chelsea City Hall (3<sup>rd</sup> Floor, Room 305) – 500 Broadway, Chelsea, MA 02150**

- I. Call to Order**
- II. Approval of Minutes from the May 22, 2018.**
- III. Public Meeting/Hearing Petitions\***

- Case # 2018-11      161 Summit Avenue (approx. location) – Mobilitie Management – c/o Eric Kallio  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit for installation of cell backhaul equipment, including an antenna on an existing street utility pole, to extend service for existing cell phone towers.
- Case # 2018-12      14-16-18-20 Hooper Street – Juan Gallego, Ever Zavala & Jose Argueta  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit to enable subdivision of a single lot containing a duplex four (4) family dwelling into two, two (2) family dwelling structures.
- Case # 2018-13      207 Shurtleff Street – James D’Amico, Trustee  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit to convert a second floor function hall into seven (7) residential units, which do not meet current minimum zoning requirements for off-street parking spaces.
- Case # 2018-14      180 Everett Avenue – North River Everett Ave., LLC – c/o Andy Dulac  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit to demolish the primary structure and create an accessory parking lot within 300 feet of the primary property at 190 Everett Avenue which does not meet the current minimum requirements for front, side or rear yard setbacks.
- Case # 2018-15      90 Everett Avenue – P&A Realty Trust  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit to establish a kidney dialysis and kidney care center.
- Case # 2018-16      28 Pembroke Street – Matthew Phelan  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit to construct a new exterior landing and stairs to a newly established entry door extending a non-conforming structure which does not meet current minimum zoning requirements for side yard and rear yard setbacks.

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- Case # 2018-17      29 and 35 Central Avenue – Christopher Friend  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit for the legal combination of two lots and the extension of an existing non-conforming structure as a laundromat at 29 Central Avenue into the existing vacant space at 35 Central Avenue.
- Case # 2018-18      698 Broadway and 43 Cary Avenue – Brijesh Patel, Jayesh Patel, Trustees of Riya Realty Trust and Jayeshkumar Patel  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit to construct a right side addition to existing convenience store which does not meet side yard or rear yard setbacks and also exceeds maximum percentage of lot coverage.
- Case # 2018-19      78 Clark Avenue – Pilar Obregon  
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION  
For Special Permit for the legal combination of two lots and the extension of an existing non-conforming structure as a laundromat at 29 Central Avenue into the existing vacant space at 35 Central Avenue.
- Case # 2018-21      200 Maple Street – Chelsea Gateway Property, LLC  
PUBLIC HEARING – MAJOR SITE PLAN APPROVAL & SPECIAL PERMIT RECOMMENDATION  
For Special Permit to construct a new eighty (80) suite hotel to share amenities with the existing hotel on-site which does not meet current minimum zoning requirements for off-street parking spaces.

**IV. Other Business**

Zoning Amendment  
PUBLIC HEARING  
Urban Renewal Extension  
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**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

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