



## CITY OF CHELSEA

### PLANNING BOARD

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

Tuck Willis, Chair  
Shuvam Bhaumik, Vice Chair  
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Olivier del Melle  
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Alejandra Rodriguez  
Todd Taylor  
Gladys Vega

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, November 27, 2018, 6:00 p.m.**  
**Chelsea Senior Center – 10 Riley Way – Chelsea, MA 02150**

- I. Call to Order
- II. Approval of Minutes from the October 23, 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.
- 2018-41      208 Spencer Avenue – OPC Development 1, LLC  
For Special Permit for the construction of a eight residential unit dwelling structure within a five thousand (5,000) square foot lot which does not meet current minimum zoning requirements for number of off-street parking spaces.
- 2018-49      21 Suffolk Street – Jose Contreras  
For Special Permit to enable the subdivision of a single lot containing a two family dwelling into two lots and to construct a three family dwelling at 19 Suffolk Street which does not meet current minimum zoning dimensional requirements for frontage and lot size.
- 2018-50      19 Suffolk Street – 19 Suffolk Street, LLC  
For Special Permit for the construction of a three family dwelling which does not meet current minimum zoning requirements for number and location of off-street parking spaces.
- 2018-51      124 Cook Avenue – Mario Chacon  
For Special Permit to enclose an existing grade level garage space within a residence in order to expand living space
- 2018-53      22 Adams Street – Oakwood Tavern, LLC  
For Special Permit to re-establish non-conforming use, (retail/liquor) to allow change to another non-conforming use as a restaurant and which does not meet current minimum requirements for number of off-street parking spaces.

#### IV. Other Business

**Proposed Zoning Amendments:** to revise the dimensional controls in the Naval Hospital Residential and Commercial Districts and residential units in the basement/ground floor in the Retail Business Districts.

#### 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

2018 NOV 16 A 8:11  
CITY CLERK'S OFFICE  
CITY OF CHELSEA, MA