



**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*  
*Indira Alfaro*  
*Joan Cromwell*  
*Olivier del Melle*  
*Alejandra Rodriguez*  
*Todd Taylor*  
*Gladys Vega*

**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, October 23, 2018, 6:00 p.m.**  
**Chelsea Senior Center – 10 Riley Way – Chelsea, MA 02150**

- I. Call to Order**
- II. Approval of Minutes from the September 25, 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 nine 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.
- 2018-43      311 Chestnut Street (approx. location) – James S. George for N.B.C. Extenet Systems**  
For Special Permit for the installation of cell backhaul equipment and antenna on an existing utility pole to extend existing cell service.
- 2018-44      42 Blossom Street – Hourmat Abdul Rauf**  
For Special Permit for demolition of existing structure and construction of four unit residential dwelling unit structure which does not meet minimum zoning requirements for driveway aisle width.
- 2018-45      8 Summit Avenue, Lot #2 – City Investors, LLC – Madelyn Garcia, Manager**  
For Special Permit for the construction of a two residential dwelling unit structure which does not meet current minimum zoning requirements for number of off-street parking spaces.
- 2018-46      53 Broadway – Anthony Gatti**  
For Special Permit for the conversion of an existing residential structure from one (1) family to a two (2) family structure which does not meet current minimum zoning requirements for number of off-street parking spaces.
- 2018-47      235 Webster Avenue – John Folino, Trustee**  
For Special Permit for the conversion of an existing residential structure from one (1) family to a two (2) family structure which does not meet current minimum zoning requirements for number of off-street parking spaces.

2018-48

**170 Revere Beach Parkway – William Lucas**

For Special Permit for the demolition of current structure and construction of new structure on site with exact same use as a lawfully established non-conforming use (restaurant, drive-in, or fast food).

**IV. Other Business**

**Community Development Block Grant (CDBG) Update – Alex Train, Planning and Development**

**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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