



CITY OF CHELSEA
ZONING BOARD OF APPEALS
City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150

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John DePriest, AICP, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Joseph Mahoney, Associate
Marilyn Vega-Torres, Associate

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held:

Tuesday, August 8, 2017
6:00 p.m.

Chelsea City Hall – 500 Broadway -Room 102 – Conference Room

I. Roll Call of Members
II. Public Meeting/Hearing Petitions*

- 2017-19 **24 Tudor Street – Antonio Reyes**
For Special Permit for conversion to increase existing property by two units, creating a three unit dwelling which does not meet minimum zoning requirements for lot size, open space and location and number of off-street parking spaces
- 2017-22 **88 Springvale Avenue – Tirso Pena**
For Special Permit and Variance for division of property and construction of a single family dwelling within the property with an existing family dwelling to remain; lots do not meet minimum zoning requirements for frontage, lot size, side yard setbacks, and location and number of off-street parking spaces
- 2017-23 **154 Chestnut Street (approx. location) – Mobilite Management, LLC c/o Rossana Ferrante**
For Special Permit for installation of cell backhaul equipment, including an antenna on an existing street utility pole, to extend service for existing cell towers at 5 Admiral's Way, 855 Broadway and 466 Broadway
- 2017-24 **35 Central Avenue – Dania C. Blanco**
For Special Permit to re-establish a restaurant in a non-conforming structure that has been abandoned for more than two years requiring a Special Permit pursuant to Section 34-51 entitled, "nonconforming uses and structures"
- 2017-25 **20 Winthrop Road – Milton Ruiz**
For Special Permit for expansion of existing deck which does not meet minimum zoning requirements for side yard setbacks
- 2017-26 **120-126 Essex Street – Aldo Callejas**
For Special Permit and Variance to construct a six family dwelling within 122-126 Essex Street with an existing three family dwelling to remain which does not meet current zoning requirements as follows:
Lot 1 - 120 Essex Street – Variance for dimensional requirements for: side, front and rear yard setbacks, lot size, frontage and usable open space and Special Permit for off-street parking spaces
Lot 2 - 122-126 Essex Street – Special Permit for use and lot area, location of one parking space, driveway location less than 50 feet from intersection - Variance for dimensional requirements for: lot size, front, side and rear yard setbacks; maximum lot coverage and usable open space, and number of off-street parking spaces

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2017-27 748 Broadway – Mike Vienneau and Alek Vienneau, Managers, 748 Broadway, LLC
For Special Permit to re-establish a nonconforming (convenience store); to change the nonconforming use to another nonconforming use (office); and for relief from the off-street parking requirement for said office use

- III. Other Business
- IV. Communications

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 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.
*Order of Hearings by discretion of Board

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CITY CLERK'S OFFICE
CHELSEA, MA