



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

Tel: (617) 466-4180 * Fax: (617) 466-4195

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, September 12, 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 SEP - PD 1:52
2017 SEP - PD 1:52

- 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 and open space and also 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
- 2017-25 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
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
- 2017-27 748 Broadway – Mike Vienneau and Alek Vienneau, Managers, 748 Broadway, LLC
For Special Permit to reestablish a nonconforming use (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

- 2017-28 178 Congress Avenue (approx.) – Mobilitie Management, LLC c/o Rossana Ferrante
For Special Permit to install cell backhaul equipment including an antenna on an existing street utility pole, to extend service for existing cell towers at 255 Central Avenue
- 2017-29 15 Beacon Place – Do Phat
For Special Permit and Variance to alter a non-conforming structure by constructing a side and rear addition as a deck and additional living space and also for the creation of four off-street parking spaces which do not meet current minimum zoning requirements for front, rear, and side yard setbacks, increasing maximum lot coverage and maximum building height
- 2015-14 284 Everett Avenue - Fairfield Chelsea Phase I, LLC and Fairfield Chelsea Phase II, LLC
Request for extension of previously approved Special Permit
- 2017-30 130 Eastern Avenue – Chelsea Eastern, LLC
For Special Permit to maintain twenty-nine of the required one-hundred and thirty-two off-street parking spaces as a reserve area and not build out unless and until needed in accordance with Section 34-106(j)(5) of the Zoning Ordinance

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

2017 SEP -7 P 1:52
CITY CLERK'S OFFICE
CITY HALL
500 BROADWAY
CHELSEA, MA 01922