



## CITY OF CHELSEA

### PLANNING BOARD

City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

Tel: (617) 466-4188 \* Fax: (617) 466-4195

*Tuck Willis, Chairman  
Shuvam Bhaumik  
Lad Dell  
Christopher Falbo  
John Matosky  
Ashley Owens  
Sishar Rao, M.D.  
Todd Taylor  
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, April 26, 2016, at 6:00 p.m.  
Room 102 Conference Room  
City Hall, 500 Broadway, Chelsea, MA**

- I. **Call to Order**
- II. **Approval of Minutes from March 22, 2016 meeting**
- III. **New Business**

**2016-09                    307 Broadway – Jay Duca**

For Special Permit recommendation and Major Site Plan Review to establish fifteen (15) residential units and construct a fourth floor above the existing commercial space which does not meet minimum requirements for number of off-street parking spaces

**2016-10                    173 Washington Avenue – Roy Avellaneda**

For Special Permit recommendation to establish a coffee shop which does not meet minimum requirements for number of off-street parking spaces

**2016-12                    413 Broadway – Jimmy Chan**

For Special Permit recommendation to convert eight (8) residential units into sixteen (16) residential units above the existing commercial space

**2016-13                    140 Pearl Street – Paul Scapicchio**

For Special Permit recommendation and Major Site Plan Approval to construct a second, third, and fourth floor, renovate the first floor in order to create twenty (20) residential units and a commercial space, and create parking at the basement level

**2016-15                    298 Eastern Avenue – Blue Marlin, LLC / Faith Lauria**

For a Special Permit recommendation to change from one nonconforming use, a street sweeping business, to another non-conforming use, a restaurant

- IV. **Other Business**
- 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.*

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