



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

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Christopher Falbo
Ashley Owens
Sishir Rao, M.D.
Todd Taylor
Henry Wilson

REVISED
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, August 22, 2017, at 6:00 p.m.
Chelsea City Hall, 500 Broadway, Conference Room (305), Chelsea, MA 02150

- I. Call to Order**
- II. Approval of Minutes from the May 23, 2017 and June 27, 2017 meetings**
- III. Public Meeting/Hearing Petitions***

Case # 2017-19 24 Tudor Street – Antonio Reyes
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION
For Special Permit to convert an existing non-conforming one family structure into three dwelling units which does not meet current requirements for minimum lot area and number of off-street parking spaces.

Case # 2017-25 20 Winthrop Road – Milton Ruiz
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION
Special Permit for enlarging an existing deck which does not meet current minimum requirements for rear yard setbacks.

Case # 2017-26 120-126 Essex Street – Aldo Callejas
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION
A Division of lots, Special Permit and Variance to construct a six family dwelling within 122-126 Essex Street with an existing three family dwelling to remain at 120 Essex Street which does not meet current zoning requirements.

Case # 2017-27 748 Broadway – Mike Vienneau and Alek Vienneau, Managers, 748 Broadway, LLC
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION
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.

Case # 2017-28 178 Congress Avenue (approx. local) – Mobilitie Management, LLC c/o Rossana Ferrante
PUBLIC MEETING – SPECIAL PERMIT RECOMMENDATION
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 255 Central Avenue.

Case # 2017-DS1 284 Everett Avenue – Fairfield Chelsea Phase I LLC
PUBLIC HEARING – DEFINITIVE SUBDIVISION PLAN
For approval of a Definitive Subdivision Plan for parcels 54-30; 55-2, 3, 4, 5, 8; 62-10, 12, 13, 14; 63-1, 1a, 2, 3, 5.

Case # 2017-DS2 200 Vale Street – Fairfield Chelsea Phase II LLC
PUBLIC HEARING – DEFINITIVE SUBDIVISION PLAN
For approval of a Definitive Subdivision Plan for parcels 54-22, 23, 24, 25, 26, 27, 28, 29 and 62-4.

IV. Other Business

Planning Department

An update to the Planning Board on a list of Zoning Amendments voted on by City Council in 2016 & 2017.

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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