



**CITY OF CHELSEA
PLANNING BOARD**

City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150
Tel: (617) 466-4188 | Fax: (617) 466-4195
Staff: Elijah Romulus

Tuck Willis, Chairman
Shuvam Bhaumik
Joan Cromwell
Olivier del Melle
Lad Dell
Sishir Rao, M.D.
Todd Taylor
Gladys Vega
Henry Wilson

2018 APR 25 A 9:27

**CHELSEA PLANNING BOARD
MEETING MINUTES
TUESDAY, March 27, 2018
6:35 p.m.**

A meeting of the Chelsea Planning Board was called to order by Chair William "Tuck" Willis at 6:35 p.m. on Tuesday, March 27, 2018 in the Chelsea City Hall, Room 305, 500 Broadway, Chelsea, MA, with the following members in attendance: Tuck Willis, Joan Cromwell, Lad Dell, Todd Taylor, and Henry Wilson. Shuvam Bhaumik, Olivier del Melle, Sishir Rao, and Gladys Vega were not present.

Also present: Elijah Romulus, Planner/Land Use Administrator, Department of Planning & Development.

Approval of February 27, 2018 Minutes

On a motion by Henry Wilson and seconded by Lad Dell, it was voted unanimously (5-0-0) to continue approval the minutes of the February 27, 2018 meeting to the April 24, 2018 meeting.

Case # 2018-01 51 Addison Street - Elmer Garza

For Special Permit to establish a driveway which does not meet current minimum zoning requirements for side and rear yard setbacks.

Petitioner wrote a letter to the board asking to withdraw without prejudice in order to reapply for the Special Permit.

On a motion by Henry Wilson and Seconded by Todd Taylor, it was voted unanimously (5-0-0) to recommend that the Zoning Board of Appeals deny the proposal without prejudice.

Case # 2018-05 190 Everett Avenue - Acorda Therapeutics, Inc. c/o Joseph Musiak

For Special Permit and Variance to demolish a section of above structure and construct a two (2) story addition on the left rear side of the building and a vertical addition within the footprint of the building to house mechanical equipment.

Petitioner wrote a letter to the board asking that the meeting be continued to April.

On a motion by Tuck Willis and seconded by Joan Cromwell, it was voted unanimously (5-0-0) to continue the case to April 24, 2018.

Case # 2018-06 9 Sixth Street - Sixth Street Investment, LLC

For Special Permit and Variance to construct additional second floor living space above the first floor porch increasing non-conformity due to side yard setbacks.

Petitioner wrote a letter to the board asking that the meeting be continued to April.

On a motion by Henry Wilson and seconded by Lad Dell, it was voted unanimously (5-0-0) to continue the case to April 24, 2018

Case # 2018-02 170 Cottage Street – 170 Cottage Street, LLC

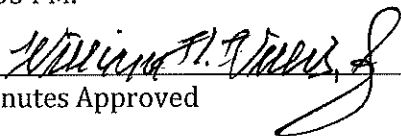
Major Site Plan approval to construct a new sixty-six (66) unit apartment building which does not meet the current minimum zoning requirements for lot size, usable open space, rear yard setbacks and exceeds maximum floor area ratio, building height and lot coverage..

Petitioner wrote a letter to the board asking that the meeting be continued to April.

On a motion by Tuck Willis and seconded by Todd Taylor, it was voted unanimously (5-0-0) to continue the case to April 24, 2018.

Adjournment

On a motion by Henry Wilson and seconded by Joan Cromwell, it was voted unanimously (5-0-0) to adjourn at 6:55 PM.



Minutes Approved

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OFFICE