



CITY OF CHELSEA, MA
Planning Board

City Hall, 500 Broadway, Room 106 · Chelsea, MA 02150
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CHELSEA PLANNING BOARD

In accordance with the General Laws of the Commonwealth of Massachusetts and the Massachusetts Zoning Act, a meeting of the Chelsea Planning Board will be held

Tuesday, November 30, 2021, 6:00 PM
City Council Conference Room 305, City Hall, 500 Broadway

- I. Call to Order**
- II. Approval of Minutes from October 26, 2021**
- III. Public Meeting/Hearing Petitions**

2021-21 122 Warren Avenue - 122 Warren VG, LLC

For recommendation on Special Permits seeking approval for the construction of a two-family dwelling within 122 Warren Avenue, as shown on a proposed subdivision plan, with an existing three-family dwelling to remain within proposed subdivided lot : Lot A – proposed subdivided lot contain proposed two-family structure does not meet current minimum zoning requirements for front yard, side yard, combined yard setbacks, frontage, property line buffer and which exceeds maximum height, and number of stories; Lot B – proposed subdivided lot to contain existing three-family structure does not meet current minimum zoning requirements for frontage, side yard setback, combined side yard setback, lot size, open space, size and width of parking spaces and aisle width

2021-22 5 Winnisimmet Street – Jonah Jacob

For recommendation on Special Permit seeking approval for bulk storage of raw materials (granite)

2021-25 17 Carroll Street – Juan Erazo

For recommendation on Special Permit and Variance to construct a second (2nd) and third (3rd) story addition, which does not meet current minimum, zoning requirements for combined side setback and side yard setback

2021-27 320 Revere Beach Parkway – GVLP, Inc. – d/b/a Vida Verde – PUBLIC HEARING

For recommendation on Special Permit and for Major Site Plan Review seeking approval to partially demolish and renovate an existing two-story structure proposing a Retail Marijuana Facility, which does not meet current minimum, zoning requirements for number of off-street parking spaces

2021-28 267 Broadway – Ola Bayode – PUBLIC HEARING

For recommendation on Special Permit and for Major Site Plan Review for the establishment of a marijuana dispensary

2021-29 146-150 Williams & 65 Pine Street – Mikael R. Vienneau, Broadway Capital Development LLC - PUBLIC HEARING

For Major Site Plan Review and for a recommendation on a Special Permit and Variance seeking approval to demolish the existing structure, combine all lots, convert from a wholesale business and storage use to residential dwellings containing seven or more units to construct twenty (20) residential units which do not meet the minimum current zoning requirements for lot size, rear, front and side yard setbacks, open space, parking aisle width, number of off street parking spaces and exceeds maximum lot coverage

IV. Other Business

1. Zoning Amendment – Community Impact Agreements
2. Annual mid-year update for the Community Development Block Grant Fiscal Years 2020 and 2021 – Alex Train, Director of Department of Housing & Community Development

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.

Note: Order of agenda items taken at the discretion of the Board

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