



CITY OF CHELSEA, MA
Planning Board

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

Notice is hereby given in accordance with the General Laws of the Commonwealth of Massachusetts and the Massachusetts Zoning Act that a meeting of the Chelsea Planning Board will be held

Tuesday, October 26, 2021, 6:00 PM
City Council Conference Room 305, City Hall, 500 Broadway

- I. **Call to Order**
- II. **Approval of Minutes from August 24, 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)

2021-23 21 Englewood Avenue – Scott Moschella

For recommendation on Special Permit to establish a driveway which does not meet current minimum zoning requirements for front yard setback, within five (5) feet of a side lot line, or five (5) feet of any wall containing ground floor or basement windows

2021-24 174 Webster Avenue – Gilberto Ayala

For recommendation on Special Permit to establish a driveway, which does not meet current minimum zoning requirements for front yard setback and parking within five (5) feet from property line

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

2021-26 22 Adams Street – Tambo 22

For recommendation on Special Permit for the extension of an existing restaurant into the outdoor area of the property to create permanent outdoor dining

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

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

IV. Other Business

Zoning Amendment – Community Impact Agreements

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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