



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

John DePriest, AICP, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Joseph Mahoney, Associate
Anthony Quiles, Associate

Tel: (617) 466 – 4180 * Fax: (617) 466 – 4195

AGENDA (2nd Revision – 03/03/11)

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a **Regular Meeting** of the Chelsea Zoning Board of Appeals will be held:

Tuesday, March 8, 2011
6:00 p.m.

City Hall, Room 102, Conference Room

I. Roll Call of Members
II. Public Meeting/Hearing Petitions

- Case # 2011-01 **204 Maple / 144 Beech Street – Chelsea Gateway Property, LLC**
c/o Mark Stebbins, S&S Hotels
For **Special Permit** to construct a one hundred and twenty-eight (128) suite hotel in the Business District
- Case # 2010-01 **47-55 Gerrish Avenue – Chelsea Neighborhood Developers**
For **Amendment and Major Modification** to a previously approved Special Permit to construct thirty-two (32) residential units in the Residential Planned Overlay District which encompass the utilization of three (3) independent structures requiring dimensional relief for off-street parking, bulk and dimensional requirements
- Case # 2011-02 **40 Tudor Street – Raffaella DiStefano**
For **Special Permit and Variance** for conversion of former Single Room Occupancy currently Being taxed as a two (2) family dwelling to a three-family dwelling which does not meet current Zoning dimensional or parking requirements
- Case # 2011-03 **111 Winnisimmet Street & 40 Division Street – Francesca Bitto**
For **Special Permit and Variance** seeking approval for the subdivision of a single lot Containing two residential buildings into two separate lots containing a one (1) family dwelling To be listed as 40 Division Street and a two (2) family dwelling to be listed as 111 Winnisimmet Street which do not meet current zoning requirements
- Case # 2011-04 **34-62 Winnisimmet Street & 14-20 Pembroke Street – Cinco De Mayo Foods**
For **Special Permit** to reestablish the existence of a pre-existing non-conforming use at the Premises and to establish a tortilla and related foods manufacturing facility with retail space Which is not permitted in the Waterfront and Residential 1 Districts and also include two (2) Residential units
- Case # 2011-05 **58 Hooper Street – Anthony Quiles**
For **Variance** seeking approval for sub-division and reclassification of an existing two (2) unit Structure into separate classifications as a single (1) family dwelling at 58A Hooper Street and A single (1) family dwelling at 58B Hooper Street
- III. Other Business
Case # 2008-14 **DeMichaelis Properties, LLC – State Garden – 300 Third Street**
Request for modification of previously approved special permit for installation of a concrete transformer pad/transformer and a concrete generator pad/generator

IV. Communications

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 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.

