



**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*

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

**AGENDA**  
**\*REVISED 09-26-11\***

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, October 11, 2011**  
**6:00 p.m.**  
**City Hall, Room 102, Conference Room**

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

- Case # 2010-15**                    **155 Sixth Street, Heard Street, Carter Street, Blossom Street and Maple Street Chelsea North, LLC**  
Request for Modification to previously approved Special Permit for establishment of 238 residential units (phase 1) and 242 units (phase 2) – Said modification to include: Reduce number and mix of residential units in Phase I, Modify parking layout, Revise residential unit size and mix in Phase II, Modify plan to remove two existing off-premise signs and construct a new digital off-premise sign, Re-establish business use in existing commercial building
- Case # 2011-15**                    **37 Webster Avenue – Webster Block LLC, Dave Greaney**  
For Special Permit to create four (4) parking spaces in rear of property – minimum required is five (5)
- Case # 2011-16**                    **130 Crescent Avenue and 110 Crescent Avenue – 130 Crescent Avenue Realty, LLC**  
For Special Permit to expand existing freezer by 2,065 square feet which requires relief from off-street parking requirements and alteration or change to non-conforming structure pursuant to 3.3.3 of the Zoning Ordinance
- Case # 2011-17**                    **31 Cary Avenue – Maria Lopez**  
For Special Permit to reclassify existing three-story wood frame two (2) family residence into a three (3) family dwelling - the nonconforming use has been abandoned for more than two (2) years

**III. Other Business**

- Case # 2009-23**                    **Nicholas D'Angelo – 5 Wesley Street**  
For Minor Modification to previously approved Special Permit to construct and expand second story office and add parking under building

**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.

**\*ORDER OF HEARINGS BY DISCRETION OF BOARD**