



**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*  
*Marilyn Vega-Torres, Associate*

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

## **AGENDA**

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, June 05, 2012**  
**6:00 p.m.**  
**City Hall, Room 102, Conference Room**

**I. Roll Call of Members**

**II. Public Meeting/Hearing Petitions\***

**Case # 2012-06**      **245, 249 and 257 Marginal Street – 245 and 257 Marginal Street, LLC**  
For Special Permit to establish a seven hundred vehicle parking lot to be used by Enterprise and Avis

**Case # 2012-07**      **31-31A Gerrish Avenue – Charles J. Sillari, Jr.**  
For Special Permit and Variance for subdivision of a single lot containing a two (2) family dwelling and a three (3) family dwelling to be classified as 31 Gerrish Avenue and 31A Gerrish Avenue

**Case #2012-08**      **24 Second Street – Phuong (Trish) Nguyen**  
For Special Permits to re-establish a non-conforming commercial use and to change the use to allow tax/accounting preparation and language translation services, also including the selling of cosmetics, accessories and jewelry/gold, and/or a check cashing business with services such as Money Grams, Western Union and utility payments

**III. Other Business**

**Case # 2007-22**      **292 Spruce Street – Ricardo Planco**  
For modification to previously approved special permit which was a delicatessen for sale of luncheon meats, sandwiches, and related take out food items (coffee, bagels) and sale of fried chicken, which also included ancillary sale of lottery tickets to be changed to new use of a fresh produce market to sell fresh fruits, vegetables, and miscellaneous grocery items including dairy products and hot and cold drinks

**IV. Communications**

**\*Order of Hearings by Discretion of Board**

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.