



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

John DePriest, AICP, Chairman
Janice Tatarka, Member
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Anthony Quiles, Associate

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MEETING SUMMARY

**ZONING BOARD OF APPEALS
PUBLIC HEARING
March 8, 2011**

- 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
APPROVED WITH CONDITIONS
- 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
MAJOR MODIFICATION APPROVED
- 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
CONTINUED TO APRIL 12, 2011 MEETING
- Case # 2011-03** **111 Winnisimmet Street & 40 Division Street**
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
CONTINUED TO APRIL 12, 2011 MEETING
- Case # 2011-04** **34-62 Winnisimmet Street & 14-20 Pembroke Street**
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
CONTINUED TO APRIL 12, 2011 MEETING
- 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
POSTPONED TO APRIL 12, 2011 MEETING
- 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
MINOR MODIFICATION APPROVED