



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

MEETING SUMMARY

**ZONING BOARD OF APPEALS
PUBLIC HEARING
June 14, 2011**

- Case # 2011-04** **34-62 Winnisimmet Street & 14-20 Pembroke Street – Cinco De Mayo Foods**
For **Special Permit** to re-establish 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
DENIED
- Case # 2011-10** **307-311 Broadway – David Peach**
For Special Permit to establish a church which does not meet current zoning requirements for off-street parking
CONTINUED TO JULY 12, 2011 MEETING
- Case # 2004-11** **1014 Revere Beach Parkway – Michael Matrinko**
For Major Modification to previously approved Special Permit utilizing existing drive thru of Brown Jug Restaurant as a seasonal thirty-two (32) seat, eight (8) table outside fenced in patio dining area
MAJOR MODIFICATION APPROVED WITH CONDITIONS
- Case # 2009-17** **644 Washington Avenue – Charles Zammuto**
Request for Minor Modification to add an additional residential unit to previously approved special permit
MINOR MODIFICATION APPROVED WITH CONDITIONS
- Case # 2010-13** **121 Webster Avenue – CARU Chelsea, LLC**
Request for Minor Modification to previously approved special permit to confirm off-street parking requirements for 5,000 square feet of day care facility
MINOR MODIFICATION APPROVED WITH CONDITIONS
- Case # 2007-24** **16 Tudor Street – Chelsea Residential Group, LLC**
Request for Minor Modification to previously approved Special Permit to modify exterior staircases
MINOR MODIFICATION APPROVED WITH CONDITIONS