



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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**MEETING SUMMARY**

**ZONING BOARD OF APPEALS  
PUBLIC HEARING  
September 13, 2011**

- Case # 2011-13**      **278 Broadway – Bishop Carlos R. Ithier**  
For Special Permit to establish a church which does not meet minimum off-street parking Requirements  
**APPROVED WITH CONDITIONS**
- Case # 2011-14**      **224 Crescent Avenue – Crescent Avenue Realty Trust / Edward P. Swansburg**  
For Special Permit for parking relief for the proposed occupancy for the purpose of manufacturing tortillas – proposing 14 off-street parking spaces, requiring 27 off-street parking Spaces  
**APPROVED WITH CONDITIONS**
- 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  
**CONTINUED TO OCTOBER 11, 2011 MEETING**
- 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)  
**CONTINUED TO OCTOBER 11, 2011 MEETING**
- Case # 2010-20**      **24 Adams Street – Maria Russo**  
Request for Minor Modification to previously approved Special Permit for construction of 42 foot by 76 foot building to be used for storage of limousines  
**PRIOR APPROVED MINOR MODIFICATION RESCINDED**