



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

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*John DePriest, AICP, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, Member*  
*Joseph Mahoney, Associate*  
*Marilyn Vega-Torres, Associate*

**MEETING SUMMARY**

**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**JUNE 05, 2012**

- 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  
**CONTINUED TO JULY 10, 2012**
- 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  
**DENIED**
- 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  
**APPROVED WITH CONDITIONS**
- 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  
**MINOR MODIFICATION APPROVED**