



**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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**MEETING SUMMARY**

**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**SEPTEMBER 11, 2012**

- Case # 2012-10**                    **215 Shurtleff Street – Chelsea Neighborhood Developers**  
For Special Permit and Variance seeking approval for use of said premises as a community residence with ten (10) residential units with supportive services, a common kitchen and living room and three (3) off-street parking spaces  
**APPROVED WITH CONDITIONS**
- Case # 2012-11**                    **22-44 Gerrish Avenue and 188 Highland Street – 44 Gerrish, LLC**  
For Special Permit to construct ninety-six (96) residential units with one hundred fifteen (115) parking spaces in the Residential Planned Overlay District (RPOD-2)  
**APPROVED WITH CONDITIONS**
- Case # 2012-12**                    **1 Stockton Street / 415 Eastern Avenue – Susan Marchese, Trustee, Merrit Park Realty Trust**  
For Special Permit and Variance to subdivide a single lot containing one (1) two (2) family dwelling and a commercial structure which is subject to compliance with current City of Chelsea Zoning dimensional standards and off-street parking regulations for each structure  
**APPROVED WITH CONDITIONS**
- Case # 2002-27**                    **412 Eastern Avenue – Edward Marchese d/b/a Merritt Park Auto Center**  
Request for minor modification for plan accompanying approved Special Permit  
**MINOR MODIFICATION APPROVED**
- Case # 2012-13**                    **253-255 Central Avenue – Sprint Spectrum, LP c/o Prince Lobel Tye, LP**  
For Special Permit to install three (3) panel antennas, six (6) remote radio heads, replace six (6) existing antennas with three (3) quad pole antennas, remove two (2) cabinets and replace with upgraded cabinets, remove six (6) existing antennas and old GPS antenna and replace with upgraded antenna upon the roof of existing building  
**APPROVED WITH CONDITIONS**
- Case # 2012-14**                    **104 Park Street – Anwar Hakam**  
For Special Permit to establish a retail convenience store to include the sale of alcohol (beer & wine) on the first floor of the premises  
**RESCHEDULED DUE TO LACK OF QUORUM**