



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

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Tuck Willis, Chairman

**AGENDA**

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of the Commonwealth of Massachusetts and the Massachusetts Zoning Act that a meeting of the Chelsea Planning Board will be held on the following date:

**Tuesday, January 22, 2013, at 6:00 p.m.**  
**Chelsea City Hall, Room 102, Conference Room, 500 Broadway, Chelsea, MA**

**I. Call to Order**

**II. Approval of Minutes of December 18, 2012**

**III. New Business**

**Case # 2012-20 71 Grove Street – Phung /Porzio Architects, c/o Mai Phung**  
**PUBLIC MEETING – Special Permit Recommendation**

For a Special Permit recommendation on a Petition to convert existing wood frame two-family residential structure into three dwelling units which does not meet current zoning requirements for minimum lot area, useable open space, and number of off-street parking spaces

**Case # 2012-21 350 Broadway – Francisco Jorge**  
**PUBLIC MEETING – Special Permit Recommendation**

For a Special Permit recommendation on a Petition to establish a church in the basement of the existing building which does not meet the minimum requirements for off-street parking spaces

**Case # 2012-22 35-37 Clark Avenue – Deborah Lochiatto**  
**PUBLIC MEETING – Special Permit Recommendation**

For a Special Permit recommendation on a Petition to allow for subdivision of an existing four-thousand square foot lot and structures which do not meet minimum zoning requirements for lot area, off-street parking, front yard setback, side yard setbacks, usable open space, frontage, and maximum percentage of lot coverage

**Case # 2012-23 682 Broadway – Joseph P. Pandolfo / Pandolfo Company, Inc.**  
**PUBLIC MEETING – Special Permit Recommendation**

For a Special Permit recommendation on a Petition change a nonconforming structure by renovating the premises and re-opening a previous driveway to the rear portion of the lot

**IV. Other Business**

- Approval Not Required Plan for 35-37 Clark Avenue (Owner: Deborah Lochiatto)
- Election of Officers

**V. Adjournment**

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CITY CLERK'S OFFICE  
CHELSEA, MA