



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

Tel: (617) 466-4180
Fax: (617) 466-4195

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, February 26, 2013, at 6:00 p.m.
Chelsea City Hall, Room 305, Conference Room, 500 Broadway, Chelsea, MA

I. Call to Order

II. Approval of Minutes of January 22, 2013

III. Proposed Zoning Amendment – PUBLIC HEARING

The proposal is to define the term “medical marijuana treatment center” in Section 34-241, Definitions, and to amend the Table of Principal Use Regulations, Section 34-300, by adding a new category of use “medical marijuana treatment center” which is proposed to be allowed subject to the issuance of a Special Permit by the Zoning Board of Appeals in the Shopping Center District and not allowed in other districts, and subject to Site Plan Review in accordance with Section 34-215 of the Zoning Ordinance.

IV. Proposed Zoning Amendment – PUBLIC HEARING

The proposal is to amend Section 34-182, Wireless Communications Facilities Overlay District (WCFOD), by modifying the site plan review process for this type of use.

V. New Business

Case #2013-01 181-189 Winnisimmet Street – Bell Atlantic Mobile of Massachusetts Corp. Ltd.
d/b/a Verizon Wireless
PUBLIC MEETING – Special Permit Recommendation
PUBLIC HEARING – Site Plan Review and Approval

For Site Plan Review and Approval and a Special Permit recommendation on a Petition requesting approval to allow the modification of the existing non conforming structure and install twelve (12) new antennas on existing ballast frames, condenser, screen to block view of new generator and conduit pursuant to Section 34-182 of the Zoning Ordinance

Case # 2013-02 118-122 Winnisimmet Street – Kevin Stirnweis
PUBLIC MEETING – Special Permit Recommendation

For a Special Permit recommendation to convert a commercial use in Unit 1 to a residential use which does not meet current minimum zoning requirements for off-street parking spaces

Case # 2013-03 54 Heard Street – Joaquin Ajtum
PUBLIC MEETING – Special Permit Recommendation

For a Special Permit recommendation to convert an existing wood frame residential structure from two (2) to three (3) dwelling units, by converting the existing basement space, which does not meet minimum zoning requirements for lot size, off-street parking, usable open space, and also exceeds maximum lot area coverage

VI. Other Business

- Election of Officers

VII. Adjournment

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8:00 a.m. to 4:00 p.m. Monday, Wednesday and Thursday, 8:00 a.m. to 7:00 p.m. Tuesday, and 8:00 a.m. to 12:00 p.m. on Friday.