



**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, May 28, 2013, at 6:00 p.m.  
Chelsea City Hall, Room 102, Conference Room, 500 Broadway, Chelsea, MA**

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- I. Call to Order
- II. Approval of Minutes of April 23, 2013
- III. Proposed Zoning Amendment – PUBLIC HEARING

The proposal is to define the term “dog kennels and dog daycare” in Section 34-241, Definitions, and to amend the Table of Principal Use Regulations, Section 34-300, by adding a new category of use “dog kennels and dog daycare” 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, Waterfront District, Light Industrial District, and Industrial District, and not allowed in other districts.

**IV. Proposed Zoning Amendment – PUBLIC HEARING**

The proposal is to amend subsection (c) Eligible Uses, in Section 34-155, Planned Development, to add “adult day care facility, small or large” to the list of uses that may eligible for consideration in a Planned Development, subject to a Special Permit from the Zoning Board of Appeals upon a recommendation by the Department of Planning and Development.

**V. New Business**

- Case # 2013-10 **143 Williams Street (aka 21-25 Arlington Street) – Admiral Hill Associates Limited Partnership c/o Combined Properties, Inc.**  
**PUBLIC HEARING – Site Plan Review and Approval**  
**PUBLIC MEETING – Special Permit Recommendation**

For Site Plan Review and Approval and a Special Permit recommendation to locate a wholesale food business in a portion of an existing building in the Industrial District, and requiring Special Permit relief for off-street parking requirements and off-street loading requirements (maneuvering)

- Case # 2013-11 **24 Second Street – Phuong Nguyen**  
**PUBLIC MEETING – Special Permit Recommendation**

For Special Permit recommendation for off-street parking related to the conversion of a commercial use on the first floor of an existing building to residential use, which does not meet minimum zoning requirements for lot area, usable open space and number of off-street parking spaces

- VI. Other Business/Communications
- VII. Adjournment