



**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, July 23, 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 June 18, 2013

III. New Business

**Case # 2013-13 411 Broadway – Xiao Juan Ren, Trustee, Hua Xia Realty Trust
PUBLIC MEETING – Special Permit Recommendation**

For Special Permit recommendation to re-establish the residential use, which has been abandoned for more than two (2) years, on the second and third floors of the existing structure and provide four (4) residential units, requiring dimensional relief, and to expand the roof "head house"

**Case # 2013-15 181 Washington Avenue – Ghaith Saraya
PUBLIC MEETING – Special Permit Recommendation**

For Special Permit recommendation to establish a restaurant in an existing nonconforming structure in the Residential 2 District, changing the use from one nonconforming use to another, and which does not meet current zoning requirements for off-street parking

**Case # 2013-16 285 Central Avenue aka 30 Eastern Avenue – XSS Hotels, LLC, c/o John Stebbins
PUBLIC HEARING – Site Plan Review and Approval
PUBLIC HEARING – Special Permit
PUBLIC MEETING – Special Permit Recommendation**

For Site Plan Review and Approval under Section 34-215 of the Zoning Ordinance; Special Permit under Section 34-108, General Landscaping Requirements; and a Special Permit recommendation related to the Petition to construct a new one hundred and forty (140) suite extended stay hotel in the Industrial District

**Case # 2013-17 145-155 Beech Street – XSS Hotels, LLC, c/o John Stebbins
PUBLIC HEARING – Site Plan Review and Approval
PUBLIC MEETING – Special Permit Recommendation**

For Site Plan Review and Approval under Section 34-215 of the Zoning Ordinance and a Special Permit recommendation related to the Petition to construct a new one hundred and fifty-two (152) room full-service hotel in the Business District

IV. Other Business/Communications

V. Adjournment

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