

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

Frederick Cafasso-*Chairman*
Nancy Koury
Anthony Medeiros
Michael O'Connor
Leo Pizzano, Jr.



Speaker George Keverian Room
3rd Floor-City Hall

Jeannie Vitukevich - Clerk

Planning Board Agenda April 8, 2019 at 7:00 pm Keverian Room, 3rd Floor

2019 APR -4 A 8:41
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- I. Roll Call of Members
- II. Public Hearing

1. Special Permit – Inclusionary Zoning – 605 Broadway – 605 Broadway, LLC

The Board will conduct a public hearing regarding the above subject property to consider the proposal to construct the mixed-use building containing eighteen (18) multifamily units with thirteen (13) one-bedroom and five (5) two-bedroom units and 1,295 square feet of commercial/retail space; three (3) of which will be deed-restricted permanently Affordable Housing units. The property is located and referenced by the Assessor's Department as Map M0-01-000089 and is located in the Business District.

This matter is continued from March 11, 2019 Request to Continue

2. Site Plan Review – 85-87 Boston Street – East Elm Street Realty, LLC & 111 Boston Street Realty, LLC

The Board will conduct a public hearing to consider the proposal to demolish the existing Wood Waste property and construct three (3) multi-family apartment buildings totaling 650-residential units consisting of 439 one-bedroom, 113 two-bedroom and 98 studio apartments with 13,507 square feet of retail space and an onsite parking structure. The redevelopment will include Stormwater management and associated site improvements at said location and referenced by the Assessor's Department as Map K0-04-000006 and K0-04-000045. The property is located in the Commercial Triangle Economic Development District.

This matter is continued from February 25, 2019

3. Special Permit – Inclusionary Zoning – East Elm Street Realty, LLC & 111 Boston Street Realty, LLC

The Board will conduct a public hearing to consider the proposal to construct the mixed-use building containing six hundred fifty (650) multifamily units with four-hundred thirty-nine (439) one-bedroom and one-hundred thirteen (113) two-bedroom units and ninety-eight (98) studios and 13,507 square feet of commercial/retail space; thirty-three (33) of the residential units will be deed-restricted permanently Affordable Housing units. The property is located and referenced by the Assessor's Department as Map K0-04-000006 and Map K0-04-000045. The property is located in the Commercial Triangle Economic Development District.

This matter is continued from February 25, 2019

Please contact the Department of Planning and Development with any questions or concerns at 617-394-2245

Posted in Accordance with the Provisions of M.G. Chapter 30A Sections 18-25

On Apr 14, 2019

[Signature]

4. Zoning Amendment – Business District – City of Everett

The Board will conduct a public hearing regarding the zoning change to consider an Amendment to the Zoning Ordinance by amending Section 6, Business Districts, of the Everett Zoning Ordinance as follows: The following uses shall only be permitted in the Business District upon the grant of a Special Permit with Site Plan Approval by the Planning Board – Retail sales and services greater than 3,000 square feet of gross floor area.

This matter is continued from March 25, 2019

5. Planning Board Fee Schedule – City of Everett

The Board will discuss and vote to adopt proposed changes to the current Fee Schedule for various types of Planning Board applications.

III. **Old Business –**

IV. **New Business –**

V. **Meeting Minutes – March 25, 2019**

VI. **Director’s Updates -**

VII. **Next Meeting – Monday, April 22, 2019**

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Posted in Accordance with the Provisions of M.G.L Chapter 30A – Sections 18.25

On April 4, 2019 Sergio Conde