

# 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  
3<sup>rd</sup> Floor-City Hall

Jeannie Vitukevich - Clerk

## Planning Board Agenda May 13, 2019 at 7:00 pm Keverian Room, 3<sup>rd</sup> Floor

2019 MAY - 9 P 12: 31  
 CITY OF EVERETT, MA  
 PLANNING BOARD OFFICE

### 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 April 22, 2019*
2. Site Plan & Special Permit – 30 Beacham Street – 30 Beacham Street, LLC  
The Board will conduct a public hearing regarding the above subject property to consider the renovation and expansion of the existing three-story building to create fifty-one (51) one-bedroom apartments with 45 parking spaces and associated infrastructure and appurtenances as shown on plans entitled "30 Beacham Street Apartments, 30 Beacham Street, Everett, MA" (the "Site Plan") on a parcel shown on the Site Plan, being a parcel of land referenced by Assessor's Department as H0-03 000075 and is located in the Lower Broadway Economic Development District – Residential Multifamily SubDistrict.
3. Special Permit – Inclusionary Zoning – 30 Beacham Street – 30 Beacham Street, LLC  
The Board will conduct a public hearing regarding the above subject property to consider the proposal to renovate and expand an existing three-story building located at 30 Beacham Street for the purpose of creating fifty-one (51) one-bedroom units with on-site parking; two (2) of the residential units will be permanently deed-restricted Affordable Housing units. The property is located and referenced by the Assessor's Department as Map H0-03-000075, and is located in the Lower Broadway Economic Development District – Residential Multifamily SubDistrict.

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.L Chapter 30A – Sections 18-25

On May 9, 2019

*Sergio Conde*

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 April 22, 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 –

- Request to Endorse Lower Broadway Community Parking Lot – Wynn Development
- Request to Approve as a Minor Modification for Encore Boston Harbor – 3 Charlton St
- Request to Approve a Minor Modification for National Grid – 1A & 1B Charlton Street

V. Meeting Minutes – April 8, 2019 and April 22, 2019

VI. Director’s Updates -

VII. Next Meeting – Tuesday, May 28, 2019

RECEIVED  
 CITY CLERK'S OFFICE  
 EVERETT, MA  
 2019 MAY -9 P 12:31

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.L Chapter 30A – Sections 18 & 25

On May 9, 2019 [Signature]