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# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

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



Speaker George Keverian Room  
3<sup>rd</sup> Floor - City Hall  
2<sup>nd</sup> & 4<sup>th</sup> Mondays  
7:00 pm

Jeannie Vitukevich - Clerk

## MINUTES Planning Board Meeting January 28, 2019

- I. **Roll Call of Members:** Frederick Cafasso, Nancy Koury, Anthony Medeiros, Michael O'Connor and Leo Pizzano, Jr. were present. The meeting was called to order at 7:05 pm.

**Representing the Planning Department:** Clerk Jeannie Vitukevich, Senior Planner Michael Vivaldi, and Planning Director Tony Sousa. Robin Stein, Counsel of KP Law.

### II. Public Hearing

#### 1. Special Permit – 605 Broadway – 605 Broadway, LLC

M. Vivaldi explained the applicant is required to submit the '*Regional Ready Renter Program*' for the Affirmative Fair Housing requirement of the Massachusetts Dept. of Housing & Community Development (DHCD).

G. Antonelli requested to continue the meeting until March 11, 2019.

L. Pizzano made a motion to continue the public hearing until March 11, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

#### 2. Everett Square Urban Revitalization Plan (URP) – BSC Group

Present in Interest – Jef Fasser, Vice President of Planning, BSC Group

J. Fasser explains how BSC Group has been working with the Everett Redevelopment Authority for the past year or more.

J. Fasser briefed the Planning Board on the topics to be discussed this evening. J. Fasser explained the extent of the district and what the highlights of the buildings in the district. Then went on to explain the steps that are being taken for final approval, eventual approval by the Department of Housing & Community Development (DHCD).

J. Fasser explained that the URP builds upon previous studies that were conducted in Everett Square. One example was a parking study conducted by Metropolitan Area Planning Commission showed parking use in Everett Square. He went on to say that the City is making great strides to improve public transportation for the area.

The URP builds upon the strengths of Everett Square which are categorized by having a strong municipal presence within the downtown, many locally-owned businesses, and being a dense walkable downtown plus being within close proximity to downtown Boston, too.

Once the 'Plan' is approved, it may thereby attract public and private investment, which adds strength to the 'Plan'.

Community forums were held in January 2018 and then again in December 2018.

BSC Group and the ERA determined that the Everett Square qualifies as an Urban Renewal Area under the category as a 'decadent area' due to the following conditions must be present to identify the area as decadent:

- Diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise.
- Building(s) out of repair, physically deteriorated, unfit for human habitation, obsolete or in major need of repair;
- A substantial change in business or economic conditions;
- Inadequate light, air, or open space; or
- Excessive land coverage.
- Much of the real estate has been sold or taken for nonpayment of taxes upon foreclosure of mortgages;
- Buildings have been torn down and not replaced and under existing condition is improbable that the buildings will be replaced.

Some of the key goals of the 'Plan' are to:

- Unify the streetscapes along Broadway, Norwood and Chelsea Streets;
- Redevelop storefronts to improve property utilization; rehabilitate or add second floor uses;
- Encourage small-scale mixed-use redevelopment with local business owners;
- Enhance pedestrian amenities and street crossings;
- Provide opportunities for place-making events;
- Promote outside activities with seasonal programming.

The Everett Square 'Concept Plan' was presented to the Board; J. Fasser identified the various actions which would be taken through the URP. He explained not all these steps are visionary and long-term so everything is 'on the table'.

J. Fasser presented the 'Parcel Acquisitions and Transfers' Plan which detailed the parcels to be acquired or transferred. J. Fasser emphasized to the Board that just because the property is showed to be acquired, it does not necessarily mean every property will be acquired by the Everett Redevelopment Authority. Eminent Domain is a last resort, but gives ERA an opportunity if necessary. Some clarifying statements about acquisitions:

- All properties contemplated for acquisition must be identified in the Plan.
- Not all properties in the Urban Renewal Area (URA) are targeted for acquisition.
- Not all properties identified for acquisition are acquired.
- Not all properties acquired are taken by eminent domain.

- The Everett Redevelopment Authority (ERA) may negotiate for the purchase of properties identified for acquisition. No public bidding process is required. This allows the ERA to operate on a level playing field with the private sector in the acquisition and disposition of property.
- Transactions require two independent appraisals to ensure fair market value.

J. Fasser expressed that this is a long term vision with action strategy. We are in the approval process and we are asking the Planning Board for approval.

T. Sousa explained to the Board this Plan goes back to the 2012 Plan and we believe the URP is in line with the Planning goals and vision for Everett Square and I recommend approval of the Planning Board; we will be presenting this same plan to the Everett Redevelopment Authority and the City Council in the coming days.

F. Cafasso asked is there any Plan on Parking. J. Fasser listed a few options they have regarding parking:

\* Tearing down the addition at the Old High School and then constructing a parking garage, along Linden Street.

\* Parking structure behind City Hall.

\* Parking Lots – for off-street parking

Anthony Medeiros asked what the approximate price would be to accomplish all of these tasks.

J. Fasser responded the estimated cost is \$100 million or more. The value of the City owned property is \$50 million plus the City will have access to State grants, too

Anthony Medeiros asked if the retail will only be on the first level and J. Fasser replied yes just on the lower levels.

L. Pizzano, Jr. expressed that this is a pretty big project and I think the City needs to take it one step at a time. I don't think residential belongs in the square. You should look into the zoning. If you are trying to get people into the city, then I think you need to speak to the tenants that are in the square now. The signs on their storefronts look awful. For example change the zoning on signage. If you want to leave Rite Aid and have an opening to Marble Street, then I think you should do a traffic study. Melrose Square has free parking – you should make some free parking to draw people to Everett Square. I don't think you should make the buildings higher and higher because it causes shadows and wind tunnels. I feel any kind of mixed-use doesn't belong in Everett Square. If you want it to be hospitable then there should be restrictions on the heights. Norwood Street needs to be more uniform. You can't have a tall building and then a short one. We need to know the zoning. I would like to see what kind of tenants there would be.

T. Sousa asked Leo if he could get his comments and they will meet and review them.

L. Pizzano made a motion to continue the public meeting for Everett Square URP until February 11, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

### 3. Site Plan and Special Permit – 1A & 1B Charlton Street – National Grid

Present in Interest – Joshua Lee Smith, Counsel

Daniel McIntyre, National Grid Engineer

David Arthur, National Grid Program Manager

Dan Cameron, National Grid Program Manager

Cynthia DeCambre, Senior Counsel  
Pam Shadley, Shadley Associates, Landscape Architect

J. Lee Smith explained that they presented to the Board on January 14, 2019 for their petition for Site Plan Review and Special Permit; additionally hoping the Board will determine that no parking required as it is an unmanned site. The Board had some comments, so we met with the City staff, Engineering and Chief of Police. David McIntyre has responded to all of these Department comments and we are here to provide the Board with all the items we addressed.

J. Lee Smith said the one of the most important items we addressed was the extension of the masonry wall. As requested by Nancy Koury and Tony Sousa to replace the chain link fence and extend the masonry wall. This Plan has been modified and incorporate the change to the chain link fence. Additionally, according to the Chief of Police for additional screening and increased fence height. After following up with the Chief, he has no more concerns with security regarding the fence height in the back. Lastly, we addressed the Stormwater concerns with the City Engineer and have been satisfied.

T. Sousa explained that the applicant has agreed to extend the masonry wall and I would like to recommend two conditions: obtain a copy of the Landscape Agreement prior to occupancy. We asked National Grid to incorporate some type of public art along the Bike Path on the rear fence. J. Smith responded that if there is any type of paint applied to the black vinyl fence, the fence would have to be a metallic (galvanized) fencing as a normal paint will not adhere to the black vinyl fencing.

J. Smith commented the substation needs to be visible for security purposes, but we are willing to work with the City regarding this issue for the public art.

There was lengthy discussion of the City's recommendation for public artwork along the rear fence which aligns the bike path. As part of the discussion, Mr. Pizzano suggestion to install the first 5 feet of the 12 foot fence be a galvanized fence that is suitable to allow paint to adhere and then the second 7-feet be the black vinyl fence as originally proposed. J. Smith replied has been told that paint would adhere to the black vinyl fencing.

D. McIntyre commented that we are looking for some kind of feedback from the Board on what the City wants. D. McIntyre show a sample of the fence and the paint won't adhere to it.

D. McIntyre commented the only other issue is the artist will be standing on the MBTA property, so you need to get permission.

T. Sousa recommended a condition that the expense for the applicant not to exceed \$500. J. Lee Smith said we agree to this and will leave it up to T. Sousa to find the artist. As long as the artwork is mutual agreed to, T. Sousa commented that he is not anticipating to receive a Long Term Commitment for the maintenance of the artwork, just something to improve the aesthetics along the bike path and no upkeep of maintenance.

M. Vivaldi asked if it is not maintained then will it be up to the City and T. Sousa replied that we can look at that down the road. They have done a great job with the landscaping.

N. Koury really liked the idea of the artwork, it will give a nice visual for the bike path and people walking by. I just wish there was something else other than chainlink that can be used.

J. Lee Smith said it is an unmanned station and I feel the company has gone above and beyond to making the property be aesthetically appealing. The applicant has added to the length of the masonry wall and we made the front gates look nice.

M. O'Connor commented that if this fence is 400 ft. long I don't think you will get the artwork completed for \$500 and A. Medeiros said maybe you would if you broke it up along the fence. T. Sousa replied we probably will use a combination of 'In-house'. If you have doubt on the price you can increase it, but I don't think we need to. A. Medeiros asked if we could use the Everett High School to prepare the artwork and T. Sousa replied yes, we have done that in the past.

Tom Philbin, Everett Communications Director expressed that over the past four years, Everett has worked to clean up the bike path with the help of many volunteers. The high school kids built a RainDrop Sculpture at Prescott Street; then there is an Urban Farm along Air Force Road / Tileston Street and there is 'green sculpture' at the end of Wyllis Ave. Encore Boston Harbor just paved the underneath walkway and bike path and the high school kids will be working on a mural / artwork with a theme of 'Biking in Everett' under the MBTA bridge abutment along the bike path. Through DDRC's responsibility of its Chapter 91 License, the DEP has agreed to build this path, it is 85% designed and by next year it will be completed. It is very visible and they may put a chainlink fence along the path but not sure yet. T. Philbin explained that the City has worked with artists in the past that those artists design it on a computer graphic and then apply it to the fence. He then went on to explain that this 'Bike to the Sea' will go from Saugus to downtown Boston. We want to work with National Grid and to know what is acceptable to you and work with the 'Bike to the Sea'.

F. Cafasso asked if there were any recommendations. T. Sousa recommended that two specific conditions be placed in the decision:

- Prior to the occupancy permit that a copy of the executed 'Landscape Agreement' be submitted.
- T. Sousa read a letter from J. Smith regarding landscaping that it can not be placed along the rear fence, but we agree for artwork along the fence. Applicant to coordinate with the City to agree to the specific type, theme and size of the artwork. See the Board's decision for more specific detail.

J. Lee Smith asked if they could change the timing of the condition from prior to occupancy, but now questions if the condition could be completed prior to completion of the Bike Path. T. Sousa questioned when will the project begin construction and D. Arthur responded in July 2019. The applicant seeks some flexibility as to when they will have to complete the artwork potentially due to the weather. M. Vivaldi explained that surety could be submitted to the City in exchange for the artwork to be completed. There was further discussion as to the sequencing of the substation equipment and the completion of the wall. The masonry wall will be completed after the substation is completed. T. Sousa recommended that the artwork will be completed within two (2) years of the energization of the substation.

J. Webb explained National Grid construction sequence plan, it will take some time to building the masonry wall. I think the wall will be built last. We will install a 8 foot temporary construction fence and 1 foot barb wire above it at the perimeter of the site. The site will be cleared and then build the substation equipment / building, then once the substation is built we will build the wall, take the temporary fence down and put the fence along the back. We need to work with the MBTA to allow the artist to be on that side of the tracks and get the artwork done before the bike path is open to the public.

T. Sousa recommended a revised condition that the artwork will be completed within two (2) years upon energization, J. Lee Smith agreed. T. Sousa asked the applicant if they would restore the fence once the artwork fades and he said it would be up to the city to maintain it.

L. Pizzano, Jr. requested to reserve the 'right to enhance the artwork design and touch it up. J. Smith responded that maintenance would be satisfactory, but no further significant work on the site. They will allow maintenance, as long it is in the presence of National Grid safety person.

M. Vivaldi questioned National Grid why the need for concern if the artist is on the exterior of the property and D. McIntyre replied for safety reasons to make certain nothing bad would happen. As long as we approve it ahead of time and you let us know then we would have a safety person inside.

T. Sousa said the City would maintain it, but not change the artwork. The City would notify the applicant of any future artwork before maintenance occurs.

M. O'Connor suggested having it painted before it is installed. T. Philbin asked if the vinyl chain link will be rolled out. F. Cafasso commented he believes the artwork will need to be painted in place.

D. McIntyre asked if we should leave it up to the artist on what kind of fence to paint on and L. Pizzano, Jr. suggested at the time of beginning the artwork on the fence is going to be installed, then it suggested the City should have a pre-application 'Site meeting' to determine the 'means and methods' of the artwork.

J. Smith commented on the draft of the decision, if a vote occurs tonight, can the specific language be modified and M. Vivaldi replied yes. Then there was discussion of a some specific terminology of the draft decision. His concerns were cleared up.

J. Smith continued his questioning regarding the condition pertaining to video surveillance, the Police department conditioned that landscaping / vegetation avoid the concealment of trespassers on the property.

J. Smith questioned the condition pertaining to construction hours, explained the applicant needs flexibility to work on Sundays. T. Sousa explained the condition is a standard condition and does not recommend any deviation from this condition. J. Smith explained this is a unique facility. D. Cameron, National Grid Program Manager, commented that sometimes we have to do work on Sunday due to the location along the railroad, some of the equipment will need to be conducted in accordance of the timing of the MBTA / Commuter train schedule so to construct during the lowest traffic period which is the overnight of Saturday to Sunday morning; Would it be okay if we notify the Building Commissioner and the Police Chief and give prior notice of at least 72-hours, if they had no issues, would it be okay? The applicant only anticipates working on two (2) Sundays during the construction schedule. N. Koury questioned the applicant what type of assurance those two Sundays will not be extended to three or more Sundays.

L. Pizzano, Jr. said you should just alert the City when that will happen. T. Sousa asked if they would notify the Building Commissioner and Police Chief 72 hours prior to working on those Sundays.

D. McIntyre said no there will be no outages and we have a great community outreach program regarding the project schedule and we will communicate that to all the abutters. D. Cameron assured the board that we have no problem with that.

J. Smith questioned would the fence be galvanized or vinyl. L. Pizzano, Jr. replied the City will meet with the applicant to finalize the timing of the artist completing the artwork.

L. Pizzano made a motion to close the public hearing and conditionally approved the Site Plan and Special Permit decision for 1A and 1B Charlton Street – National Grid. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

#### **4. Planning Board Rules of Operation – Public Hearing**

M. Vivaldi introduced the topic and explained the procedure of when the public hearing was advertised. L. Pizzano, Jr. only had a question regarding the alternate member, will the alternate be appointed by the Mayor and is he or she able to speak on discussions and vote.

R. Stein, Counsel for K.P Law responded to the Board that the alternate will be able to speak and vote if they have attended all the hearings.

M. O'Connor asked how the ZBA does it and R. Stein replied that they have different statutory enabling permissions. A little different statutory language.

M. Vivaldi recommended that the Board vote to adopt the 'Rules of Operation'.

L. Pizzano, Jr. made a motion to close the public hearing and adopt the Planning Board Rules of Operation. A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

#### **5. Zoning Amendment – Dover Amendment – City of Everett**

T. Sousa asked the Board to continue the public hearing until February 11, 2019, and therefore this time will allow staff to continue the conversations with the Building Commissioner who is out on medical leave.

L. Pizzano, Jr. made a motion to continue the Zoning Amendment – Dover Amendment until the next meeting on February 11, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

#### **6. Zoning Amendment - Business District – City of Everett**

T. Sousa asked the Board to continue until February 11, 2019, because I would like to review with Jim Soper who is out on medical leave.

L Pizzano, Jr. made a motion to continue the Zoning Amendment – Business District until the next meeting on February 11, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

### **III. Old Business - None.**

### **IV. New Business –**

#### **Pre –Application Discussion with Cloud Kitchen – 2050 Revere Beach Parkway – Jeff Leone**

T. Sousa requested to skip over #4, 5 & 6 and take New Business because the applicant is here. He reviewed a proposal of a pre-application for 2050 Revere Beach Parkway – Cloud Kitchen. T.

Sousa read the introduction to the Board and explained that no vote is necessary because no application has been filed yet. The applicant has a unique concept and it is interesting and is looking for the Planning Boards' initial feedback. The property is located in the new zoning district of Commercial Triangle.

J. Leone distributed some preliminary renderings / plans to the Board and explained that Cloud Kitchens is a unique concept. We are considered a catering, commercial kitchen facility. Our strategy is we typically purchase the property, renovate them, and convert them to multi kitchen properties. Tenants can range from any individual can cook onsite, sell offsite and traditional catering businesses. The concept we see as the area as opportunity is the '*delivery only*' market. This business model allows businesses to expand their market, but not to have to expand their 'brick & mortar' stores. We see a lot of job creation through this model. There will be 20 kitchens with 2 employees per kitchen and a whole network of delivery drivers. We believe this will increase employment. With the expansion of online ordering, the virtual interaction between the 'brick & mortar' and the commercial kitchen facility. Our mission is give commercial restaurants a 'home' for when they want to expand their business without having to expand their retail locations.

F. Cafasso asked so it is 1 kitchen per restaurant and J. Leone responded there could be 15-20 kitchens within this particular commercial space.

L. Pizzano, Jr. asked if they are going to be servicing food trucks and J. Leone said we could, but it is not anticipated.

L. Pizzano, Jr. asked if the site is the old Mark's Discount Building and he said yes. I think there is going to be more traffic with one drive thru. J. Leone replied that they don't need a drive thru, some have them and some don't. I wanted to see what your thoughts would be regarding this. J. Leone said my mission is to give restaurants a home for the community within a 3 mile radius. L. Pizzano, Jr. said so it is like a 'Grub Hub' and he replied yes. M. Vivaldi commented this is more like a delivery service and J. Leone said yes.

T. Sousa explained to the Board when we met internally we tossed around the idea of a drive thru. Wherever this may be located, the City would request this applicant would need to prepare a 'Traffic Study'. J. Leone replied that the drive thru would start, we are part tech company and part data company. We require the drivers to use 'Fitbit' type of device, the drivers park in the back and we notify the driver within a 15 second window target. This type of analytics is meant to help keep things flowing.

L. Pizzano, Jr. said the only way in and out is through the Revere Beach Parkway. I think the concept is great, but the first thing you should do see how many cars would need to go through the site to make a 'profit' and see if this location is a good spot.

N. Koury said you mentioned food trucks and I would like to know how those Food trucks are implemented into this style. J. Leone said food trucks are not part of our core business, but if someone came to us to be a tenant, I can try to say 'No', but I can not guarantee that we will have no food trucks right now. T. Sousa said we can make the food truck issue a condition, they can do a traffic study and we have been working with Jim Soper on the zoning requirements.



M. O'Connor asked if he had a lease with the building owner and J. Leone said I am actually looking to purchase the building. M. O'Connor said will this determine if you will buy the building and he replied yes, I am only buying it if I can do this.

A. Medeiros asked how many employees he would have and J. Leone responded 3 to 4 employees per kitchen. M. Vivaldi reminded the customer to try to achieve all the dimensional criteria such as open space / green space requirements on the property.

L. Pizzano, Jr. asked him if he was a franchise and J. Leone said yes, I am an employee of Cloud Kitchen and we are a private business and have business in New York, Chicago, Los Angeles, and London. It is a weird concept and not everyone gets it.

J. Leone explained to the Board that they are a food establishment that sells food for outside consumption, which needs a special permit. This project we have the kitchens on the ground floor and we will try to achieve whatever the Board and the City would like to see on the second / third floors. T. Sousa expressed that the ZBA already granted a variance down there, the self storage building was grandfathered and it is transferable. J. Leone said there are other concepts for example, mixed-use with residential and retail or a hotel on the upper floors. If this is possible then I will purchase the building. T. Sousa told him we can get a final determination from the Building Commissioner and if any questions from the Board.

J. Leone said I would like to be able to do the kitchen on the first floor and then some sort of an alternative use on the upper floors. L. Pizzano, Jr. suggested to implement whatever uses create the least amount of traffic. L. Pizzano believes a good use would be some office, a hotel or a storage unit.

T. Sousa suggested to wait until he gets his final letter from the Building Commissioner and then file your Site Plan / Special Permit application.

J. Leone thanked the Board for listening and giving him their input.

#### **Request to Endorse Site Plan – 1934 Revere Beach Parkway – Bearmoose Brewing**

T. Sousa made a request for the Board to endorse the Site Plan for 1934 Revere Beach Parkway – Bearmoose Brewing; F. Cafasso made a motion to endorse the Site Plan and it was seconded, and it was voted unanimously to endorse the Site Plan.

#### **V. Approval of Meeting Minutes -**

The Planning Board minutes of January 14, 2019 were not approved as the minutes were not ready for approval.

#### **VI. Director's Updates –**


T. Sousa told the Board that Marzie Galazka has given her notice and taken another job in Swampscott Planning Department, he invited the Board to attend a breakfast with all City employees on Thursday, February 14, 2019.

**VII. Adjourn –**

L. Pizzano made a motion to adjourn the Planning Board meeting for January 28, 2019. A. Medeiros seconded the motion and all members were in favor, it was so approved at 10:00 pm.

Approved by Planning Board: March 11, 2019

Signatures:



Fred Cafasso  
Chairman  
Everett Planning Board



Michael Vivaldi, AICP  
Senior Planner  
Department of Planning and Development

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