

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

2019 NOV -4 PM 4:22  
CITY OF EVERETT OFFICE

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 August 26, 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:** Michael Vivaldi, James Soper and Matt Lattanzi were also present.

### II. Public Meeting

1. Site Plan Review – Amandeep Dillon – 108 – 112 Main Street

Present in Interest – Anthony Rossi, Esq., legal counsel  
Anthony Esposito, P.E.  
Tanya Carriere, of Khalsa Design

A Rossi introduced himself and commented his client submitted revised Site Plans base on comments recieved from the last meeting and architectural plans; he noted there is a clerical error on the Site Plan as to when the ZBA decision was recorded at the Middlesex South Registry of Deeds. The correct date should be listed as May 6, 2019; it will corrected on future Site Plans. He went on to introduce the architect.

T. Carriere briefed the Board for the changes that were part of the revised submittal plans; the materials of the exterior of the building were changed to brick completely around the building and some bays, also we included canopies and added more porch detailing, we believe this element gives the building a nice 'street level feel'. On Sheet A.1.1 – we have shown different size of vehicles in the garages, we show compact car, SUV and pick-up truck which all will fit in the garage without squeezing around the vehicle. The trash bins will be accommodated in the garage, too. We relocated the condensers to the rooftop. We moved the sprinkler room to the Hawthorne Street side of the building; T. Carriere demonstrated to the Board the new architectural renderings of the building. These are the summary of the changes, we welcome any questions.

A Medeiros raised the concern of the Board to get a fire truck on the premises of the property. A. Esposito, P.E explained that the Fire Fire Department submitted comment that according to

NFPA code, the length of the driveway / property does not warrant a fire truck to enter the property. He went on to explain the driveway now has 18-foot width, snow storage areas and a note on the Plan that 'All excess snow to be removed from the Site' shown on Sheet 7. A. Rossi went on to say that Plans will be changed to say snow in excess of 4" snowfall will be removed from the Site. The buffering fence was changed to white vinyl 6-foot tall fence along the property lines. They added additional inspecitional holes for the underground stormwater system, we discussed the fire connections. We are looking at approximately four (4) cuts into Main Street for the sewer, fire protection service, domestic water and gas lines, so approximately 4 'Street Opening Permits needed. L. Pizzano commented that the applicant coordinate there street openings with the City of Everett. The surface of Main Street is in such terrible condition now, I hope this project does not make the travel surface worse. The Board and the applicant continued the conversation.

An improved Traffic Report was submitted.

A. Esposito commented the Site Plan shows the sidewalk along Main Streets and Hawthorne Street will be repaired. L. Pizzano requested the applicant increase the depth of the sidewalk from 4-inches to 6-inches. A. Rossi had no objection to make it a condition to increase the depth of the sidewalk they will replace.

L. Pizzano commented that the Board requests the applicant use full-brick masonry unit on the building in place of the 'thin-brick', the Board believes the life of the 'thin-brick' will not last as long and he wants to encourage the applicant consider the long-term life of the building and the architectural style of the City. There was significant conversation between the Board and the applicant's representative.

F. Cafasso posed the questioned of whether the applicant would be willing to utilize the full-brick materials in lieu of the 'thin-brick'. A. Rossi commented that his client agreed to utilize the 'full-brick' along the front and sides of the building and there will be no brick in the rear of the building where the building will use hardy-board. The Board wants 'Full brick' to used on the property and no 1/2" brick will be used on the property.

L. Pizzano made a motion to close the public hearing for 108-112 Main Street. A. Medeiros seconded the motion. All members were in favor.

L. Pizzano made a motion to approve the Site Plan with conditions added for 108-112 Main Street. A. Medeiros seconded the motion. All members were in favor. The motion carried 5-0-0.

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

### **IV. New Business -**

#### **Request to Endorse ANR – Rivergreen Drive – 68 Tremont Street, LLC**

Present in Interest – Zoya Puri

Z. Puri reviewed the Plan explaining to the Board that this request was for the Community Parking Lot at Rivergreen. They would like to consolidate the existing property boundaries so to properly and accurately depict the new Rivergreen parking lot and other surrounding properties. The lot realignment was created from the 6 parcels of land. Both parcels of land fulfill the

requirements of frontage. The recently completed new park and playground will be transferred to the City of Everett before the end of the summer 2019.

L. Pizzano made a motion to accept the submitted Approval Not Required Plan for Rivergreen Drive and then endorse the Plan. A. Medeiros seconded the motion and all members were in favor. The Plan was so endorsed.

• **Request to Endorse Site Plan for 85-87 Boston Street**

M. Vivaldi recommended to endorse the 85-87 Boston Street Site Plan as the conditions of approval have been met. L. Pizzano, Jr. made a motion to endorse the Site Plan for 85-87 Boston Street, A. Medeiros seconded the motion and all members were in favor.

**V. Approval of Meeting Minutes –**

L. Pizzano, Jr. made a motion to approve the June 10, 2019 and June 24, 2019 meeting minutes. A. Medeiros seconded the motion and all members were in favor.

**VI. Director's Updates – None**

**VII. Adjourn –**

L. Pizzano made a motion to adjourn the Planning Board meeting. A. Medeiros seconded the motion and all members were in favor.

The Board adjourned at 8:50 pm.

Approved by Planning Board: Oct. 28, 2019

Signatures:

*F. Cafasso*

Frederick Cafasso  
Chairman  
Everett Planning Board

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Tony Sousa, AICP  
Executive Director  
Department of Planning and Development

Posted in accordance with the provisions of Mass. General Laws Chapter 30A - Sections 18-25  
on 11/4/19 at 4:22 pm  
Attest: *[Signature]*  
City Clerk