

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

JUN 24 P 4: 28

## PLANNING BOARD MEMBERSHIP

Frederick Cafasso – *Chairman*  
Leo Pizzano, Jr. – *Member*  
Michael O'Connor – *Member*  
Shayane Rangel – *Member*  
George D'Angelo – *Member*  
James Tarr – *Alternate*  
Phil Mastrocola – *Alternate*



## PLANNING DEPARTMENT STAFF

Matthew Lattanzi, Esq. – Acting Planning Director  
Jay Monty – Transportation Director  
Tom Philbin – Conservation Planner  
Jeannie Vitukevich – Administrative Assistant

Main Office Line: 617-394-2334

**Notice is Hereby Given there will be a Meeting of the Everett Planning Board  
at Everett City Hall, 3<sup>rd</sup> Floor, Keverian Room  
on Monday, June 28<sup>th</sup>, 2021 at 7:00 pm**

## Planning Board Agenda

### I. Roll Call of Members

### II. Old Business

- 1. Site Plan Review – 106 Nichols Street** – Proposal for an addition to the rear of an existing three-story, three-family brick building. The proposed addition is three-stories high, with parking on the Ground Level, two residential units on the Second Floor, and two residential units on the Third Floor. The additional four units being proposed would bring the property to a total of seven (7) residential units. The parcel of land located at 106 Nichols Street is referenced by Assessor's Department as M0-07-000087.  
**(Continued from May 10, 2021)**
- 2. Site Plan Review & Inclusionary Zoning – 35 Garvey Street** – Proposal for the development of a currently vacant lot with a recorded Activity Use Limitation (AUL) totaling 639,300 sq. ft., to construct a single mixed-use building with 450 residential units, of which 23 are proposed to be designated as affordable. 35 Garvey Street is a parcel of land referenced by Assessor's Department as K0-07-000088.  
**(Continued from June 14, 2021)**

### III. New Business

- 1. Site Plan Review – 114 Spring Street** – Proposal for the redevelopment of parcel of land with a recorded Activity Use Limitation (AUL) totaling 41,556 sq. ft., to construct a single mixed-use building, totaling 21 stories, with 385 residential units, of which 20 are proposed to be designated as affordable. The project will contain ground floor retail as well as approximately 6,000 sq. ft. of restaurant space on the twenty-first floor. 114 Spring Street is a parcel of land referenced by Assessor's Department as K0-06-000073.

2. **Informal Introduction and Vote on Peer Review – 530 & 537 Second Street** – The applicant will make a presentation regarding a proposal to construct a residential project totaling 142 residential units and 76 parking spaces split between two buildings. Building 1 (530 Second Street) will be 6 stories; Building (537 Second Street) will be 5 stories. Planning Board shall vote to determine a suitable amount of funds that the applicant shall provide for Peer Review.

**IV. Meeting Minutes –**

1. **Approval of Minutes for Planning Board Meeting dated April 12, 2021.**

**V. Staff Communications –**

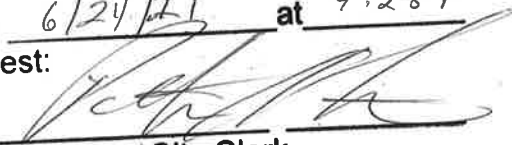
**VI. Next Meeting:** *Monday, July 19, 2021*

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be also brought up for discussion to the extent permitted by law.

Posted in accordance with the  
provisions of Mass. General Laws  
Chapter 30A - Sections 18-25

on 6/24/21 at 4:28 P

Attest:

  
ASSIST. City Clerk