

City of Everett
PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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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 Special Meeting of the Everett Planning Board
at Everett City Hall, 3rd Floor, Keverian Room
on Monday, September 27, 2021 at 7:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

1. **Site Plan Review – 523-531 Second Street** – Proposal for the redevelopment of a parcel, consisting of the demolition of an existing commercial building and the construction of a four-story multi-family building, with 9 dwelling units and 14 parking spaces on the ground floor. 523-531 Second Street is a parcel of land referenced by Assessor's Department as K0-01-000127.
(Continued from August 23, 2021)
2. **Site Plan Review – 108 Ferry Street** – Proposal for the redevelopment of a parcel, consisting of the demolition of an existing mixed-use building and the construction of a four-story mixed-use building containing a ground floor restaurant and 16 residential units on the upper three floors, 3 of which are proposed to be designated as affordable. 108 Ferry Street is a parcel of land referenced by Assessor's Department as L0-03-000243.
(Continued from August 23, 2021)
3. **Site Plan Review & Inclusionary Zoning Special Permit – 530-537 Second Street** – Proposal for the redevelopment of two separate, existing restaurant / function hall buildings and associated surface parking with a 133-unit, two building transit-oriented multifamily residential development that includes market-rate and affordable housing units, amenities, and ancillary parking between the two buildings. Applicant is proposing 13 of the units to be designated as affordable. 530 Second Street is a parcel of land referenced by Assessor's Department as K0-07-000001 & K0-07-000002. 535/537 Second Street is a parcel of land referenced by Assessor's Department as K0-01-000099.

(Continued from September 14, 2021)

III. New Business

- 1. Informal Introduction – 85 Boston Street** – Applicant is proposing to materially alter an already-approved project on the site, thus necessitating a new application and public hearing process for Site Plan Review and Inclusionary Zoning. The originally-approved project contemplated the demolition of the existing structures and construction of a mixed-use 650-unit residential project between two buildings, containing 9,000 square feet of retail space, 785 parking spaces, and a total building size of 632,920 square feet. The new application adds two parcels of land (97 Boston Street and 107 Boston Street) and proposes to increase the unit count to 714 units, increase the retail area to 10,643 square feet, increase the parking count to 888, and increase the total building size to 659,021 square feet. The property, located in the Commercial Triangle Economic Development District, is referenced by Assessor's Department as K0-04-000006, K0-04-000042, K0-04-000043, and K0-04-000045.

IV. Meeting Minutes – September 14, 2021


V. Staff Communications –

VI. Next Meeting: *Tuesday, October 12, 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 9/23/21 at 5:20 P
Attest:


ASSIST City Clerk