

# 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, 3<sup>rd</sup> Floor, Keverian Room  
on Tuesday, October 12, 2021 at 7:00 pm**

### Planning Board Agenda

#### I. Roll Call of Members

#### II. Old Business

- 1. 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. Site Plan Review & Inclusionary Zoning Special Permit – 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 references by Assessor's Department as K0-04-000006, K0-04-000042, K0-04-000043, and K0-04-000045.

**IV. Meeting Minutes – September 27, 2021**

**V. Staff Communications –**

**VI. Next Meeting:** *Monday, October 25, 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 10/7/21 at 3:10 P

**Attest:**



ASSIS City Clerk