

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, WA 98201
2021 OCT 21 A 5:21

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, Mayor's Conference Room
on Monday, October 25, 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)
- 2. 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 referenced by Assessor's Department as K0-04-000006, K0-04-000042, K0-04-000043, and K0-04-000045.
(Continued from October 12, 2021)

III. New Business

1. **Site Plan Review & Inclusionary Zoning Special Permit – 366 Broadway** – Proposal for the expansion of an existing building, adding one story to an existing two-story building, as well as constructing an addition to the existing structure. The new three-story building will consist of twenty-four (24) units, four (4) of which are proposed to be marketed as affordable units, and contain nine (9) parking spaces. 366 Broadway is a parcel of land referenced by Assessor’s Department as E0-03-000112.
2. **Zoning Amendment – Section 32, “Inclusionary Zoning”** – Proposal to amend Section 32 of the City of Everett Zoning Ordinance in the following manner:

To strike out the entirety of Subsection 5:

For projects proposing a total of ten (10) or more dwelling units and where the project site requires environmental remediation or is located within a FEMA Flood District (or both), the planning board may, in its discretion, reduce the affordable unit requirement to ten percent (10%) of the total number of dwelling units in the development. For any site which has a recorded activity and use limitation (AUL), a reduction of the affordable unit requirement down to five percent (5%) of the total number of dwelling units shall be automatic. (C0187-18).

To replace Subsection 5 with the following:

For project proposing a total of ten (10) or more dwelling units and either (1) where the project site requires environmental remediation; (2) the project site is located within a FEMA Flood District; or (3) the project site has a recorded activity use limitation (AUL), the planning board may, in its discretion, reduce the affordable unit requirement to ten percent (10%) of the total number of dwelling units in the development.

3. **Zoning Amendment – Section 30, “Lower Broadway Economic Development District”** – Proposal to amend Section 30 of the City of Everett Zoning Ordinance in the following ways:

To amend Section C – “Establishment of District and Subdistrict Boundaries” – by amending the Zoning Map to include parcels H0-05-00162A, H0-05-00162B, H0-01-000130, H0-10-000069, H0-11-000080, H0-05-000162 in subdistrict LB-E: Lower Broadway, Employment.

To amend Appendix A: “Table of Use Regulations,” in the following manner:

Use: Heavy manufacturing providing there is no outside storage work and there are no emissions of noxious odors, smoke or noise, and no vibration discernible on the exterior of the building. Amending by deleting “SP” allowed use by special permit and insert “-” to signify use not permitted

Use: Light manufacturing (excluding scrap metal), producing, processing, fabricating, printing, converting, altering, finishing or assembling, entirely contained within the structure with no associated emissions of noxious odors or noise, on a scale requiring not more than a total of five horsepower or steam pressure in excess of 15 pounds gauge pressure. Amending by deleting "Y" allowed use and insert "SP" to signify use allowed by special permit.

Storage of goods in containers where all storage is contained within the building, not including storage of any raw or natural materials. Amending by deleting "Y" allowed use and insert "SP" to signify use allowed by special permit.

IV. Meeting Minutes – October 12, 2021

V. Staff Communications –

VI. Next Meeting: *Monday, November 15, 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 10/21/21 at 5.21 P
Attest:



ASST. City Clerk