

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

## 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 on  
Monday, June 14<sup>th</sup>, 2021 at 7:00 pm  
Planning Board Agenda**

## **AGENDA FOR REMOTE PARTICIPATION MEETING**

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Everett Planning Board shall be meeting remotely until further notice. The audioconferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the City's website. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the city's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.*

*This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the City and City Clerk's websites. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.*

***For this meeting, members of the public who wish to watch, listen or provide comment during the meeting may do so in the following manner:***

***The Meeting Will Be Live to View at 7:00pm on YouTube***  
***<https://www.youtube.com/channel/UCdwaOnTb-geJaekx02IH54Q>***

*Public Participation will be allowed only with dialing a toll-free phone number at +1 646 558 8656 to participate in the meeting. When prompted, enter meeting ID # "975 8393 0470" and then follow the instructions to join the meeting.*

*For Applicants, Representatives, and Planning Board Members, please follow this link or enter it into your browser to join the meeting: <https://ci-everett-ma.zoom.us/j/97583930470>*

*The Zoom meeting room will be opened at 6:30pm. During portions of the meeting in which public comment is permitted, members of the public may call into the meeting at the above number. Members of the public can, alternatively, email his/her question before the start of the meeting to [Matt.Lattanzi@ci.everett.ma.us](mailto:Matt.Lattanzi@ci.everett.ma.us)*

All Planning Board Agenda Items are available to view at: <http://www.cityofeverett.com/449/Planning-Board>  
Any questions/comments about the Planning Board agenda or process of accessing agenda items, meeting minutes, ZOOM platform, previously recorded meetings, and public participation process, please contact Planning Board Administrator, Matt Lattanzi: [matt.lattanzi@ci.everett.ma.us](mailto:matt.lattanzi@ci.everett.ma.us)

**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)**

**III. New Business**

- 1. Urban Renewal Plan Amendment to Lower Broadway District** – An Amendment to the Lower Broadway District Urban Renewal Plan is being proposed for consideration by the Planning Board to determine whether the proposed amendment is consistent with the General Plan for the City of Everett.
- 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 K0-07-00088.

**IV. Meeting Minutes –**

**V. Staff Communications –**

**VI. Next Meeting:** *Monday, June 28, 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.**