

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
at Everett City Hall, 3rd Floor, Keverian Room
on Monday, July 19th, 2021 at 7:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. 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.
(Continued from June 14, 2021)
- 2. 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.
(Continued from June 28, 2021)

III. New Business

- 1. Application for Waiver of Site Plan Review – 83-91 Chelsea Street** – Proposal for Waiver of Site Plan Review for 83-91 Chelsea Street, which is a parcel of land referenced by Assessor’s Department as K0-01-000188. The parcel currently contains a 2-story residential building with 9 dwelling units. Applicant is proposing to add 3 units (for a total of 12 dwelling units) by reconfiguring units internally, making no expansion to the footprint of the building and having, what the proponent claims, no change in drainage and water and sewer due to the smaller units resulting in decreased occupancy.

IV. Meeting Minutes –

- 1. Approval of Minutes for Planning Board Meeting dated June 28, 2021.**

V. Staff Communications –

- VI. Next Meeting:** *Monday, August 23, 2021 (Special Meeting for Urban Renewal Plan Amendment on Monday, August 2, 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.