

Posted in accordance with the provisions of Mass. General Laws Chapter 30A - Sections 18-25

# City of Everett

PLANNING BOARD 2/4/2021 at 3:13 p  
484 BROADWAY  
EVERETT, MA 02149

Attest:



City Clerk  
Speaker George Keverian Room  
3<sup>rd</sup> Floor-City Hall

Frederick Cafasso - Chairman  
Jeannie Vitukevich - Clerk



**Notice is Hereby Given there will be a Meeting of the Everett Planning Board on  
Monday, February 8, 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 # "972 9426 0951" and Passcode "577216" 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/97294260951?pwd=RWlIZUFmWHdRUXpHcFI4VXFSQ2ZyUT09>*

*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>*

CITY CLERK'S OFFICE  
EVERETT, MA

2021 FEB -4 P 3:13

*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 – Second & Vine St.** – Proposal to demolish the existing structures on the Premises located at 12 & 24 Vine Street and 337-349 Second Street, Everett, Massachusetts and to construct a new 6-story building with 320 residential units, of which 16 units are proposed to be affordable, with approximately 4,000 sf of ground-floor retail space along with a parking garage. The Premises is bounded by Second Street, Boston Street, Vine Street, and Third Street and is designated by the Assessor’s Department as Parcel Nos. K05-000067, K05-000068 & K05-000176 and is located in the Commercial Triangle Economic Development District.  
**(Continued from October 13, 2020)**
2. **Site Plan Review – 48 Nichols St.** – Proposal for redevelopment, including the demolition of an existing single-family house and the construction of a new three-story six unit residential building located at 48 Nichols St. that being a parcel of land referenced by Assessor’s Department as M0-08-000178.  
**(Continued from November 10, 2020)**
3. **Ordinance Amendment – Resident Stickers** – To amend Section 18-149 (“Citywide Resident Sticker Regulations”) and Section 18-150 (“Applying for a Resident Sticker”) of the Revised Ordinances of the City of Everett to revise the eligibility for resident parking stickers for new large residential developments. This matter was referred to the Planning Board for recommendation by the Traffic Commission and the Everett City Council.  
**(Continued from January 25, 2021)**
4. **Site Plan Review & Special Permit – 141-151 Bow Street** – Proposal to convert portion of an existing structure into six (6) residential apartment units. The property at 141-151 Bow Street, Everett, Massachusetts, is a parcel located in the Lower Broadway Multi-Family Residential (LB-MFR) District that is currently occupied by two industrial buildings. The Applicant, DAG Realty Trust, proposes to convert the second floor of the existing structure located at 151 Bow Street containing 5,625 sf. from a vacant space into six (6) residential apartments. The 6 units will be comprised of four 2-bedroom, and two 1-bedroom units and the interior of the building will be completely renovated as part of the proposal. The Premises is approximately 57,425 sf. and is currently home to four commercial tenants, is designated as Assessor’s Parcel No. H0-03-000046.  
**(Continued from January 11, 2021)**

## **III. New Business**

1. **Minor Modification – 85 Boston Street** – Applicant proposes to amend conditions of Site Plan Review Approval to ensure consistency between written conditions and the approved redesign of the project as approved under Minor Modification by the Planning Board on August 2020.

## **IV. Meeting Minutes –**

V. **Staff Communications –**

VI. **Next Meeting:** *Monday, February 8, 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.**