

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

CITY CLERK'S OFFICE
EVERETT, MA

2020 NOV -5 P 4:06
Speaker George Keverian Room
3rd Floor-City Hall

Frederick Cafasso - *Chairman*



**Notice is Hereby Given there will be a Meeting of the Everett Planning Board on
Tuesday, November 10, 2020 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 # "953 8572 9313" and the 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/91569342873>*

• *Follow this link or enter it into your web browser to open the Zoom website at <https://zoom.us/join>. Enter meeting ID # "915 6934 2873" as directed on the webpage and click "Join". Follow the on-screen instructions to join the meeting.*

The Zoom meeting room will be open for 6:30 pm. 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 comment before the start of the meeting to matt.lattanzi@ci.everett.ma.us for it to be read into the record.

*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 Administrator Matthew Lattanzi at matt.lattanzi@ci.everett.ma.us*

I. Roll Call of Members

II. Old Business

- 1. Site Plan Review, Dimensional Special Permits and Inclusionary Zoning Special Permit– 1690 Revere Beach Parkway** - Proposal to build 800 transit-oriented development residential units with 15,000 sq. feet of commercial space (5,000 sq. feet located in Chelsea) with three of the buildings in Everett and one in Chelsea as shown on plans entitled “Proposed Site Documents for Grossman Companies, Inc, Proposed Mixed-Use Development” (the “Site Plan”) on a parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as K0-04-000084 located in the Commercial Triangle Economic Development District.
(Continued from October 26, 2020)

III. New Business

- 2. Site Plan Review - 34 Market St.** – Proposal for the redevelopment of the parcel, including the demolition of an existing 69,200 sq. foot warehouse and the construction of a one-story, 221,800 sq. foot last-mile distribution warehouse located at 34 Market St. that being a parcel of land referenced by Assessor’s department as H0-17-000076.
- 3. 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.
- 4. Zoning Amendment – Transportation Demand Management** – In accordance with the provisions of Section 17 of the Zoning Ordinance of the City of Everett, The City Council hereby amends the zoning ordinance as follows:
 - Add subsection W: “Any proposed site plan or change of use that would not meet the off-street parking requirements of Section 17. A.2 through 13 will be subject to the requirements of Section 34.”

Further, in accordance with the provisions of Section 30 of the Zoning Ordinance of the City of Everett, the City Council hereby amends the Zoning Ordinance as follows:

- Strike the word “minimum” from 30.G.2.c
- Add section 30.G.2.f: “Any proposed site plan or change of use that would not meet the off-street parking requirements of Section 30.G.1 will be subject to the requirements of Section 34.”

Additionally, in accordance with the provisions of the Zoning ordinance of the City of Everett the City Council hereby creates a new section:

- Section 34: Transportation Demand Management

IV. Meeting Minutes – July 20, 2020, September 14, 2020, September 21, 2020, October 13, 2020 & October 26, 2020.

V. Staff Communications

VI. Next Meeting: December 7, 2020 at 7:00 PM online to be viewed live on YouTube (Link: <https://www.youtube.com/channel/UCdwaOnTb-geJaekx02lH54Q>)

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 Nov 5 2020 at 4:06

Attest:



City Clerk