

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

Frederick Cafasso - *Chairman*  
Jeannie Vitukevich - *Clerk*



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

**Notice is Hereby Given there will be a Meeting of the  
Everett Planning Board on  
Monday, December 7, 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 # "984 0695 1914" 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/98406951914>*

*Follow this link or enter it into your web browser to open the Zoom website at <https://zoom.us/join>. Enter meeting ID # "984 0695 1914" as directed on the webpage and click "Join". Follow the on-screen instructions to join the meeting.*

*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. **Informal Introduction and Vote on Peer Review – Second & Vine St.** – The applicant will make a presentation regarding a proposal to construct a mixed-use property with approximately 350 units of housing with retail. Planning Board shall vote to determine a suitable amount of funds that the applicant shall provide for Peer Review.  
(Continued from October 13, 2020)
2. **Site Plan Review and Dimensional Special Permits – 1690 Revere Beach Parkway** – Proposal to build 800 transit-oriented development residential units with 15,00 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 November 10, 2020)
3. **Site Plan Review – 34 Market Street** – 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.  
(Continued from November 10, 2020)
4. **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)

## III. New Business

1. **Application by Daniel Santosuosso for Endorsement of an Approval Not Required (ANR) Plan– 139 Dartmouth Street** – Proposal to divide parcel into two lots, the second of which would not create a new buildable lot. Applicant therefore submits said proposal for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

## IV. Meeting Minutes –

## V. Staff Communications –

## VI. Next Meeting: *Monday, January 11, 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.**