

City of Everett on 2/3/2022 at 2:54 P

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CITY CLERKS OFFICE
EVERETT, MA
PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

Attest:

Asst. City Clerk

2022 FEB -3 P 2:54

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. – 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, Speaker George Keverian Room on Monday, February 7, 2022 at 6:00 pm

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. Site Plan Review & Inclusionary Zoning Special Permit – 1911-1919 Revere Beach Parkway** – Proposal for the redevelopment of the site, razing an existing warehouse/commercial structure and constructing a six-story, 150,100 sq. ft. mixed-use building containing 153 residential units, approximately 1,700 sq. ft. of ground-floor retail storefront space, and 109 parking spaces distributed on ground floor, lower, and upper parking levels. Applicant is proposing that 23 units will be designated as affordable. 1911-1919 Revere Beach Parkway is a parcel of land referenced by Assessor's Department as K0-02-000057 and K0-02-000036.
(Continued from November 15, 2021)
- 2. Application for Waiver of Site Plan Review – 380 Main Street** – Proposal for Waiver of Site Plan Review for 380 Bow Street, which is a parcel of land referenced by Assessor's Department as D0-05-000167. The parcel currently contains a 3-story residential building with 4 dwelling units. Applicant is proposing to add 1 unit (for a total of 5 units) by reconfiguring and bringing up to code an area within the existing structure, making no expansion to the footprint of the building and having, what the proponent claims, no substantial impact on the surrounding community.
(Continued from December 13, 2021)
- 3. Site Plan Review & Special Permits – 12 Dexter Street; 3-5 Bow Street; 2 Thompson Place; 33, 35, 51 Mystic Street; 14-16 Robin Street; 1 & 15 Broadway ("East of Broadway")** – Proposal for the redevelopment of multiple sites, totaling 269,162 square feet of cumulative land area. This proposal includes the construction of an approximately

20,000 gross-square-foot, two story restaurant building with an outdoor dining terrace, a 1800-seat event center with associated pre-function space, an approximately 2,212 space parking garage, as well as a pedestrian bridge to cross Broadway (Route 99) and connect to Encore Boston Harbor.

(Continued from December 13, 2021)

- 4. Preliminary Subdivision Plan – 1690 Revere Beach Parkway** – Applicant seeks Planning Board approval of a Preliminary Plan to subdivide a single parcel of land, entitled “Shop Road” and referenced by Assessor’s Department as K0-04-000094, into three separate lots.

(Continued from January 3, 2022)

- 5. Site Plan Review & Inclusionary Zoning Special Permit – 165-167 Bow Street** – Proposal for the redevelopment of a 60,562 square foot site, which is currently occupied by two industrial buildings and a large concrete parking area, by demolishing the concrete building and performing an interior renovation of the existing brick building. The proposed development contemplates 149 residential units between the two buildings, associated parking facilities, stormwater management systems, utility connections, landscaped areas, and incidental site grading. Applicant is proposing that 23 units will be designated as affordable. 165-167 Bow Street is a parcel of land referenced by Assessor’s Department as H0-01-000048.

(Continued from January 3, 2022)

III. New Business

- 1. Commercial Triangle Neighborhood Plan** – The City of Everett, through its consultant Stantec, will present to the Planning Board a draft Neighborhood Plan for the Commercial Triangle Economic Development District.
- 2. Request for Extension of Site Plan Approval and Inclusionary Zoning Special Permit – 65 Norman Street** – Applicant seeks an extension for their March 9, 2020 Site Plan Approval and Inclusionary Zoning Special Permit Approval, so as to avoid the possibility of the approvals lapsing.
- 3. Site Plan Review & Inclusionary Zoning Special Permit – 1690 Revere Beach Parkway** – Proposal for the redevelopment of a 300,636 square foot site, 245,811 square feet of which is located in Everett, which is currently occupied by a commercial structure and accessory parking lot. The proposed development contemplates the demolition of the existing structure and construction of two multi-use buildings, each 7 stories, totaling 697,323 gross square feet (excluding the podium garage) and containing 741 dwelling units, 875 parking spaces, and 9,500 square feet of commercial/retail space on the ground floor. Applicant is proposing that 38 of these units will be designated as affordable. 1690 Revere Beach Parkway is a parcel of land referenced by Assessor’s Department as K0-04-000094.

4. **Site Plan Review & Inclusionary Zoning Special Permit – 99 East Elm Street –** Proposal for the redevelopment of a 1.38-acre site, which is currently occupied by an industrial structure, by demolishing the existing structure and pavement and constructing a new residential building. The proposed development contemplates 180 residential units, with a mix of 140 one bedrooms and 40 studios. The building includes 5 stories over a podium of parking, 115 parking spaces, utility connections, stormwater facility, landscaping, and incidental site work. Applicant is proposing that 18 units will be designated as affordable. 99 East Elm Street is a parcel of land referenced by Assessor's Department as K0-05-000028.
5. **Site Plan Review – 81 Chelsea Street –** Proposal for the redevelopment of an existing structure, adding a third story to the existing dwelling and tearing down the existing garage, changing the building gross size from 4,052 sq.ft. to 4,462 sq.ft. The resulting structure proposes 8-residential units and 3 parking spaces. 81 Chelsea Street is a parcel of land referenced by Assessor's Department as K0-01-000186.
6. **Site Plan Review – 27 Spaulding Street –** Proposal for the development of a 3,027 sq.ft. lot, which is currently vacant. The proposed development contemplates the construction of a five-story, multi-family residential structure, housing 4 accessible condominium units and 4 parking spaces. 27 Spaulding Street is a parcel of land referenced by Assessor's Department as E0-04-000043.
7. **Site Plan Review – 31 Spaulding Street –** Proposal for the redevelopment contemplates the razing of the existing structure and the construction of a five-story, multi-family residential structure, housing 9 accessible condominium units and 8 parking spaces. 31 Spaulding Street is a parcel of land referenced by Assessor's Department as E0-04-000049.

IV. Meeting Minutes

1. **Approval of Minutes for Planning Board Meeting dated December 13, 2021**

V. Staff Communications –

- VI. **Next Meeting:** *Monday, March 7, 2022 at 6:00PM*

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.