

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

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PLANNING DEPARTMENT STAFF

## PLANNING BOARD MEMBERSHIP

Frederick Cafasso – *Chairman*  
Leo Pizzano, Jr. – *Member*  
Michael O'Connor – *Member*  
Shayane Rangel – *Member*  
Phil Mastrocola – *Member*  
James Tarr – *Alternate*  
Michael Hart – *Alternate*



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, 3<sup>rd</sup> Floor, Speaker George Keverian Room  
on Monday, April 4, 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. 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)**
- 3. 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 190 residential units. The building includes 5 stories over a podium of parking, 114 parking spaces, utility connections, stormwater facility, landscaping, and incidental site work. Applicant is proposing that 29 units will be designated as affordable. 99 East Elm Street is a parcel of land referenced by Assessor's Department as K0-05-000028.

**(Continued from March 7, 2022)**

- 4. Site Plan Review, Request for Waiver of Design Regulations, & Inclusionary Zoning Special Permit – 25 Garvey Street** – Proposal for the redevelopment of a 1.25-acre parcel of land located in the Commercial Triangle Economic Development District. The proposed development contemplates the demolition of multiple existing industrial structures and the construction of a six-story residential structure with 126 affordable units and podium parking. 25 Garvey Street is a parcel of land referenced by Assessor's Department as K0-07-000067.  
**(Continued from March 7, 2022)**

### **III. New Business**

- 1. Presentation / Overview of the Transportation Demand Management Ordinance, Calculation of Impact Scores, Calculation of TDM Credits, Examples of Municipalities Where TDM Has Worked, etc.** – Director of Transportation & Mobility, Jay Monty, will present to the Planning Board and make himself available for questions.
- 2. Inclusionary Zoning Special Permit – 596-602 Broadway** – Applicant, whose 85-unit mixed-use project received Site Plan Review approval on December 9, 2019, seeks an Inclusionary Zoning Special Permit in accordance with Section 32 of the Everett Zoning Ordinance. Applicant proposes to designate 13 units as deed-restricted affordable, which meets the 15% requirement set forth in Section 32(4)(a).
- 3. Application for Waiver of Site Plan Review – 178-180 Ferry Street** – Proposal for Waiver of Site Plan Review for 178-180 Ferry Street, which is a parcel of land referenced by Assessor's Department as M0-03-000042. Applicant seeks to add two stories atop an existing mixed-use structure, adding 8 additional units (4 Studio, 4 1-Bedroom), bringing the total number of units to 17, and bringing the total height of the structure to 59'.
- 4. Request for Modification to Site Plan Review Approval – 366 Broadway** – Applicant, whose 24-unit residential project received Site Plan Review approval on November 15, 2021, seeks a modification to the previously-approved Site Plan. The altered plan, which was approved by the Zoning Board of Appeals, removes the step-back on the third floor.
- 5. Site Plan Review, Inclusionary Zoning Special Permit, and Request for Waiver of Design Regulations – 12 & 24 Vine Street and 337 Second Street (“2<sup>nd</sup> & Vine”)** – Proposal for the redevelopment of multiple parcels of land, totaling 135,469 sq. ft. and located in the Commercial Triangle Economic Development District, to construct a six-story mixed-use structure with 350 residential units and podium parking. The project will

contain approximately 4,375 sq. ft. of retail space, and contain 450 garage parking spaces. 12 & 24 Vine Street and 337 Second Street are parcels of land referenced by Assessor's Department as K0-05-000067, K0-05-000068, and K0-05-000178.

6. **Exterior Building Materials Approval – 165-167 Bow Street** – Per Condition 23 of the Site Plan Review Approval, granted March 7, 2022, Applicant seeks Planning Board approval of the material type and material location for the exterior of the buildings.

**IV. Meeting Minutes**

1. **Approval of Minutes for Planning Board Meeting dated February 7, 2022**


**V. Staff Communications –**

- VI. Next Meeting:** *Monday, May 2, 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.*

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

on 3/31/22 at 12:45 P  
Attest:

  
Assistant City Clerk