City of Everett

PLANNING BOARD

484 BROADWAY

EVERETT, MA 02149

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

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*



**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, May 2, 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 141 residential units, approximately 1,700 sq. ft. of ground-floor retail storefront space, and 105 parking spaces distributed on ground floor, lower, and upper parking levels. Applicant is proposing that 22 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)**

1. **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)**
2. **Site Plan Review, Inclusionary Zoning Special Permit, and Request for Waiver of Design Regulations – 12 & 24 Vine Street and 337 Second Street (“2nd & 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.  
   **(Continued from April 4, 2022)**

**III.     New Business**

**IV.     Meeting Minutes**

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

**V.      Staff Communications –**

**VI. Next Meeting:** *Monday, June 6, 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.***