



2022 JUN -1 A 9:25

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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

on 6/1/22 at 9:25A

Attest:


Assistant City Clerk

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*



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, June 6, 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)

III. New Business

1. **Application for Waiver of Site Plan Review – 536 Broadway** – Applicant is proposing a modification to a Site Plan Review Approval granted on September 14, 2020. The approved project contemplated the construction of 11 residential units, 2 of which were designated as affordable. Applicant’s amendment contemplates the construction of 15 residential units, 3 of which will be designated as affordable. The amended unit count would have no effect on the envelope of the building. The interior will be redesigned to accommodate an addition 4 units, and the exterior will be changed by repositioning the ADA-Accessible entrance and adding additional entry doors to the side and rear of the structure. The amended project will now be subject to the provisions of the TDM Ordinance.

2. **Site Plan Review & Inclusionary Zoning Special Permit – 52 School Street** – Proposal for the redevelopment of the site, razing an existing residential structure and detached garage and constructing a 5-story, 71,035 sq. ft. residential building, containing 55 residential units, 31 parking spaces, associated amenities, and publically-accessible open space. Applicant is proposing that 9 of these residential units will be designated as affordable. 52 School Street is a parcel of land referenced by Assessor’s Department as E0-03-000071.
3. **Site Plan Review & Inclusionary Zoning Special Permit – 128 Spring Street** – Proposal for the redevelopment of the 71,357 sq. ft. site, demolishing the existing industrial structure, and constructing a 7-story multi-use building, totaling 327,550 square feet and containing 230 dwelling units, 222 parking spaces, and 2,500 square feet of commercial/retail space on the ground floor. Applicant is proposing that 23 of these units will be designated as affordable. 128 Spring Street is a parcel of land referenced by Assessor’s Department as K0-06-000060.

IV. Meeting Minutes

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

V. Staff Communications –

- VI. Next Meeting:** *Tuesday, July 5, 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.