

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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, August 1st, 2022 at 6:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. 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, 65,100 sq. ft. residential building, containing 53 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.
(Continued from June 6, 2022)
- 2. 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.
(Continued from June 6, 2022)
- 3. Site Plan Review & Inclusionary Zoning Special Permit – 380 2nd Street** – Proposal for the redevelopment of a 70,649 square foot site, which is currently occupied an industrial warehouse and parking lot. The proposed redevelopment contemplates the demolition of the existing structure and the construction of a 21-story mixed-use building,

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totaling 675,202 gross square feet and containing 643 dwelling units, 539 parking spaces, approximately 8,335 square feet of ground-floor retail space, associated amenities and publically accessible open space. Applicant is proposing 65 of these units will be designated as affordable. 380 Second Street is a parcel of land referenced by Assessor's Department as K0-06-000041.

(Continued from July 5, 2022)

- 4. Informal Presentation by The Davis Companies** – The Davis Companies will be making an informal presentation to the Planning Board for their proposed redevelopment on the 96.5-acre site formerly owned and operated by Exxon. The purpose of this presentation is to hear feedback from the Planning Board members and members of the public prior to proceeding with the formal permitting process.

(Continued from July 5, 2022)

III. New Business

- 1. Determination of Material Change – 61 Winthrop Street** – In accordance with M.G.L. Ch. 40A, §16, Applicant seeks a determination by the Planning Board that “specific and material changes in the conditions upon which the previous unfavorable action was based” exist between the previously-voted-upon project and the newly-submitted project. Such an affirmative finding by the Board would allow the Applicant to appear before the Zoning Board of Appeals again without the need to wait two years from the date of final unfavorable action rendered by the Zoning Board of Appeals.
- 2. Definitive Subdivision – 1690 Revere Beach Parkway** – Applicant seeks Planning Board approval of a Definitive Subdivision Plan to subdivide a single parcel of land, entitled “Shop Road” and referenced by Assessors Department as K0-04-000094, into three separate lots. The Preliminary Subdivision Plan for this matter was introduced to and approved by the Planning Board on January 3, 2022.
- 3. Site Plan Review & Special Permits – 12 Dexter Street, 3-5 Bow Street, 2 Thompson Place, Thompson Place, 33, 35, and 51 Mystic Street, 14-16 Robin Street, 15 Broadway, and a portion of 1 Broadway (“East of Broadway”)** – Proposal for the development of multiple sites, including the construction of an approximately 15,365 gross-square-foot restaurant, approximately 20,153 gross-square-foot night club, approximately 15,566 gross-square-foot rooftop day club, approximately 7,826 gross-square-foot comedy club, approximately 25,919 gross-square-foot function room, approximately 999-seat theater and associated pre-function space, approximately 10,446 gross-square-foot foyer and atrium, approximately 2,137 space parking garage, as well as, a pedestrian bridge to cross Broadway (Route 99) and connect to the Encore Boston Harbor.
- 4. Site Plan Review – 657 Broadway** – Proposal for the redevelopment of a 6,290 sq. ft. lot, which is currently occupied by a two-family dwelling. The proposed redevelopment contemplates the razing of the existing structure and construction of a 6-story, mixed-use building containing 18 residential units, 3 of which are proposed to be designated as

deed-restricted affordable, and 2 commercial units on the ground level. The proposed building would have an approximate size of 22,250 sq. ft. 657 Broadway is a parcel of land referenced by Assessors Department as M0-02-00001 and M0-02-00002.

- 5. Site Plan Review & Inclusionary Zoning Special Permit – 16-20 Liberty Street –** Proposal for the redevelopment of a 10,196 square foot site, which is currently occupied by two residential structures and garage. The proposed redevelopment contemplates the demolition of the existing structures and construction of a 4-story residential building, totaling 10,300 gross square feet and containing 23 dwelling units and 13 parking spaces. Applicant is proposing that 4 of these units will be designated as affordable 16-20 Liberty Street is a parcel of land referenced by Assessor's Department as C0-03-000169 and C0-03-000167.

IV. Meeting Minutes

- 1. Approval of Minutes for Planning Board Meeting dated June 6, 2022**

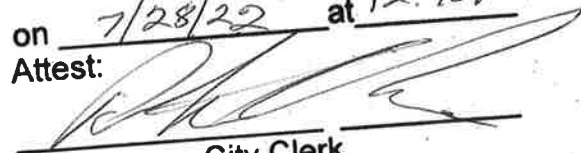
V. Staff Communications –

VI. Next Meeting: Tuesday, September 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.

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

on 7/28/22 at 12:45P
Attest:


ASSIST. City Clerk