

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 Keveryan Room
on Monday, October 3rd, 2022 at 6:00 pm

Planning Board Agenda

- I. Roll Call of Members
- II. Old Business

1. **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, 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)
2. **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.

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(Continued from August 1, 2022)

- 3. 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.

(Continued from August 1, 2022)

- 4. Site Plan Review, Inclusionary Zoning Special Permit, and Determination of Material Change – 530 & 535 Second Street** – The original proposal, approved by the Planning Board on October 25, 2021, contemplated the construction of two separate, multifamily residential buildings, with Building 1 having a height of 70' and containing 106 units and Building 2 having a height of 65' and containing 27 units. The current proposal contemplates an alteration of Building 1 (located at 530 Second Street), removing a story from the building, reducing the height to 60', reducing the unit count to 84 units, and adding off-street dedicated loading spaces for package delivery and ride-share drop off. Building 2 (located at 535 Second Street) has been approved by both the Planning Board and Zoning Board of Appeals and, therefore, contains no deviations from the original plan. Applicant seeks to amend the Inclusionary Zoning Special Permit to align with the new unit count, proposing that 11 of the units be designated as affordable. 530 Second Street is a parcel of land referenced by Assessor's Department as K0-07-000001 & K0-07-000002.

(Continued from September 7, 2022)

- 5. Endorsement of an Approval Not Required (ANR) Plan – 11 Bartlett Street** – Proposal to combine four (4) existing lots into three (3) lots meeting frontage, width, and area requirements. Applicant therefore submits said proposal for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

(Continued from September 7, 2022)

III. New Business

- 1. 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 13,341 gross-square-foot food and beverage venue with sports betting kiosks, approximately 18,620 gross-square-foot night club, approximately 15,734 gross-square-foot gaming area, approximately 979-seat theater and associated pre-function space, approximately 10,313 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. The gaming areas are subject to approval by the Massachusetts Gaming

Commission.

2. **Site Plan Review – 20-22 Chelsea Street** – Proposal for the redevelopment of a 3,103 square foot site, which is currently occupied by a single-story commercial building. The proposed redevelopment contemplates the demolition of the existing structures and construction of a five-story mixed-use building, consisting of a commercial unit on the ground floor, seventeen (17) one-bedroom residential units on floors two through five, and zero parking spaces. 20-22 Chelsea Street is a parcel of land referenced by Assessor's Department as L0-01-000009.
3. **Site Plan Review & Inclusionary Zoning Special Permit – 52 School Street** – Proposal is for the redevelopment of a 26,020 square foot site, which is currently occupied by a residential structure and garage. The proposed redevelopment contemplates the demolition of the existing structures and construction of a 45-foot residential building, totaling approximately 58,947 gross square feet and containing 46 dwelling units, 31 parking spaces, and associated amenities and publically accessible open space. Applicant is proposing that 7 of these units will be designated as affordable. 52 School Street is a parcel of land referenced by Assessor's Department as E0-03-000071.

IV. Meeting Minutes

1. Approval of Minutes for Past Planning Board Meetings

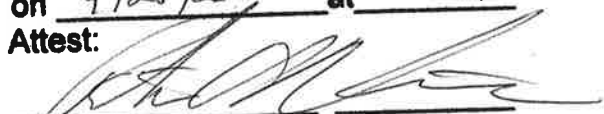
V. Staff Communications –

- VI. Next Meeting: Monday, November 7th, 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 9/28/22 at 9:24 A
Attest:


ASSISTE City Clerk