

City of Everett

on 11/2/22 at 3:31 P

Attest: 

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

ASSIST. 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, November 7th, 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 by 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 – 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)
- 3. 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

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA
2022 NOV -2 P 3:31

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.

(Continued from October 3, 2022)

- 4. Site Plan Review & Inclusionary Zoning Special Permit – 52 School Street** – Proposal 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.

(Continued from October 3, 2022)

III. New Business

- 1. Site Plan Review & Inclusionary Zoning Special Permit – 260 Elm Street** – Proposal for the redevelopment of a 9,196 square foot site, which is currently occupied by a single-family dwelling. The proposed redevelopment contemplates the demolition of the existing structure and the construction of a 3-story residential structure (2 stories over 1 story of podium parking) totaling approximately 12,830 gross square feet and containing 12 dwelling units and 7 parking spaces on the ground level. Applicant is proposing that 2 of these units will be designated as deed-restricted affordable. 260 Elm Street is a parcel of land referenced by Assessor's Department as N0-03-000318.
- 2. Site Plan Review – 126 Ferry Street** – Proposal for the redevelopment of a 2,503 square foot site, which is currently occupied by a single-family dwelling. The proposed redevelopment contemplates the demolition of the existing structure and the construction of a 3-story residential structure totaling approximately 3,754 square feet and containing 6 dwelling units and 0 parking spaces. 126 Ferry Street is a parcel of land referenced by Assessor's Department as L0-03-000276.
- 3. Zoning Amendment – Section 30, “Lower Broadway Economic Development District”** – Proposal to amend Section 30 of the City of Everett Zoning Ordinance in the following ways:

To amend Section 30 (C)(3) and the accompanying Zoning Map to add the following parcels of land into the Resort Casino Overlay District: 12 Dexter Street (H0-07-000024); 3-5 Bow Street (H0-07-000082); 2 Thompson Place (H0-07-000072); 23 Mystic Street (H0-07-000071); 33 Mystic Street (H0-07-000069); 35 Mystic Street (H0-07-000067); 39-43 Mystic Street (H0-07-000063); 51 Mystic Street (H0-07-000060); 14-16 Robin Street (H0-07-000056); and 15 Broadway (H0-07-000017). This amendment to expand the

Resort Casino Overlay District (“RCOD”) does not change the underlying zoning districts for the aforementioned parcels.

To amend Section 30 (F)(1) – “Table of Dimensional Standards” by deleting “30%” under the Minimum Open Space column for the Resort Casino Overlay District and inserting in its place “25%”.

4. **Endorsement of an Approval Not Required (ANR) Plan – 1690 Revere Beach Parkway** – Proposal to divide a single parcel into two (2) parcels, both of which meet the frontage, width, and all other dimensional requirements. Applicant therefore submits said proposal for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

IV. Meeting Minutes

1. **Approval of Minutes for Past Planning Board Meetings**

V. Staff Communications –

1. **Previous Matters Continued** – During the October 3, 2022 Planning Board meeting, the following matters were continued to the December 5, 2022 Planning Board meeting:
 - a. East of Broadway (Site Plan Review & Special Permits)
 - b. 52 School Street (Site Plan Review & Inclusionary Zoning Special Permit)
2. **Minor vs. Major (or “Substantial”) Modification** – Staff and Planning Board to begin discussions on creating a Board Regulation which defines what constitutes a “Minor Modification” to an already-approved plan vs. what constitutes a “Major (or ‘Substantial’) Modification to an already-approved plan.

VI. Next Meeting: *Monday, December 5th, 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.