

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, December 5th, 2022 at 6:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old 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, 185 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.**

(Continued from August 1, 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)

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

on 11/30/22 at 3:55P
Attest:



ASSISTANT City Clerk

2022 NOV 30 P 3:55
CITY CLERK'S OFFICE
EVERETT, MA

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 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)

5. Site Plan Review – 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 9 dwelling units and 7 parking spaces on the ground level. 260 Elm Street is a parcel of land referenced by Assessor’s Department as N0-03-000318.
(Continued from November 7, 2022)

- i. Note: This Proposal has been amended since its introduction on November 7th, 2022 to now include 9 Condo units rather than 12 Rental units. Due to the decrease in unit count (< 10 units), Applicant no longer seeks an Inclusionary Zoning Special Permit.

III. New Business

IV. Meeting Minutes

1. Approval of Minutes for Past Planning Board Meetings

V. Staff Communications –

- 1. Minor vs. Major (or “Substantial”) Modification** – Staff and Planning Board to continue 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.

2. 2023 Planning Board Schedule

3. Discussion on Potential Zoning Ordinance Cleanup

VI. Next Meeting: *Tuesday, January 3rd, 2023 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.