


City of Everett

on 12/27/22 at 1:49 P
Attest:

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149


A. S. 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 Tuesday, January 3rd, 2023 at 6:00 pm**

Planning Board Agenda

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

1. **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)
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.
(Continued from October 3, 2022)
3. **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

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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

126 Ferry Street – Material and Design Approval – Applicant seeks final approval of materials and design of the project located at 126 Ferry Street which received Site Plan Review approval by the Planning Board on November 7, 2022.

1. **Site Plan Review – 19 Paris Street** – Proposal for the redevelopment of a 7,033 sq. ft. lot, presently occupied by a two-family residential structure, which is currently vacant and deteriorating in condition. The proposed redevelopment contemplates the demolition of the existing structure and construction of a five-story residential building with 20 dwelling units, 11 parking spaces (9 enclosed, 2 outside), and various portions of open space. Applicant is proposing that 3 of these units will be designated as affordable. 19 Paris Street is a parcel of land referenced by Assessor's Department as K0-08-000006.

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.

VI. Next Meeting: *Monday, February 6th, 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.