

on 2/2/23 at 9:57 A

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

Attest:   
Assistant 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
  - Eric Molinari – Transportation Planner
  - Tom Philbin – Conservation Planner
  - Katherine Jenkins-Sullivan – Sustainability Planner
  - Phil Massa – Affordable Housing Coordinator
  - 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, 3<sup>rd</sup> Floor, Speaker George Keverian Room on Monday, February 6<sup>th</sup>, 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. 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)**

**[Applicant has requested that this matter be continued until the March 6<sup>th</sup> meeting]**

### III. New Business

- 1. Application for Waiver of Site Plan Review – 41 Wolcott Street** – Proposal for Waiver of Site Plan Review for 41 Wolcott Street, which is presently occupied by a 3-family residential building. The Applicant is proposing to alter the interior layout of the building, increasing the total unit count to 6-units without changing the footprint of the building. Applicant states that a waiver of Site Plan Review is justified because no site work is being performed and there is no expansion to the footprint of the building. 41 Wolcott Street is a parcel of land referenced by Assessor's Department as K0-01-000041.

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2. **Amendment to Inclusionary Zoning Special Permit – 322-324 Ferry Street –** Proposal to amend the Inclusionary Zoning Special Permit, granted by this Board on February 19, 2019, to more-accurately reflect the unit types and unit numbers being designated as deed-restricted affordable. Originally, unit numbers 3, 5, and 13 were identified as affordable. The proposed amendment is to designate Unit G1 (Studio), Unit 12 (Studio), and Unit 14 (1-BR and handicapped-accessible) as affordable. This reconfiguration adheres to DHCD regulations regarding proper mix of unit-types.
3. **Endorsement of an ANR Plan – 110-120 Tremont Street –** Proposal for endorsement of an Approval Not Required (“ANR”) Plan. 110-120 Tremont Street is a parcel of land referenced by Assessors Department as D0-04-000007.
4. **Endorsement of an ANR Plan – 403 Main Street –** Proposal for endorsement of an Approval Not Required (“ANR”) Plan. 403 Main Street is a parcel of land referenced by Assessors Department as D0-01-000026.

#### IV. Meeting Minutes

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

#### V. Staff Communications –

1. **Site Plan Review – 19 Paris Street –** During the public hearing on January 3, 2023, it was voted upon by the Planning Board that this matter be continued to the March 6<sup>th</sup> Planning Board meeting. Item is placed in this portion of the Agenda simply to keep a transparent record of the proceeding. The item

#### VI. Next Meeting: *Monday, March 6<sup>th</sup>, 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.*