

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
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, 3rd Floor, Speaker George Keverian Room
on Monday, March 6th, 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)

(Applicant has requested a Continuance until the April 3rd, 2023 meeting)

- 2. 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.

- Applicant has updated the proposed plans for the project, which now contemplates the construction of a 9-unit (all 2-bedroom) residential building, keeping the same footprint as originally-proposed.

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A - Sections 18-2^F

on 2/28/2023 at 12:31 P
Attest:


ASSIST City Clerk

2023 FEB 28 P 12:31
CITY CLERK'S OFFICE
EVERETT, MA

(Continued from January 3, 2023)

III. New Business

1. **Site Plan Review & Inclusionary Zoning Special Permit – 445-455 Broadway –** Proposal for the redevelopment of a 20,774 sq. ft. lot, presently occupied by two (2) commercial buildings. This proposal calls for the demolition of the smaller existing building and a portion of the Everett Associates building to construct a 4-story, mixed-use structure containing twenty-five (25) units, five (5) of which are proposed to be designated as deed-restricted affordable, and twenty-two (22) parking spaces located on the ground level. 445-455 Broadway is a parcel of land referenced by Assessors Department as L0-01-000001 and L0-01-000005.
2. **Review & Approval of City of Everett “Planting Plan” –** As part of a joint-application with Mystic River Watershed Association (MyRWA) for the Greening Gateway Cities Grant, the Planning Board shall review and approve the Planning Department’s proposed Planting Plan. The purpose of the Planting Plan is to alleviate high-heat areas in the City of Everett, prioritizing areas that are outside of the Greening the Gateway Cities Program.
3. **Endorsement of an ANR Plan – 71 Wellington Avenue & 43 Kelvin Street –** Proposal for endorsement of an Approval Not Required (“ANR”) Plan. 71 Wellington Avenue & 43 Kelvin Street is a parcel of land referenced by Assessors Department as G0-01-000034.

IV. Meeting Minutes

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

V. Staff Communications –

1. **Transportation Demand Management –** Staff to present suggested changes to the “Credit” Matrix for TDM mitigation.

VI. Next Meeting: *Monday, April 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.