

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

on 3/30/2023 at 4:04 P  
Attest:

  
ASSIST. City Clerk

# 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, 3<sup>rd</sup> Floor, Speaker George Keverian Room  
on Monday, April 3<sup>rd</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. 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 3<sup>rd</sup>, 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.
  - a.** 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.  
(Continued from January 3, 2023)

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3. **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, four (4) 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.  
**(Continued from March 6, 2023)**

### **III. New Business**

1. **Application for Waiver of Site Plan Review – 87-89 Malden Street –** Proposal for Waiver of Site Plan Review for 87-89 Malden 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. 87-89 Malden Street is a parcel of land referenced by Assessors Department as L0-05-000095.
2. **Application for Waiver of Site Plan Review - 134 Linden Street –** Proposal for Waiver of Site Plan Review for 134 Linden Street. The applicant is proposing to expand the footprint of the existing building while maintaining the same use and reducing the amount of units.

### **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, May 1<sup>st</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.*