

# 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, May 1<sup>st</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)**  
**(On April 3<sup>rd</sup>, this matter was continued until the June 5<sup>th</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.
  - 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)**

on 4/26/2023 at 11:38 A

Attest:

  
ASSIST. City Clerk

2023 APR 26 AM 11:38  
CITY OF EVERETT  
EVERETT, MASSACHUSETTS

### III. New Business

1. **Site Plan Review & Inclusionary Zoning Special Permit – 403 Main Street** – Proposal for the redevelopment of an 8,349 sq. ft. lot, presently occupied by two commercial structures, constructing 16 residential units atop the commercial structures, 3 of which are proposed to be designated as deed-restricted affordable, along with a 9-space parking garage facility at grade. 403 Main Street is a parcel of land referenced by Assessor's Department as D0-01-000026 and D0-01-000027.
2. **Site Plan Review – 212 Beacham Street** – Proposal for the redevelopment of a 1.38-acre parcel of land, raising the existing 3,900 sq. ft. industrial building and constructing an 11,620 square foot automotive service center with 17 automotive service bays, 22 parking spaces, and 81 spaces for vehicle storage. The redevelopment will have associated utilities, stormwater management systems, and other site development features, including the reduction of impervious surfaces on the site by approximately 6,500 sq. ft. 212 Beacham Street is a parcel of land referenced by Assessors Department as H0-13-000147.
3. **Site Plan Review & Inclusionary Zoning Special Permit – 33 Oakes Street** – Proposal for the construction of an addition to an already-existing four-story residential building, adding six (6) additional units, four (4) of which is to be designated as deed-restricted affordable, bringing the total number of units to twenty-four (24). The proposed addition would have an approximate size of 7,825 sq. ft. 33 Oakes Street is a parcel of land referenced by Assessors Department as E0-03-000055 and E0-03-000057.
4. **Endorsement of an Approval Not Required (ANR) Plan – 33 & 41 Oakes Street** – Proposal for endorsement of an Approval Not Required ("ANR") Plan. Currently, both lots are conforming lots on a public street, with Lot 1 (41 Oakes Street) containing 8,432 sq. ft. and 86' of frontage and Lot 2 (33 Oakes Street) containing 11,095 sq. ft. and 86' of frontage. The proposal calls for the reduction in size of Lot 1 to 5,154 sq. ft. and 55.76' of frontage and the increase in size of Lot 2 to 14,372 sq. ft. and 116.24' of frontage. The resulting lots would still be in conformance with local dimensional requirements. 33 & 41 Oakes Street is a parcel of land referenced by Assessors Department as E0-03-000055 and E0-03-000057.
5. **Minor Modification to an Approved Site Plan Decision – 114 Spring Street ("SKY Everett")** – Applicant seeks Planning Board Approval of multiple, non-substantial modifications to the previously-approved Site Plan, approved by the Planning Board on July 19, 2021. These modifications are as follows: (1) Increase in unit count from 386 units to 397 units; (2) Increase in bedroom count from 470 bedrooms to 480 bedrooms; (3) 1,300 sq. ft. of ground-floor retail will be replaced with management space (mail, package storage, leasing offices, resident support spaces), and 4,000 sq. ft. of commercial space has been added to the 21<sup>st</sup>-floor, resulting in a net increase from 7,530 sq. ft. of commercial space to 11,800 sq. ft. of commercial space; (4) Location of the resident fitness center has been moved from the 14<sup>th</sup>-floor to the 2<sup>nd</sup>-floor; (5) Location of the resident pool has been moved from the 14<sup>th</sup>-floor to the 7<sup>th</sup>-floor.

6. **Informal Introduction – Rivergreen Drive** – Applicant to provide the Planning Board an informal presentation on a proposed redevelopment located at Rivergreen Drive.
7. **Final Site Plan Endorsement – 52 School Street** – In accordance with Condition #22 of the approved Site Plan Decision, approved by the Planning Board on December 5, 2022, Applicant seeks final endorsement of the Site Plan by the Board.

**IV. Meeting Minutes**

1. **Approval of Minutes for April 3<sup>rd</sup>, 2023**

**V. Staff Communications –**

**VI. Next Meeting:** *Monday, June 5<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.*