

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, June 5, 2023 at 6:00 pm

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2023 JUN - 1 P 12: 09

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 – 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)

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

on 6/1/2023 at 12:09 PM
Attest:


ASSISTANT City Clerk

- 3. 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.
(Continued from May 1, 2023)
- 4. 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.
(Continued from May 1, 2023)
- 5. 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.
(Continued from May 1, 2023)
[Applicant has requested a continuance until the August 7th, 2023 meeting]
- 6. 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 21st-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 14th-floor to the 2nd-floor; (5) Location of the resident pool has been moved from the 14th-floor to the 7th-floor.
(Continued from May 1, 2023)
- 7. Informal Introduction – Rivergreen Drive** – Applicant to provide the Planning Board an informal presentation on a proposed redevelopment located at Rivergreen Drive.
(Continued from May 1, 2023)

III. New Business

8. **Request for Extension of Site Plan Review and Inclusionary Zoning Special Permit – 114 Spring Street (“SKY Everett”)** – Applicant requests from the Planning Board an extension of the Board’s Site Plan Review approval and Inclusionary Zoning Special Permit Approval, both of which were approved at a public hearing of the Planning Board on July 19, 2021.
9. **Site Plan Review – 80 Bow Street & 20 Lynde Street** – This proposal calls for the creation of two temporary surface parking areas on a combined 144,287 sq. ft. of land, for 327 parking spaces displaced from the existing lot bounded by Broadway, Dexter Street, Robin Street, and Mystic Street during the construction of the East of Broadway garage and entertainment center. The work includes excavation, drainage, paving, parking controls, and lighting. The areas are proposed to be utilized for parking until the Fall of 2025. 80 Bow Street comprises parcels of land referenced by Assessors Department as H0-05-000059, H0-05-000063, H0-05-000064, H0-05-000066, H0-05-000067, H0-05-000076, H0-05-000079, H0-05-000084, and H0-05-000085. 20 Lynde Street comprises parcels of land referenced by Assessors Department as H0-05-000001, H0-05-000002, H0-05-000003, H0-05-000004, H0-05-000005, H0-05-000007, H0-05-000009, H0-05-000010, H0-05-000011, H0-05-000012, H0-05-000013, H0-05-000013A, H0-05-000013B, H0-05-000013C, H0-05-000014, H0-05-000044, H0-05-000048, H0-05-000049, H0-05-000050, H0-05-000051, H0-05-000052, H0-05-000054, H0-05-000055, H0-05-000056, and H0-05-000057.
10. **Endorsement of an Approval Not Required (ANR) Plan – 33 Mystic Street** – Proposal for endorsement of an Approval Not Required (“ANR”) Plan. The subject parcel has an area of 8,009 s.f.. The proposed division creates two parcels, one of which will be 2,700 sq. ft. and the other of which will be 5,309 sq. ft. One parcel will be conveyed to an abutting parcel at 23 Mystic Street, which has adequate frontage in accordance with Zoning, and the other parcel will be combined with other land that has adequate frontage on Mystic, Dexter, Robin, Bow Streets and Broadway. 33 Mystic Street is a parcel of land referenced by Assessors Department as H0-07-000069.
11. **Informal/Preliminary Discussion on Two Zoning Resolutions** – Referred to the Planning Board by members of the City Council, the Board will discuss their opinions (but render no vote) on two zoning resolutions, listed below:
 - (a) C0127-23 Resolution/s/ Councilor Darren M. Costa – A resolution requesting that the Planning Department consider changing the circled lots on the attached list [Said lots may be found on the Google Drive] from Business District to Dwelling District due to their potential to create undue harm to our more dense neighborhoods. Further, to amend dimension-minimums within the Business District.
 - (b) C0128-23 Resolution/s/ Councilor Darren M. Costa – A resolution requesting that the Planning Board consider modifying the Inclusionary Zoning Ordinances to require developments to include more deeded affordable apartments below 80% AMI.

IV. Meeting Minutes

1. Approval of Minutes for May 1st, 2023

V. Staff Communications –

VI. Next Meeting: *Monday, August 7, 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.