City of Everett

PLANNING BOARD

484 BROADWAY

EVERETT, MA 02149

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  
Jeannie Vitukevich – Administrative Assistant

Main Office Line: 617-394-2334

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*



**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 Tuesday, September 5th, 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)  
   [Matter has been continued until the October 2, 2023 Meeting]**
2. **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)**

**III. New Business**

1. **Modification of an Approved ANR Plan – 43+47 Kelvin Street & 71 Wellington Avenue** – Proposal to modify an approved ANR Plan for 43+47 Kelvin Street & 71 Wellington Avenue, endorsed by the Planning Board on March 6, 2023. The approved plan contained two typographical errors pertaining to lot dimensions. The corrected-plan fully complies with applicable subdivision law and local zoning.
2. **Site Plan Review & Inclusionary Zoning Special Permit – 295 Chelsea Street –** Proposal is for the redevelopment of a single parcel of land with a total area of 12,718 sq. ft. currently occupied by a two-story dwelling, concrete driveway, concrete staircase, concrete walkways, and grassed yard area. The proposal contemplates the demolition of all existing structures and the construction of a 27 unit multifamily dwelling with podium parking, retaining walls, utility connections, stormwater management system, and landscaping. Applicant is proposing that 5 units will be designated as affordable. 295 Chelsea Street is a parcel of land referenced by Assessor’s Department as K0-03-000046.
3. **Site Plan Review & Inclusionary Zoning Special Permit – 1, 4, 6 Rivergreen Drive & 0 Tremont Street –** Proposal for the redevelopment of a 25-acre site located entirely within the Riverfront Overlay District. The proposed redevelopment contemplates the construction of three mid-rise residential buildings totaling 830,000 gross square feet and containing 591 dwelling units, 585 parking spaces, and a 14-acre public riverfront path and park. Applicant is proposing 59 of these units will be designated as affordable. 1, 4 & 6 Rivergreen Drive and 0 Tremont Street are parcels of land referenced by Assessor’s Department as D0-03-000223, D0-03-000219, D0-03-000218 and D0-03-000220.

**IV.     Meeting Minutes**

1. **Approval of Minutes for August 7, 2023 Planning Board Meeting**

**V.      Staff Communications –**

**VI. Next Meeting:** *Monday, October 2nd, 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.***