

# City of Everett

9/28/2023 at 11:29 A

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

Attest:

*[Signature]*  
ASSIST. City Clerk DEPARTMENT STAFF

## 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*



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

**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, October 2<sup>nd</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)**  
**[Matter continued until the December 4<sup>th</sup> 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)**

3. **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

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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.

4. **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.

### III. New Business

5. **Site Plan Review – 11 Pearl Street** – Proposal for the redevelopment of an existing 8-unit dwelling that was destroyed by a fire. The proposed redevelopment contemplates the demolition of the existing, damaged 8-unit building as well as the two garage structures and the construction of an 8-unit dwelling structure with 9 exterior parking spaces and associated amenities. 11 Pearl Street is a parcel of land referenced by Assessor's Department as D0-04-000057 and D0-04-000058.

6. **Zoning Amendment – Section 30, “Lower Broadway Economic Development District”**– Proposal to amend Section 30 of the City of Everett Zoning Ordinance as follows:

To amend Appendix A: “Table of Use Regulations,” in the following manner:

Use: Kennel, pet day care establishment. Amending by deleting “-“ (not permitted) and insert “Y” to signify use permitted in LB-RMF. This amendment would make no changes to the permissive uses in any other Lower Broadway subdistrict.

Use: Veterinary or pet grooming establishment. Amending by deleting “-“ (not permitted) and insert “Y” to signify use permitted in LB-RMF. This amendment would make no changes to the permissive uses in any other Lower Broadway subdistrict.

**(Matter referred to Planning Board for Recommendation by the City Council on Monday, September 25, 2023)**

7. **Zoning Amendment – Section 34 – “Short-Term Rentals”** – Proposal to amend Section 34 of the City of Everett Zoning Ordinance by deleting Section 34, “Short-Term Rentals” in its entirety, removing the regulations and process for short-term rentals from zoning.”  
**(Matter referred to Planning Board for Recommendation by the City Council on Monday, September 25, 2023)**

8. **Final Plan Endorsement – East of Broadway** – Per Condition 23 (“The final Site Plan shall be endorsed by the Planning Board. The Applicant shall provide the Planning Department with a copy for signature that may be kept in the Planning Department files.”) of the Site Plan Approval for East of Broadway, approved by the Planning Board at a public hearing on December 5, 2022, Applicant seeks final endorsement of their approved plan.
9. **Informal Discussion – Business District Height Allowances** – Referred to the Board by Councilor Darren Costa, this item wishes to seek Planning Board input on by-right height allowances within the Business District in the City of Everett. No vote shall be rendered; rather, this informal discussion may serve to inform future zoning amendment proposal(s) brought forward by the City Council with regard to height/stories within the Business District.

IV. **Meeting Minutes**

V. **Staff Communications –**

VI. **Next Meeting:** *Monday, November 13<sup>th</sup> 2023 at 6:00PM* – **NOTE: THIS IS THE SECOND MONDAY OF THE MONTH**

*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.*