

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

City of Everett *11/9/2023 at 9:30 A*

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

Attest:

[Signature]
ASSIST City Clerk

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
 - 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, November 13th, 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. 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 4th 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. **99 East Elm Street – Site Plan Review & Inclusionary Zoning Special Permit – Request for Extension** – On April 4, 2022, the Planning Board voted to approve Site Plan Review and Inclusionary Zoning Special Permit the redevelopment of the site, currently occupied by an industrial structure, which includes the demolition of the existing structure and construction of a mixed-use development with 190 residential units (29 of which are designated as deed-restricted affordable) with approximately 2,780 sq. ft. of ground floor retail. Applicant appears before the Board to request an extension of both approvals for one year.
6. **Endorsement of an Approval Not Required (ANR) Plan – 67 Glendale Street** – Proposal for endorsement of an Approval Note Required (“ANR”) Plan. The matter contemplates the merging of two lots – one with an area of 2,688 sq. ft. and one with an area of 100 sq. ft. – into a single lot with an area of 2,788 sq. ft. The resulting parcel will have adequate frontage in accordance with Zoning and will meet all dimensional requirements. 67 Glendale Street is a parcel of land referenced by Assessors Department as B0-02-000034.
7. **Zoning Amendment – Section 33, “Commercial Triangle Economic Development District”** – Proposal to amend Section 33 of the City of Everett Zoning Ordinance as follows:

To amend Section 33(E)(1), “Uses Allowed by Right”, to add a new subsection 33(E)(1)(f) – “Multifamily residential developments; provided that the maximum building height is 3-stories, or thirty-five (35) feet.”

To amend Section 33(E)(2), “Uses allowed by special permit from the planning board”, to delete the existing 33(E)(2)(a) – “Multifamily residential developments; provided, that the minimum density of such a development shall be fifty (50) units per acre, which density requirement shall be prorated based upon the size of the development parcel.” In making this change, all subsequent

existing subsections shall be re-sequenced [33(E)(2)(b) shall be re-sequenced to 33(E)(2)(a); 33(E)(2)(c) shall be re-sequenced to 33(E)(2)(b), etc.].

To amend Section 33(F) "Dimensional Requirements", (5) "Height" by adding the following **bolded** language to the existing language:

"Height. **Multifamily (non-mixed-use) residential developments shall be limited to a maximum height of thirty-five (35) feet.** All other buildings shall be limited to a maximum of eighty-five (85) feet. Other structures on the roof shall not count towards the height unless the area of such structures exceeds thirty-three percent (33%) of the area of the roof or any enclosed structure or mechanical equipment exceeds twelve (12) feet in height. The height of any building may be increased to a maximum of one hundred (100) feet upon the grant of a special permit."

IV. Meeting Minutes

V. Staff Communications

VI. Next Meeting: *Monday, December 4, 2023*

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.