

# 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  
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, December 4<sup>th</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)

- 2. 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.  
(Continued from September 5, 2023)

### III. New Business

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

on 11/30/2023 at 1:37 p  
Attest:

  
ASSIST. City Clerk

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CITY CLERKS OFFICE  
EVERETT, MA  
NOV 30 P 1:37

1. **Final Plan Endorsement – 2<sup>nd</sup> & Vine** – Per Condition #25 (“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 Review Approval for 2<sup>nd</sup> & Vine, approved by the Planning Board at a public hearing on May 2, 2023.

**IV. Meeting Minutes**

**V. Staff Communications**

1. **2024 Planning Board Schedule**

**VI. Next Meeting:** *Tuesday, January 2, 2024*

*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.*