City of Everett

PLANNING BOARD

484 BROADWAY

EVERETT, MA 02149



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| PLANNING DEPARTMENT STAFF |
| Matthew Lattanzi, Esq. – Planning Director |
| Jay Monty – Transportation Director |
| Eric Molinari – Transportation Planner |
| Tom Philbin – Conservation Planner |
| Katherine Jenkins-Sullivan – Sustainability |
| Jeannie Vitukevich – Administrative Asst. |
| Main Office Line: 617-394*-*2334 |

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| PLANNING BOARD MEMBERSHIP |
| Frederick Cafasso – Chairman |
| Leo Pizzano, Jr. – *Member* |
| Michael O’Connor – *Member* |
| Shayne 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, January 2nd, 2024 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)**

**III. New Business**

1. **Review of Site Plan Review & Inclusionary Zoning Special Permit Decision and Determination on Possible Reconsideration – 1, 4, 6 Rivergreen Drive & 0 Tremont Street –** By determination of the Planning Board during a public hearing held on December 4, 2023, the Planning Board voted to DENY Site Plan Review and Inclusionary Zoning Special Permit application for the project known and number as 1, 4, 6 Rivergreen Drive & 0 Tremont Street. Planning Board shall review the draft decision and make a determination as to whether they wish to reconsider their negative determination.

**IV.     Meeting Minutes**

**V.      Staff Communications**

**VI. Next Meeting:** *Monday, February 5, 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.***