



## MEETING MINUTES

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, DECEMBER 11, 2023 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

##### Members Present

Darren Costa, Richard Dell Isola, Jr., John Hanlon, Alfred Lattanzi, Stephanie Martins, Wayne Matewsky, Vivian Nguyen, Stephanie Smith, Michael Marchese

#### PLEDGE OF ALLEGIANCE

#### PUBLIC HEARINGS

1. **C0371-23** Public Hearing/s/ Councilor Michael K. Marchese, as President

A petition from National Grid requesting to install approximately 8' #2 CU 3-1 conductor in 2-4" conduits in the public way from Pole #448 (Elm Street) to the edge of private property at 260 Elm Street to supply a new 3 phase pad mounted transformer for a new multi-family building at 260 Elm Street.

Items 1 and 2 were taken collectively. The Public Hearing was held for both and no one spoke in favor or opposed to the petition. The Petitioner appeared and informed the Council that the work being done on Elm Street would be for a new Residential building which this work is needed to power the new building. The work will be done in a way to minimize the effect on traffic and the neighborhood in general.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Stephanie Martins
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	

**AWAY:** Cardillo, Le

**2. C0372-23 Public Hearing/s/ Councilor Michael K. Marchese, as President**

A petition from National Grid requesting to relocate 1 JO Pole (Pole 153-1 – Abbot Avenue) approximately 8' in a southeasterly direction in order to relocate an overhead single-phase primary wire from Pole #448 (Elm Street) to Pole #628 (Elm Street) in order to install a new 3 phase primary riser at Pole #448 for a new multi-family building at 260 Elm Street.

**MOTION:** Favorable Action  
**MOVER:** Stephanie Smith  
**SECONDER:** Stephanie Martins  
**RESULT:** Passed [9 TO 0]  
**AYES:** Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese  
**NAYS:**  
**AWAY:** Cardillo, Le

**PUBLIC PARTICIPATION**

The residents who spoke were:

Robin Babcock, Margaret Cornelio, Sandy Juliano, Paula Sterite, Janice Lark, Wendy Poste and Steve Iannaco

**APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

Minutes of the Special City Council Meeting of 11/27/2023

**MOTION:** Accept Meeting Minutes  
**MOVER:** Stephanie Martins  
**SECONDER:** John Hanlon  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

**COMMUNICATIONS FROM HIS HONOR THE MAYOR**

**3. C0366-23 Appointment/s/ Councilor Michael K. Marchese, as President**

An order requesting the confirmation of the re-appointment of Rosemarie Ciampi to the Disability Commission for a term of three (3) years expiring December 30, 2026

Items 3,4 and 7-9 were taken collectively and passed unanimously.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Stephanie Martins
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**4. C0367-23** Appointment/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation of the re-appointment of Ronald Visconti to the Disability Commission for a term of three (3) years expiring December 30, 2026

**5. C0368-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a donation to the Office of Human Services from the Kiwanis Club of Everett of 125 turkeys and dinner fixings, valued at \$1,000.00 for the Holiday Assistance Program

Items 5,6,10,12 and 14 were taken collectivley and passed unanimously.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**6. C0369-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend a donation to the Office of Human Services from the Schiavo Club of Everett of Market Basket gift cards totaling \$800.00 for Holiday Assistance Program

**7. C0370-23** Appointment/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation of the re-appointment of Ednard Micelin to the Library Board of Trustees for a term of two (2) years expiring December 31, 2025

**8. C0378-23** Appointment/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation of the re-appointment of Rachel DiSchino to the Council on Aging for a term of three (3) years expiring December 31, 2026.

**9. C0379-23** Appointment/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation of the re-appointment of Eleanor Gayhart to the

Library Board of Trustees for a term of two (2) years expiring December 31, 2025

**10. C0380-23** Order/s/ Councilor Michael K. Marchese, as President

An order to accept and expend a donation to the Office of Human Services from Michael Marchese of \$500.00 for the Council on Aging Gift Account, and McKinnon's Gift Cards totaling \$500.00 for the Holiday Assistance Program.

**11. C0381-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend funds in the amount of \$767,500, which would be provided to the City of Everett from the City of Chelsea, in accordance with the Inter municipal Agreement between the City of Chelsea, and the City of Everett, which was approved by the Everett City Council on August 14, 2023

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**12. C0386-23** Order/s/ Councilor Michael K. Marchese, as President

An order to accept a donation from Everett Supply and True Value Hardware of the use of a U-Haul Rental Truck for the purpose of picking up toys purchased for the City's Annual Toy Drive. The value of this donation is \$80.00.

**13. C0387-23** Appointment/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation of the appointment of Frank Parker to the Board of Assessors for a term of three (3) years, expiring December 31, 2026.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Alfred Lattanzi
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**14. C0388-23** Order/s/ Councilor Michael K. Marchese, as President

An order to accept a donation of lockers valued at \$350.00 to the Health and Wellness Center from Ophthalmic Consultants of Boston.

**PETITIONS AND LICENSES**

**15. C0382-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a class one motor vehicle dealer license for McGovern Honda at 100 Broadway

Items 15-18 were taken collectively and passed unanimously.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Stephanie Martins
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**16. C0383-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Classic Cars of Boston Inc. at 5-7 Beacham St

**17. C0384-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a class two motor vehicle dealer license for NE Body Works at 39-43 Mystic St

**18. C0385-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a class two motor vehicle dealer license for NE Body Works at 36R Mystic St

**COMMITTEE REPORTS**

**19. C0171-23** Resolution/s/ Councilor Stephanie V. Smith, Councilor Darren M. Costa

That the assessor provides the last 5 years of abatements (residential, commercial, and industrial) 2018-2022. In addition, a request that the assessor provides a list of all households that currently have a home owner's exemption and a list of all households that currently do not have a home owner's exemption but are likely eligible for one.

Items 19, 20 and 23 the Committee Reports were accepted and the items were Referred Back to Sponsor.

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	

**AWAY:**

**20. C0297-23 Resolution/s/ Councilor Darren M. Costa**

A resolution requesting that the City Assessor create a program to market residential exemption benefits and audit the current list of homes with the exemption

**MOTION:** Refer Back to Sponsor(s)  
**MOVER:** Darren Costa  
**SECONDER:** Stephanie Smith  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

**21. C0317-23 Order/s/ Councilor Michael K. Marchese, as President**

An order requesting approval to appropriate \$150,000 from the Capital Improvement Stabilization account for the Webster School roof improvement project, which was requested by the school department

**MOTION:** Favorable Action  
**MOVER:** Stephanie Smith  
**SECONDER:** Stephanie Martins  
**RESULT:** Passed [9 TO 0]  
**AYES:** Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese  
**NAYS:**  
**AWAY:**

**22. C0325-23 Order/s/ Councilor Michael K. Marchese, as President**

An order requesting approval to appropriate American Rescue Plan Act (ARPA) funds per the attached spending plan as presented to the City Council on October 10<sup>th</sup>, 2023.

The Committee Report was accepted and the items were divided and voted on individually. All items passed with the exception of the modular units for the Public Schools which failed to pass.

**MOTION:** Favorable Action  
**MOVER:** Darren Costa  
**SECONDER:** Stephanie Smith  
**RESULT:** Passed [9 TO 0]

**AYES:** Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese  
**NAYS:**  
**AWAY:**

**23. C0337-23 Resolution/s/ Councilor John F. Hanlon, as Chairperson**

A resolution requesting that the Administration provides the FY24 Q1 financials for review

**MOTION:** Refer Back to Sponsor(s)  
**MOVER:** Darren Costa  
**SECONDER:** Stephanie Smith  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

**24. C0339-23 Petition/s/ Councilor Michael K. Marchese, as President**

A petition requesting a new open air parking license Quick Auto Center Corp. at 39 Lynde Street

**MOTION:** Postpone  
**MOVER:** Stephanie Smith  
**SECONDER:** Richard Dell Isola, Jr.  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

**25. C0340-23 Petition/s/ Councilor Michael K. Marchese, as President**

A petition requesting a new mechanical/auto body repair license for Toro Mechanic at 39 Garden Street

**MOTION:** Favorable Action  
**MOVER:** Stephanie Martins  
**SECONDER:** Stephanie Smith  
**RESULT:** Passed [9 TO 0]  
**AYES:** Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese  
**NAYS:**  
**AWAY:**

**UNFINISHED BUSINESS**

**26. C0262-23 Ordinance/s/ Councilor Michael K. Marchese, as President**

An ordinance amending the Zoning Ordinance Appendix A, Section 30, to allow kennels, pet day care, veterinary and pet grooming establishments in the Lower Broadway Residential/Multi Family Sub District

The Council asked if the amendment was included to make this change be allowed with a Special permit and the clerk informed them that it was. Councilor Smith said she was voting against the proposal because she felt this was piecing zoning together instead of approving an entire zoning change. The Council failed to approve the zoning ordinance as amended.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [7 TO 2]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen
<b>NAYS:</b>	Smith, Marchese
<b>AWAY:</b>	

**27. C0267-23 Ordinance/s/ Councilor Michael K. Marchese, as President**

An ordinance amending the Zoning Ordinance by deleting Appendix A, Section 34, Short-Term Rentals

<b>MOTION:</b>	Ordain
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**28. C0268-23 Ordinance/s/ Councilor Michael K. Marchese, as President**

An Ordinance Amending C0365-19 - REGULATION SHORT-TERM RENTAL LICENSES

<b>MOTION:</b>	Ordain
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**29. C0279-23 Ordinance/s/ Councilor Michael K. Marchese, as President**



An ordinance amending Section 33 "Commercial Triangle" of the City of Everett Zoning Ordinance

<b>MOTION:</b>	Ordain
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [9 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**30. C0286-23** Resolution/s/ Councilor Stephanie Martins, Councilor Vivian Nguyen

That the licensing commission provide an update on scheduling a public hearing on the Alcohol Nip Ban Ordinance

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Vivian Nguyen
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**NEW BUSINESS**

**31. C0364-23** Resolution/s/ Councilor Wayne A. Matewsky

That the Inspectional Services Department dedicate a code enforcement officer specifically to deal with rodent control throughout the city

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Wayne Matewsky
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

The item was referred to ISD and the Mayor's office for action.

**32. C0365-23** Resolution/s/ Councilor Stephanie Martins

That the guidelines of the Citizens Foundation Grant be revised

For a written response in 2 weeks to the sponsor on the possibility of revising the

foundations guidelines.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Vivian Nguyen
<b>RESULT:</b>	Passed [0 TO 0]
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**33. C0373-23** Resolution/s/ Councilor Michael K. Marchese, as President

That the Everett City Council goes into Executive Session pursuant to G.L. c. 30A, §22 to review the minutes of executive session, particularly the executive session pursuant to MGL c. 30A §21(a)(6) dated June 12, 2023 regarding the discussion of the Devens School Lease to determine if the provisions of this executive session minutes warrant continued non-disclosure

The City Council sealed the minutes until the administrative use ceases. The Council also voted to release the appraisals from the purchase of the Devens School.

<b>MOTION:</b>	Roll Call Vote
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Stephanie Martins
<b>RESULT:</b>	Passed [9 TO 0]
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Martins, Matewsky, Nguyen, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**34. C0374-23** Resolution/s/ Councilor Stephanie V. Smith

That the ACO monitors dogs off leash at local parks and provides a copy of all citations issued for calendar year 2023

The ACO was requested to send a written response in 2 weeks in regards to the citations issued in 2023.

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	Passed [0 TO 0]
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

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**35. C0375-23** Resolution/s/ Councilor Wayne A. Matewsky

That parking enforcement monitor Luke Rd for vehicles parking illegally at the request of residents

The item was referred to the Traffic Commission and City Clerk to look into if the issue has been resolved.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Wayne Matewsky
<b>SECONDER:</b>	Alfred Lattanzi
<b>RESULT:</b>	Passed [0 TO 0]
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**36. C0377-23** Resolution/s/ Councilor Wayne A. Matewsky

That the Traffic Commission place a no heavy trucking sign on the corner of Revere Beach Pkwy and Lewis Street, as well as a sign that directs trucks to the Produce Center at that same intersection.

The item was referred to the Traffic Commission and the Mayor's Office for a response in 2 weeks.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Wayne Matewsky
<b>SECONDER:</b>	Alfred Lattanzi
<b>RESULT:</b>	Passed [0 TO 0]
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**37. C0389-23** Resolution/s/ Councilor Stephanie Martins

That State Senator DiDomenico appear before the Council to provide an update on the status of the soccer stadium proposed for Everett

The Senator appeared and dispelled rumors about the potential stadium project. He stated that at the moment it hasn't garnered the vote to move forward but that it will be back on the table for a vote in the near future and that this is a win for our city.

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Alfred Lattanzi

**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

**38. C0390-23 Resolution/s/ Councilor Stephanie Martins**

That a representative of the Davis Co. appear at the next meeting to update the council on their plans for the recently acquired Exxon Mobil land

**MOTION:** Postpone  
**MOVER:** Stephanie Martins  
**SECONDER:** Vivian Nguyen  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

**39. C0391-23 Resolution/s/ Councilor Stephanie Martins**

That the administration consider expanding city programs to add inclusive activities for intellectually disabled/developmentally delayed individuals

**MOTION:** Postpone  
**MOVER:** Stephanie Martins  
**SECONDER:** Vivian Nguyen  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

**MAINTENANCE REQUESTS**

**A. Councilor Wayne A. Matewsky**

That the DPW trim or remove tree in front of 13 Bailey Street, at request of homeowner at that address

The item was automatically referred to the DPW to take action.

**ADJOURNMENT**

The meeting adjourned at 9:32 PM

Respectfully Submitted  
