

The Committee on Community & Business Development met on Monday, December 11, 2023 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Wayne Matewsky, presiding, Councilors Al Lattanzi and Michael Marchese, as ex-officio. Members absent were Councilors Irene Cardillo and Richard Dell Isola.

The Committee considered a Petition offered by Councilor Michael Marchese, as President: A Petition requesting a new open air parking license for Quick Auto Center Corp at 39 Lynde Street

Luciano Quintanilha, thePetitioner; Rocco Vigorito, the Property Owner; and Director of Planning Matt Lattanzi were also present.

The Committee was in receipt of a communication from Matt Lattanzi that informed them that an Open Air surface lot is a strictly prohibited use in the Employment subdistrict. He explained that the application was inadvertently approved by the Building Department due to a misinterpretation of the zoning regulations for that area. He recommended that the Committee either deny the petition or hold it over until the Building Department confirms the zoning restrictions. Mr. Vigorito expressed his concern for the last second announcement that it didn't comply after he was told by City Departments that it would comply to zoning. Mr. Lattanzi provided an overview of the Zoning restrictions that were put in place back in 2013 for the area in question.

The Committee voted: To report back to the City Council with no recommendation pending the determination from the Building Department confirming the restriction of uses in this area.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

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The Committee considered a Petition offered by Councilor Michael Marchese, as President: A Petition requesting a new mechanical/auto body repair license for Toro Mechanic at 39 Garden Street.

Jeffrey Toro, the Petitioner; Carlos Cortes, Current Owner; and Attorney Kenneth Levin, representing the Petitioner were also present.

Mr. Cortes informed the Committee that he is selling his business Good Deal Auto to Mr. Toro upon receipt of him obtaining a license. Mr. Cortes noted that he planned to stay on with Mr. Toro. Chairman Matewsky stated that in all the years Mr. Cortes operated his business there was never a problem. He inquired if all the paperwork and Department signoffs had been approved for Mr. Toro and the Clerk informed the Committee that all the paperwork was in order.

The Committee voted: To report back to the City Council with a recommendation for a favorable action.

Respectfully Submitted,

John W. Burley  
Clerk of Committees