

LEGAL NOTICE

CITY OF EVERETT



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

on 1/9/2024 at 9:34A

Attest:

ASSISTANT City Clerk

EVERETT CITY COUNCIL

PUBLIC HEARING NOTICE

PUBLIC HEARING FOR PROPOSED AMENDMENTS TO THE LOWER BROADWAY ECONOMIC DEVELOPMENT DISTRICT

To all interested parties,

In accordance with MGL Chapter 40A, Section 5 and Section 12 of the City of Everett Zoning Ordinance (Revised Ordinances, Appendix A), the Everett City Council shall conduct the required public hearing for a submitted zoning ordinance. Said public hearing shall be held during a regular meeting of the council on Monday, February 12, 2024 at 7:00 PM in the City Council Chambers at Everett City Hall, Third Floor, 484 Broadway, Everett, MA 02149.

At said meeting, the public shall be allowed to speak on the proposed amendments to the City of Everett's Zoning Ordinance, Section 30 ("Lower Broadway Economic Development District"). The proposed amendments are as follows:

To amend Section G.1: "Table of Parking Requirements," in the following manner:
Use: Industrial. Amending by deleting Minimum Required Parking "1 per usable SF" and insert "1 per 1,000 SF of GSF"

To amend Section C.2.b "Notes to table of Use Regulation" in the following manner:
At the end of the existing section adding the following sentence:
"Except that on any lot in the Employment Subdistrict which is larger than two acres, Multifamily Residential Use may be a stand alone use or part of a Mixed Use Development Project, provided that the first level of any such Development Project, with the exception to the access to the Multifamily Residential Use, shall have on its first level a minimum of 10 square feet of non-residential space per residential unit, which may be combined or spread across multiple buildings. The non-residential use may include, but shall not be limited to, retail."

To amend Section F.1: "Table of Dimensional Standards," in the following manner:
Res. Density. Min. Lot Area per Dwelling Unit, Employment Zoning Sub-Districts. Amending by adding a footnote (e) to the Min. Lot Area per Dwelling Unit by Special Permit: "2,000 (e)" and adding the following footnote at the end

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of the dimensional table:

“(e) Except that for any lot larger than two acres, the Min. Lot Area per Dwelling Unit allowed by Special Permit shall be 350 square feet.”

A copy of all documents associated the proposed amendment shall be available in the City Clerk’s Office for public inspection. A copy of these documents may also be found in the agenda packet for the January 22, 2024 regular meeting of the City Council, which shall be posted to the city web site on January 18, 2024. Copies of these documents shall also be found in the agenda packets for all subsequent City Council meetings where this ordinance appears on the meeting agenda.

Questions and comments may be directed in advance of the public hearing to the Legislative Aide for the City Council, Michael Mangan at Michael.Mangan@ci.everett.ma.us or 617-394-2237.

Robert J. Van Campen, President
Michael Mangan, Legislative Aide

January 9, 2024