

EVERETT CITY CLERK'S OFFICE
REC'D 2024 FEB 1 AM 8:40

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

City of Everett

on 2/1/2024 at 8:40 A

Attest:

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

ASS. SE.

City Clerk

PLANNING DEPARTMENT STAFF

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*



Matthew Lattanzi, Esq. – Planning Director
Jay Monty – Transportation Director
Eric Molinari – Transportation Planner
Tom Philbin – Conservation Planner
Katherine Jenkins-Sullivan – Sustainability Planner
Zerina Gace – Affordable Housing Coordinator
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, 3rd Floor, Speaker George Keverian Room
on Monday, February 5th, 2024 at 6:00 pm**

Planning Board Agenda

- I. Roll Call of Members**
- II. Old Business**
- III. New Business**

- 1. Site Plan Review & Inclusionary Zoning Special Permit – 376 Third Street** – Proposal for the redevelopment of an existing industrial building, maintaining the same footprint and performing exterior modifications to the materiality of the building as well as interior modifications to accommodate 125 residential units, 13 of which are proposed as deed-restricted affordable, and 79 parking spaces. 376 Third Street is a parcel of land located in the Commercial Triangle Economic Development District and is referenced by Assessor's Department as K0-05-000170.
- 2. Zoning Amendment – Section 30, "Lower Broadway Economic Development District"** – Proposal to amend Section 30 of the City of Everett Zoning Ordinance as follows:
 - a.** 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"
 - b.** To amend Section E.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 standalone 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.”

- c. 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 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.”

(Matter referred to Planning Board for Recommendation by the City Council on Monday, January 22, 2024)

3. **Request for Comment by the Planning Board – 43 Corey Street** – This proposal, introduced to the Zoning Board of Appeals for a public hearing on a Comprehensive Permit on Tuesday, January 23, 2024, is seeking approval through the 40B-process. As such, the project will *not* go to the Planning Board for Site Plan Review nor for an Inclusionary Zoning Special Permit; all relevant approvals shall be made by the ZBA, pursuant to the process outlined in M.G.L. Chapter 40B. The proposal contemplates the demolition of the existing 2.5-story, single-family residential structure and the construction of a 6-story multi-family residential building, containing 48 total units, 12 of which are designated as deed-restricted affordable.

IV. Meeting Minutes

V. Staff Communications

1. **Updates regarding Transportation-Related Projects and Initiatives** – The Department of Transportation & Mobility, at the request of the Planning Board, will present to the Board some updates on local and regional transportation projects, as well as answer any questions that the Board may have.

VI. Next Meeting: *Monday, March 4, 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.