

on 2/29/2024 at 3:10 P

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

Attest:


ASSIST. City Clerk

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*



PLANNING DEPARTMENT STAFF

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, March 4th, 2024 at 6:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

1. 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”

(Received Favorable Recommendation by the Board on February 5th, 2024)

- 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.”

(Board voted to CONTINUE this item for further consideration and discussion; this is the only portion of the proposed amendment to be discussed at the March 4th, 2024 meeting)

- 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.”
(Received Favorable Recommendation by the Board on February 5th, 2024)

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

2. **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.
- Project has been amended since original submission and legal notice – Current proposal contains 108 residential units, 11 of which are proposed as deed-restricted affordable.
 - Proponent also seeks a **Special Permit** for exemption of retail requirement (12.5 sq. ft. per dwelling unit) as required in Section 33 (“Commercial Triangle Economic Development District”) of the Everett Zoning Ordinance .
- (Continued from February 5th, 2024)**

III. New Business

3. **Site Plan Review & Inclusionary Zoning Special Permit – 94-100 Tremont Street** – Proposal for the development of a 12,502 sq. ft. site, located entirely within the Riverfront Overlay District. The proposal calls for the demolition of the existing industrial structure and the construction of a 5-story mixed-use structure containing 32 units, 4 of which are being proposed as deed-restricted affordable, 2,200 sq. ft. of ground floor retail space, and 13 parking spaces. 94-100 Tremont Street is a parcel of land referenced by Assessor’s Department as D0-04-000003.
4. **Site Plan Review & Inclusionary Zoning Special Permit – 1, 4, & 6 Rivergreen Drive and 0 Tremont Street** – Proposal for the development of a 25-acre site, located entirely within the Riverfront Overlay District. The proposal calls for three mid-rise residential buildings totaling 830,000 gross square feet and containing 591 dwelling units, 585 parking spaces, and a 14-acre public riverfront path and park. Applicant is proposing 59 of these units will be designated as affordable. 1, 4 & 6 Rivergreen Drive and 0 Tremont Street are parcels of land referenced by Assessor’s Department as D0-03-000223, D0-03-000219, D0-03-000218 and D0-03-000220.

(This Matter was voted upon at the January 2, 2024 Planning Board meeting for reconsideration of a vote for denial of Site Plan Review and Inclusionary Zoning Special Permit on December 4, 2023. The Matter is now back before the Planning Board for a new public hearing on both Site Plan Review and Inclusionary Zoning Special Permit)

5. **Zoning Amendment – Section 12, “Amendments”** – The proposed amendment to Section 12 (“Amendments”) of the Everett Zoning Ordinance contemplates the reduction in the number of days required to advertise a City Council public hearing on zoning changes from at least thirty (30) days before the date of the hearing to at least fourteen (14) days before the date of the hearing. This change will align this notification requirement with most other public hearings held by the City Council and will, further, align this notification requirement with the Planning Board’s 14-day requirement for zoning amendments.
(Referred to the Board by the City Council for Recommendation at the Monday, February 12, 2024 Council Meeting).
6. **165-167 Bow – Site Plan Review & Inclusionary Zoning Special Permit – Request for Extension** – On March 7, 2022, the Planning Board voted to approve Site Plan Review and Inclusionary Zoning Special Permit for the redevelopment of the site, currently occupied by two existing industrial buildings, into 149 residential units between the two buildings. Applicant presently requests a 1-year extension to both approvals.
7. **Request for Minor Amendment – 530-535 Second Street** – On October 3, 2022, the Planning Board voted to approve Site Plan Review and Inclusionary Zoning Special Permit for the redevelopment of the project site, currently occupied by two separate restaurant and function hall buildings into two residential structures totaling 111 units (11 of which are deed-restricted as affordable). Applicant seeks Board approval for a minor amendment to Building B1, which contemplates interior layout changes resulting in an increase of the total unit count from 111 units to 116 units, an increase of 5 total units. This proposed change contemplates no changes to the envelope of either building.
8. **25 Garvey Street – Site Plan Review & Inclusionary Zoning Special Permit – Request for Extension** – On May 2, 2022, the Planning Board voted to approve Site Plan Review and Inclusionary Zoning Special Permit for the redevelopment of the site, currently occupied by two light-industrial buildings (15,550 sq. ft. and 1,220 sq. ft.), by razing the existing structures and constructing 126 units of housing, 125 of which shall be designated as deed-restricted affordable. Applicant presently requests a 1-year extension to both approvals.

IV. Meeting Minutes

1. November 13, 2023

V. Staff Communications

VI. Next Meeting: *Monday, April 1, 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.