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2024 MAR 28 P 3:35

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

on 3/28/2024 at 3:35 P

Attest:



Assys. 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, April 1st, 2024 at 6:00 pm

Planning Board Agenda

I. Roll Call of Members

II. Old Business

1. **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.
(Continued from March 4, 2024)

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”

(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 April 1st, 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)

3. **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.
 - a. 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.

(Continued from February 5th, 2024)

4. **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.

III. New Business

5. **Informal Introduction – 657 Broadway** – This is an informal introduction to the Planning Board – no vote will be rendered on the project; rather, this will serve as a preliminary presentation to the Board to solicit feedback prior to an official submission. This proposal calls for the razing of an existing two-family dwelling on a 6,290 sq. ft. lot and construction of a nine-unit residential building totaling 9,198 gross sq. ft. 657 Broadway is a parcel of land referenced by Assessors Department as M0-02-00001 and M0-02-00002.
6. Executive session pursuant to G.L. c. 30A, s. 21, purposes (1) and (7)(Open Meeting Law) as the chair declares- Open Meeting Law complaints filed against the Planning Board from Samantha Lambert dated March 10, 2024 – acknowledgement of the Open Meeting Law complaint, discussion and response to same; votes may be taken.

IV. Meeting Minutes

V. Staff Communications

VI. Next Meeting: *Monday, May 6, 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.