



**CARLO DEMARIA  
MAYOR**

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2024 MAY 14 A 11:09

**ZONING BOARD OF APPEALS**

484 Broadway Room 24, Everett, Massachusetts 02149

MARY GERACE -

Chairman

PAUL COLAMETA- Member

JEAN THERMITUS -Member

REBECCA EDMONDSON-KOROM – Member

DEREK SHOOSTER- Member

ASHMEAL BRUN- Alternate Member

**Roberta Suppa - Administrative Assistant**

☎ 617-394.2498

✉ Roberta.Suppa@ci.everett.ma.us

**AGENDA**

Meeting Monday May 20, 2024

Keverian Room 3<sup>rd</sup> Floor

Everett City Hall 6:00 P.M

**Order of Business**

1. **Call to Order**

2. **Roll Call of Members**

3. **Old Business**

a. **Petition # 2618** 64 Corey Street

64 Corey St. LLC

To construct a two-story addition on the right side and convert the existing three (3) family residential building into a ten (10) unit residential building.

b. **Petition # 2614** 19 Paris Street

Gabriel Silva

Demolish existing two –family structure and construct five-unit townhouse structures.

c. **Petition # 2612** 43 Corey Street

**Public Hearing on an application by Everett First, LLC**

**Property located at: 43 Corey Street**

**Comprehensive Permit**

In accordance with the provisions of G.L Chapter 40B and 760 CMR 56, the Everett Zoning Board of Appeals will conduct a public hearing on in the Speaker George Keverian Room

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

on 5/14/2024 at 11:09

Attest:

City Clerk

ASST

(Room 37, Everett City Hall) to consider the above-listed application for a comprehensive permit. The subject property is located at 43 Corey Street and contains approximately 14,100 square feet of area. This proposal is to demolish an existing single-family residence and to construct a six-story apartment building containing forty-eight units of rental housing, twelve of which would be deed-restricted as affordable to families earning no more than 80% of the Area Median Income as determined by the Massachusetts Executive Office of Housing and Livable Communities.

A copy of the application and plans are on file and available in the Office of the City Clerk and the Zoning Board of Appeals, both located at City Hall, 484 Broadway, Everett, MA 02149, and can be inspected on request during regular City Hall business hours by contacting Zoning Board.

#### 4. New Business

- a. Petition # 2566      380 Second Street      Fulcrum Global Investors

To approve a six-month Extension to November 24, 2024

- b. Petition # 2620      749 Broadway      Wilton Rangel

The applicant seeks to construct a new 50-unit apartment building with first-floor retail and amenity space and 20 parking spaces to be located in a below-ground garage. Architectural plans for proposed project have been provided by Nicholas Landry, registered architect, of DRT Architecture. The lot is 12,933 square feet according to plot plans provided by David Philip Trenzoni, professional land surveyor, of Fodera Engineering.

- c. Petition # 2621      18 Central Ave      Wilton Rangel

Renovate two-family home and one commercial space to a three-family home.

- d. Petition # 2622      98 Linden Street      Mr. Jose S. Duarte

To convert the existing single family into a two-family residential dwelling

- e. Petition # 2623      523-531 Broadway      523-531 Broadway LLC

Applying for a Special permit for the use of a Tattoo and Body Piercing Studio in a business district.

- f. Petition # 2625      128 Chestnut Street      John Addonizio

Add an additional unit in basement of existing three family dwelling and convert to a four-family dwelling.

g. **Petition # 2626** 27 Spaulding Street Marc Anthony Signorino, Trustee of Tri-Sum Realty Trust

Applicant seeks a permit to construct a five (5) story, 7230 sq ft building with four (4) units and four (4) parking spaces on the first floor. The lot is existing within the Riverfront Overlay District. The proposed use shall be R2.

h. **Petition # 2627** 31 Spaulding Street Marc Anthony Signorino, Trustee of Tri-Sum Realty Trust

Applicant seeks a permit to construct a five (5) story, 7230 sq ft building with nine (9) units and eight (8) parking spaces, including one handicap parking space on the first floor. The lot is existing within the Riverfront Overlay District. The proposed use shall be R2.

i. **Petition #2624** 43 Corey Street Everett First LLC

To raze a two (2) family dwelling and construct a three-story, nineteen (19) unit residential building with retail space on the bottom floor.

#### 5. **Staff Communications**

**The listings of matters are 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 also be brought up for discussion in the extent permitted by law.**

a. Discussion regarding process for selection of chair

#### 6. **Adjournment**

Signed: \_\_\_\_\_  
Mary Gerace, Chairman

A copy of the applications is on file in the Office of the City Clerk located at City Hall, 484 Broadway, Everett, MA and can be inspected during regular business hours.

Please contact the Zoning Board if Appeals with any questions or concerns at 617-394-2498  
Posted in Accordance with the Provisions of M.L.G Chapter 30A- Sections 18-25

On \_\_\_\_\_ City  
Clerk