



**AGENDA PACKET**

**REGULAR MEETING OF THE CITY COUNCIL  
TUESDAY, MAY 28, 2024 7:00 PM**

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149**

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## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL TUESDAY, MAY 28, 2024 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### PUBLIC PARTICIPATION

#### APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular City Council Meeting of 4/22/2024

Minutes of the Special City Council Meeting of 04/29/2024

#### COMMUNICATIONS FROM HIS HONOR THE MAYOR

**1. C0204-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appoint the following individuals as Sworn Weighers for Distrigas of Massachusetts at 18 Rover Street, for an unpaid term of one year, expiring June 8, 2025

**2. C0205-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$5,200 to be used at the discretion of the Historical Commission

**3. C0206-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend an additional award of funds for a grant from the Massachusetts Department of Environmental Protection in the amount of \$2,148.57 under the Recycling Dividends Program of the Sustainable Materials Recovery Program.

**4. C0211-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to issue a special one-day alcoholic beverage license to Everett Public Schools to serve at the Reception for Staff Volunteers event occurring on June 1, 2024 from 12:00pm – 4:00pm at the Connolly Center, 90 Chelsea Street

## PETITIONS AND LICENSES

**5. C0210-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a livery license for Diamond Class Chauffeurs LLC. at 30 Thurman Pk.

## COMMITTEE REPORTS

**6. C0016-24** Resolution/s/ Councilor Stephanie Martins, & Entire City Council

That the administration provide an update on the process to renegotiate the Encore host agreement, including adding a public safety component as a part of the renegotiation

**7. C0137-24** Ordinance/s/ Councilor Katy L. Rogers

An ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf

**8. C0126-24** Resolution/s/ Councilor Robert J. Van Campen

That the DeMaria Administration provide an update of those department head positions which are currently filled and have not been submitted to the City Council for appointment in accordance with Section 2-10 of the Everett City Charter

**9. C0163-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the re-appointment of Jerry Navarra to the position of Executive Director of Public Works to a term ending January 5, 2026.

**10. C0166-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the appointment of Matt Lattanzi to the position of Executive Director of Planning and Development for a term ending January 5, 2026.

**11. C0202-24** Order/s/ Councilor Robert J. Van Campen, as President

An order proposing an amendment to the city's Administrative Code to create and codify an Active Transportation Advisory Committee in the City of Everett

**12. C0199-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$100,000 from the General Fund Budgetary Fund Balance (Free Cash) to the Human Resource Employee Buyback and Other Expenditure account. This appropriation is necessary to pay employee benefits due employees upon separation from the City

## UNFINISHED BUSINESS

**13. C0032-24** Ordinance/s/ Robert J. Van Campen, as President

An ordinance amending the parking requirements, use regulations and dimensional standards of Section 30 "Lower Broadway Economic Development District (LBEDD)" of the City of Everett Zoning Ordinance

**14. C0103-24** Resolution/s/ Councilor Robert J. Van Campen, as President

That the Planning Department provide a brief presentation to the City Council on the scope of the ongoing Zoning Re-Codification work that was initiated in mid-2023

**15. C0149-24** Resolution/s/ Councilor Stephanie V. Smith

That the City of Everett gives priority to the youth sports/enrichment programs in Everett and EPS for field permits prior to providing permits to other Cities

**16. C0172-24** Resolution/s/ Councilor Peter Pietrantonio

That the chairperson of the Zoning Board of Appeals be invited to appear before the City Council, and if she can provide the Council with information for the last two years on how many variances & denials that they gave out.

**17. C0197-24** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith

A resolution requesting the creation of a zoning plan to provide available incentives for the construction of workforce housing

**18. C0203-24** Resolution/s/ Councilor Guerline Alcy Jabouin

An resolution requesting that the Everett Youth Initiative Council to come to the May 13th meeting to present their ARPA projects, and the status as it it nearing the end of the school year.

## **NEW BUSINESS**

**19. C0207-24** Resolution/s/ Councilor Peter Pietrantonio

That the DPW Director come to the next meeting to explain the maintenance of our City traffic islands and parks

**20. C0208-24** Resolution/s/ Councilor Peter Pietrantonio

That the DPW provide an update on the port a potty that I ordered for the Northern Trail at Wellington Ave

**21. C0209-24** Resolution/s/ Councilor Peter Pietrantonio

That the Veterans Director come to the next meeting and explain office hours and services, as well as how many memorial squares have to be installed

**22. C0212-24** Resolution/s/ Councilor Peter Pietrantonio, Councilor Robert J. Van Campen

That the Traffic Commission consider expanding the resident parking program to seven days per week throughout the City of Everett.

**23. C0213-24** Resolution/s/ Councilor Robert J. Van Campen, Councilor Peter Pietrantonio

In conjunction with its zoning re-codification process, that the City of Everett conduct a comprehensive review of the Transportation Demand Management requirements set forth in Section 35 of the Zoning Ordinance, and give consideration to any necessary revisions and/or replacement

**ADJOURNMENT**

[www.cityofeverett.com](http://www.cityofeverett.com)

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

***Michael J. Mangan***

Legislative Aide  
Everett City Council Office



## MEETING MINUTES

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, APRIL 22, 2024 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

##### Members Present

Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Stephanie Martins, Wayne Matewsky, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen

#### PLEDGE OF ALLEGIANCE

#### PUBLIC HEARINGS

1. **C0151-24** Public Hearing/s/ Councilor Robert J. Van Campen, as President

A petition from National Grid requesting to install 1 new JO mid-span pole (#2163-50) on Second Street beginning at a point approximately 275' northeast of the centerline of the intersection of Second Street & Boston Street and approximately 45' southeast of pole #2163 on Second Street

A representative from National Grid presented a petition to install 1 new pole on Second Street for a customer-driven project to provide permanent underground service at 337 Second Street. Councilors asked questions about the project details. Some expressed opposition to approving National Grid petitions due to unfinished work in the city.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Anthony DiPierro

<b>SECONDER:</b>	Michael Marchese	Item Number {{{item.number}}}
<b>RESULT:</b>	<b>Passed [8 TO 3]</b>	
<b>AYES:</b>	DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Smith, Van Campen	
<b>NAYS:</b>	Alcy Jabouin, Martins, Rogers	
<b>AWAY:</b>		

**PUBLIC PARTICIPATION**

The members of the public who spoke were: Stephen Altieri, Peggy Serino, Samantha Lambert, Mary Fortin, David Fortin, Steve Iannaco, Sandy Juliano, Paula Sterite, Bill Thompson and David Senatillaka.

**COMMUNICATIONS FROM HIS HONOR THE MAYOR**

**2. C0157-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$445,000 from General Fund Budgetary Fund Balance (Free Cash) to the Fire salaries account, to fund the recent ratification of the Fire Union contract with the City.

The CFO asked to amend the requested appropriation from \$350,000 to \$445,000 based on a recalculation of the payments needed to fund the recently ratified fire union contract with the city.

Councilor Smith made a motion to amend the amount to \$445,000 which was seconded. The amendment passed unanimously.

A motion was then made and seconded for favorable action on the amended order. It passed unanimously by a roll call vote.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [11 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
<b>NAYS:</b>	
<b>AWAY:</b>	

**3. C0161-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$150,000.00 from the General Fund Budgetary Fund Balance (Free Cash) to the Treasurer/Collector other expenses account. This appropriation is necessary to pay the credit card expenses for the remainder of the year.

The council voted to refer the order to the Ways and Means committee for further discussion. Councilor Marchese requested that the CFO provide the total annual amount of credit card and debit card interest paid by the city.

**MOTION:** Refer  
**MOVER:** Michael Marchese  
**SECONDER:** Stephanie Smith  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

4. **C0162-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the re-appointment of Colleen Mejia to the position of City Solicitor to a term ending January 5, 2026.

Items 4 through 9, which are various appointments, were referred collectively along with item 22 to the Legislative Affairs and Elections committee. Councilor Smith requested that the HR Director and Chief of Staff be invited to the committee meeting.

**MOTION:** Refer  
**MOVER:** Stephanie Smith  
**SECONDER:** Anthony DiPierro  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

5. **C0163-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the re-appointment of Jerry Navarra to the position of Executive Director of Public Works to a term ending January 5, 2026.

Items 4 through 9, which are various appointments, were referred collectively along with item 22 to the Legislative Affairs and Elections committee. Councilor Smith requested that the HR Director and Chief of Staff be invited to the committee meeting.

**MOTION:** Refer  
**MOVER:** Stephanie Smith



<b>SECONDER:</b>	Anthony DiPierro	Item Number {{item.number}}
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**6. C0164-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the re-appointment of Kevin Dorgan to the position of Director of Information Technology to a term ending January 5, 2026.

Items 4 through 9, which are various appointments, were referred collectively along with item 22 to the Legislative Affairs and Elections committee. Councilor Smith requested that the HR Director and Chief of Staff be invited to the committee meeting.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**7. C0165-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the appointment of Jay Monty to the position of Director of Transportation and Mobility to a term ending January 5, 2026.

Items 4 through 9, which are various appointments, were referred collectively along with item 22 to the Legislative Affairs and Elections committee. Councilor Smith requested that the HR Director and Chief of Staff be invited to the committee meeting.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**8. C0166-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the appointment of Matt Lattanzi to the position of Executive Director of Planning and Development for a term ending January 5, 2026.

Items 4 through 9, which are various appointments, were referred collectively along with item 22 to the Legislative Affairs and Elections committee. Councilor Smith requested that the HR Director and Chief of Staff be invited to the committee meeting.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**9. C0167-24** Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the appointment of Sabrina Firicano to the position of Director of Public Health to a term ending January 5, 2026.

Items 4 through 9, which are various appointments, were referred collectively along with item 22 to the Legislative Affairs and Elections committee. Councilor Smith requested that the HR Director and Chief of Staff be invited to the committee meeting.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**PETITIONS AND LICENSES**

**10. C0154-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a second hand dealer's, antique, & precious metals license for Gold n' Oldies at 2044 Revere Beach Pkwy

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Michael Marchese
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [11 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
<b>NAYS:</b>	

**AWAY:**

Item Number {{item.number}}

**11. C0155-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a junk dealer/collector license for Radius Recycling at 69 Rover Street

Items 10-12, which are license renewal petitions, were taken up collectively. The city clerk confirmed all paperwork was in order. The council unanimously approved renewing all three licenses in a single roll call vote.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Michael Marchese
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [11 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
<b>NAYS:</b>	
<b>AWAY:</b>	

**12. C0156-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a junk dealer/collector license for Second St Iron & Metals at 285 Second Street

Items 10-12, which are license renewal petitions, were taken up collectively. The city clerk confirmed all paperwork was in order. The council unanimously approved renewing all three licenses in a single roll call vote.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Michael Marchese
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [11 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
<b>NAYS:</b>	
<b>AWAY:</b>	

**COMMITTEE REPORTS**

**13. C0130-24** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith

That a health check of the Everett Housing Authority be performed for transparency and to ensure all paperwork and vouchers are in order, and residency compliance requirements and condition of the homes are being met for the well being of our residents.

The committee recommended referring the resolution back to the sponsor. The council voted to accept the committee report and refer the item back. Item Number {{item.number}}

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**14. C0140-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting a new special license for extended hours of operation for Taqueria Don Roge at 1739 Revere Beach Pkwy

The committee recommended favorable action on the petition for extended hours for Taqueria Don Roge. The council accepted the report and unanimously approved granting the license.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [11 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
<b>NAYS:</b>	
<b>AWAY:</b>	

**15. C0141-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting a new repair license for Rev Head Auto Group LLC at 114 Bow Street

The committee recommended favorable action on the repair license petition for Rev Head Auto Group. The council accepted the report and unanimously approved granting the license.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Anthony DiPierro

<b>SECONDER:</b>	Stephanie Smith	Item Number {{item.number}}
<b>RESULT:</b>	<b>Passed [11 TO 0]</b>	
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen	
<b>NAYS:</b>		
<b>AWAY:</b>		

**16. C0142-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting a new class two motor vehicle dealer license for RM Auto Sales at 138 Spring Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [11 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
<b>NAYS:</b>	
<b>AWAY:</b>	

The committee met on the class two dealer license petition for RM Auto Sales but made no recommendation. After discussion, the council voted unanimously to grant the license.

**UNFINISHED BUSINESS**

**17. C0014-24** Resolution/s/ Councilor Stephanie Martins & the Entire City Council

That the administration provide an update on the process to select a new permanent Fire Chief.

Councilor Martins asked the city clerk to read the update received on the fire chief selection process. The clerk read an email from the HR Director stating that the assessment center for fire chief candidates has been scheduled for June 11th, with two pre-meeting sessions to be held in the coming weeks to familiarize applicants with the process.

Councilor Martins made a motion to postpone the item to the second council meeting in June in order to receive a final update after the assessment center has taken place. The motion was seconded.

Councilor Pietrantonio expressed disappointment, stating he thought they were told a new chief would be in place by May. He asked for clarification on the timeline.

The mayor's chief of staff Erin Devaney was invited to speak. She explained the assessment center date was pushed to June at the request of the candidates to allow

Item Number (Item number)  
them a fair opportunity to apply. She said the ultimate timeline to present a new chief for council approval depends on how quickly the civil service process moves after the assessment, so an exact date cannot be provided.

The motion to postpone the item to the second June meeting passed on a voice vote.

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Holly Garcia
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**18. C0041-24** Resolution/s/ Councilor Anthony DiPierro

That The Administration take the necessary steps to ensure construction of the Fuller Street speed tables can commence once weather permits

Councilor DiPierro shared an update from the administration that plans for the Fuller Street raised crosswalks are with procurement and will be out to bid soon, with construction targeted to start in late May or early June. He moved to refer the item back to himself as the sponsor.

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Anthony DiPierro
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**19. C0085-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate by borrowing \$11,400,000.00 for Improvements at the Old Everett High School, located at 548 Broadway

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [5 TO 6]</b>
<b>AYES:</b>	DiPierro, Garcia, Hanlon, Martins, Matewsky
<b>NAYS:</b>	Alcy Jabouin, Marchese, Pietrantonio, Rogers, Smith, Van Campen
<b>AWAY:</b>	

Mayor DeMaria and planning director Matt Lattanzi presented a cost comparison of repairing the old Everett High School vs. renovating the former Pope John school, both to address school overcrowding. Putting a new roof on the old high school to maintain its current uses would cost \$11.4M. Renovating part of Pope John for the same square footage of classroom space would cost \$31.3M.

Many councilors felt the old high school proposal lacked a comprehensive plan for fully utilizing the large building and addressing school overcrowding. Several said they could support the roof repair if it included a commitment and funding to also renovate additional floors for school use. Others wanted to see a facilities master plan for all city buildings.

Mayor DeMaria strongly advocated for the roof repair, saying without it the building would eventually become unusable, and the city would lose the existing services and community uses it houses. He agreed to meet with the superintendent to see if there is interest in using the second floor for additional school space, and provide those renovation costs.

After an hour of debate, a motion to postpone the appropriation to a future meeting failed 3-8. A motion for favorable action then failed 5-6.

**20. C0088-24** Resolution/s/ Councilor Guerline Alcy Jabouin

A resolution asking the administration to submit all costs associated with the old Everett High School (Utilities, maintenance, heat, insurance, etc.) and all funds allocated to maintain it.

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**21. C0125-24** Resolution/s/ Councilor Robert J. Van Campen

That the DeMaria Administration provide an update of the names of those individuals to be appointed to the special Charter Review Committee as required by Section 9-6 of the Everett City Charter

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Michael Marchese
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>

<b>AYES:</b>	Item Number {{item.number}}
<b>NAYS:</b>	
<b>AWAY:</b>	

The city clerk read a communication from the mayor appointing the following five Everett voters to the Charter Review Commission as required by the city charter:

- Rosa DiFlorio
- Jim Mastrocola
- Kathleen Parker
- David Preti
- David Senatillaka

**22. C0126-24** Resolution/s/ Councilor Robert J. Van Campen

That the DeMaria Administration provide an update of those department head positions which are currently filled and have not been submitted to the City Council for appointment in accordance with Section 2-10 of the Everett City Charter

Items 4 through 9, which are various appointments, were referred collectively along with item 22 to the Legislative Affairs and Elections committee. Councilor Smith requested that the HR Director and Chief of Staff be invited to the committee meeting.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>[0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**23. C0137-24** Ordinance/s/ Councilor Katy L. Rogers

An ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf

Councilor Rogers stated that while the ordinance has merit, she believes it warrants a more in-depth discussion in committee rather than rushing a decision, citing health and safety concerns about artificial turf that were raised during public participation. Councilor Rogers moved to refer the ordinance to the Public Safety and Public Service committee for further discussion and study. The motion passed unanimously.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Katy Rogers
<b>SECONDER:</b>	Stephanie Martins
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>



**AYES:**

Item Number {{item.number}}

**NAYS:**

**AWAY:**

## NEW BUSINESS

- 24. C0148-24** Resolution/s/ Councilor Katy L. Rogers, Councilor Stephanie Martins, Councilor Anthony DiPierro

A resolution requesting the status on planting trees along Elm St. and in neighborhoods throughout the community

Councilor Rogers requested an update from the administration on plans to plant trees on Elm Street and in other neighborhoods, particularly the Woodlawn section. She moved to refer the item to the Legislative Affairs committee and invite relevant officials to the meeting.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Katy Rogers
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

- 25. C0149-24** Resolution/s/ Councilor Stephanie V. Smith

That the City of Everett gives priority to the youth sports/enrichment programs in Everett and EPS for field permits prior to providing permits to other Cities

As a board member and coach for Everett Little League, Councilor Smith has learned that Everett youth sports groups are being forced to practice in neighboring cities like Chelsea because field permits are being issued to other cities ahead of local programs.

She believes Everett youth sports should be prioritized for field space. However, there seems to be confusion over which city department actually controls the field permitting process.

Councilor Smith made a motion to refer the resolution to the DPW director, mayor's office and the Recreation and Youth Development department and request a response for the next council meeting explaining how field permits are issued and allocated. The motion was seconded.

The council voted unanimously in favor of the referral motion on a voice vote.

<b>MOTION:</b>	Refer	Item Number {{item.number}}
<b>MOVER:</b>	Stephanie Smith	
<b>SECONDER:</b>	Peter Pietrantonio	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**26. C0150-24** Resolution/s/ Councilor Stephanie V. Smith

That the City considers building a concession stand and permanent bathrooms at the Rivergreen Park so more youth programs can utilize the fields

Councilor Smith proposed that the city look into constructing a concession stand and permanent bathrooms at Rivergreen Park, stating the lack of these facilities prevents the fields from being fully used by youth sports. She moved to refer the idea to multiple departments for a feasibility response. in writing to her as sponsor

<b>MOTION:</b>	Refer	
<b>MOVER:</b>	Stephanie Smith	
<b>SECONDER:</b>	Michael Marchese	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**27. C0153-24** Order/s/ Councilor Wayne A. Matewsky

That the city provide an update on the construction project at the old Siver Fox on Second Street

Councilor Matewsky requested an update on the construction and timeline for a residential development approved at the former Silver Fox property on Second Street. He moved to refer the order to the Building Department and Planning Board. for a written response to Councilor Matewsky

<b>MOTION:</b>	Refer	
<b>MOVER:</b>	Wayne Matewsky	
<b>SECONDER:</b>	Stephanie Smith	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**28. C0158-24** Resolution/s/ Councilor Holly D. Garcia

That contractors that work in the city have a designated staging area (item number) for their equipment and construction materials when they are going to be working in a designated area for more than a few days.

Councilor Garcia requested the administration and city engineer develop a policy to have construction contractors use designated staging areas for equipment and materials rather than taking up on-street parking spaces and blocking sidewalks. The council voted to refer the item to the mayor and engineer. to take appropriate action

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Holly Garcia
<b>SECONDER:</b>	Peter Pietrantonio
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**29. C0159-24** Resolution/s/ Councilor Stephanie Martins

That the administration share its current economic development plan for the city

Councilor Martins requested a copy of the city's current economic development plan from the administration, stating she does not believe one exists. She moved to refer the item to the administration to either provide the plan or state that there is none in writing.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Martins
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**30. C0160-24** Resolution/s/ Councilor Stephanie Martins

That the administration consider organizing an information forum for ARPA applications and eligibility for businesses

Councilor Martins noted that the city's ARPA website lacks information on the application process and eligibility requirements for business relief funds. She requested the administration organize workshops to educate businesses and update the website with the relevant information.

<b>MOTION:</b>	Refer
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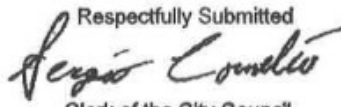
**MOVER:** Stephanie Martins  
**SECONDER:** John Hanlon  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

Item Number {{{item.number}}}

**ADJOURNMENT**

Meeting adjourned at 10:10 PM

**MOTION:** Adjourn  
**MOVER:** Stephanie Smith  
**SECONDER:** Stephanie Martins  
**RESULT:** Passed [0 TO 0]  
**AYES:**  
**NAYS:**  
**AWAY:**

Respectfully Submitted  
  
Clerk of the City Council



## MEETING MINUTES

### SPECIAL MEETING OF THE CITY COUNCIL MONDAY, APRIL 29, 2024 6:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

##### Members Present

Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Stephanie Martins, Wayne Matewsky, Katy Rogers, Peter Pietrantonio, Stephanie Smith, Robert Van Campen

#### PLEDGE OF ALLEGIANCE

#### PUBLIC PARTICIPATION

The members of the public who spoke were: Sal Sacro, Sandy Juliano, Paula Sterite, Maria Bussell, Alfred Lattanzi, Bill Thompson and Mary Fortin.

#### UNFINISHED BUSINESS

**1. C0127-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate by borrowing \$3,000,000.00 to fund Everett Square Improvements.

Jay Monty, Director of Transportation and Mobility, presented the city's final design for Everett Square and requested \$3 million in funding to complete the \$5 million project. Key points:

- The current project focuses just on Everett Square Park improvements.
- Goals are to create a more welcoming, usable public space for events and gatherings, connect the library and park, preserve the 9/11 memorial, and address pedestrian safety at School St/Broadway.
- Changes include realigning School St to a T-intersection, reallocating green space more evenly between the library and Bouvier building sides, and connecting the two

sides.

Item Number {{item.number}}

- There is no net loss of parking proposed. Traffic impacts were studied to ensure no major disruptions to flow.
- Total cost is \$5 million. Mass Gaming Commission provided a \$1 million grant, Rep. McGonagle secured \$600,000 from the state, and \$400,000 of city funds are identified, leaving \$3 million requested.
- The compressed timeline is to take advantage of favorable pricing and complete construction by Fall 2025. Normal capital budget cycle would delay start and extend construction.

Several councilors, including Smith, Hanlon, Alcy Jabouin, Pietrantonio and Marchese raised concerns and questions about:

- Pedestrian safety with proposed design
- Traffic impacts and need for detailed traffic studies
- Ensuring 9/11 memorial is preserved
- Lack of net new parking
- Funds primarily benefiting one restaurant
- Spending priorities compared to other city needs
- Coordinating with potential private redevelopment

Others like DiPierro and Matewsky spoke in favor, citing the need to invest in and revitalize the square, take advantage of outside funding, and spur further redevelopment.

Mayor DeMaria also spoke in support, stating the administration's interest in taking the Bouvier Building by eminent domain for redevelopment, possibly as a new City Hall now that he knows he has support from many of the Council to propose an eminent domain taking. He addressed some design concerns around street materials, the 9/11 memorial, and the bus stop. The mayor urged approval to not jeopardize state funding.

The Council voted against passing the motion, 6 yeas (DiPierro, Hamlin, Martins, Matuszewski, Rogers, Van Campen), 5 nays (Alcy Jabouin, Garcia, Marchese, Pietrantonio, Smith). 8 votes required for passage.

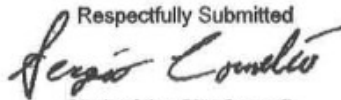
The item was reconsidered unanimously and then motioned and passed to postpone the item to the Council's next regular meeting on May 13<sup>th</sup>.

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Anthony DiPierro
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [10 TO 1]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Martins, Matewsky, Rogers, Pietrantonio, Smith, Van Campen
<b>NAYS:</b>	Marchese
<b>AWAY:</b>	

**ADJOURNMENT**

Item Number {{item.number}}

Meeting Adjourned at 7:47 PM

Respectfully Submitted  
  
Clerk of the City Council



C0204-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** May 28, 2024

---

**Agenda Item:**

An order requesting approval to appoint the following individuals as Sworn Weighers for Distrigas of Massachusetts at 18 Rover Street, for an unpaid term of one year, expiring June 8, 2025

**Background and Explanation:**

**Attachments:**



***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

May 13, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to appoint the following individuals as Sworn Weighers for Distrigas of Massachusetts at 18 Rover Street, for an unpaid term of one year, expiring June 8, 2025:

Lauren Arpino	249 Boylston Street, Shrewsbury, MA 01545
Jerome K. Bowen, Sr.	24 Schultz Road, Brockton, MA 02402
Julio "Cesar" Carmona	121 Suffolk Avenue, Pawtucket, RI 02861
Raymond Comeau	96 Fairmont Avenue, Saugus, MA 01906
Felipe Costa	38 Lake Street, Malden, MA 02148
Michael D'Ambra	56 Bartholomew Street, Peabody, MA 01960
Edgar Flores	45 Locust Street, #316, Haverhill, MA 01830
Thomas Frizzell	6 Foster Lane, Kingston, MA 02364
Peter Laubner	3 Perkins Circle, Topsfield, MA
Codey Murray	94 Winter Street, Whitman, MA 02382
Charles Robinson	182 Clay Hill Road, Cape Neddick, ME 03902
Sikkora « Peter » Seng	109 Porter Street, Providence, RI 02905
David Sousa	21 Dutchland Avenue, Brockton, MA 02301
Joseph P. Stafford	4 Surrey Lane, Salem, NH 03079
Seth Williams	8 Prosper Street, Malden, MA 02148
Brian A. Yetman	18 Wilkes Road, Rowley, MA 01969

I recommend your favorable passage of this order.

Respectfully submitted,

**Carlo DeMaria**  
Mayor



May 13, 2024  
*City of Everett, Massachusetts*  
**Common Council**

Offered By: \_\_\_\_\_  
Councilor Robert Van Campen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,  
as follows:

ORDER That in accordance with the M.G.L., Chapter 41,  
Section 85 and section 2-10 of the City Charter the City  
Council hereby approves the attached list of eighteen (18)  
Sworn Weighers for Distrigas of Massachusetts located  
at 18 Rover St. for an unpaid term of one (1) year  
expiring June 8, 2025.



C0205-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** May 28, 2024

---

**Agenda Item:**

An order requesting approval to accept and expend a grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$5,200 to be used at the discretion of the Historical Commission

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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May 14, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$5,200 to be used at the discretion of the Historical Commission.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



May 14, 2024

**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend a grant from the Everett Citizens  
Foundation to the Historical Commission in the amount of  
\$5,200 to be used at the discretion of the Historical  
Commission.



C0206-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** May 28, 2024

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**Agenda Item:**

An order requesting approval to accept and expend an additional award of funds for a grant from the Massachusetts Department of Environmental Protection in the amount of \$2,148.57 under the Recycling Dividends Program of the Sustainable Materials Recovery Program.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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May 16, 2024

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

Please find attached an order to accept and expend an additional award of funds for a grant from the Massachusetts Department of Environmental Protection in the amount of \$2,148.57 under the Recycling Dividends Program of the Sustainable Materials Recovery Program. The initial grant, in the amount of \$9,000, was awarded to the City of Everett in October 2023 and accepted by the City Council at their regular meeting on October 10, 2023. This grant is awarded to municipalities that have implemented specific programs and policies to maximize reuse, recycling, and waste reduction.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



May 16, 2024

# City of Everett, Massachusetts CITY COUNCIL

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend an additional award of funds for a grant from the Massachusetts Department of Environmental Protection in the amount of \$2,148.57 under the Recycling Dividends Program of the Sustainable Materials Recovery Program. The initial grant, in the amount of \$9,000, was awarded to the City of Everett in October 2023 and accepted by the City Council at their regular meeting on October 10, 2023. This grant is awarded to municipalities that have implemented specific programs and policies to maximize reuse, recycling, and waste reduction.



**SIGN AND RETURN THIS DOCUMENT TO MASSDEP VIA EMAIL**

**RECYCLING DIVIDEND PROGRAM CONTRACT ("RDP Contract")  
BETWEEN THE COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF ENVIRONMENTAL PROTECTION ("MassDEP")**

**AND THE CITY OF EVERETT ("Municipality")**

**ADDENDUM**

Additional RDP Payment Calculation:

In accordance with Section 12 of the Recycling Dividend Program Contract, MassDEP is awarding additional RDP funds to the CITY OF EVERETT. These funds shall be used in accordance with Section 8 of the Recycling Dividend Program Contract. This addendum must be signed and returned to MassDEP by June 15, 2024.

RDP PAYMENT AMOUNT

\$2,148.57


IN WITNESS WHEREOF, MassDEP and the Municipality hereby execute this Contract Addendum.

**COMMONWEALTH OF MASSACHUSETTS**

By:   
John Fischer, Deputy Division Director  
Bureau of Air and Waste  
Department of Environmental Protection

5/15/2024  
Date

**CITY OF EVERETT**  
Municipal Official(s) Authorized to sign: Mayor  
VC6000192087

By:  Mayor  
Signature Title  
Carlo DeMaria  
Print Name

5-14-24  
Date



C0211-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** May 28, 2024

---

**Agenda Item:**

An order requesting approval to issue a special one-day alcoholic beverage license to Everett Public Schools to serve at the Reception for Staff Volunteers event occurring on June 1, 2024 from 12:00pm – 4:00pm at the Connolly Center, 90 Chelsea Street

**Background and Explanation:**

**Attachments:**



## EVERETT PUBLIC SCHOOLS

Central Administration

**William D. Hart:** Superintendent of Schools

**Kim Tsai:** Deputy Superintendent of Schools · **Kevin J. Shaw:** Assistant Superintendent of Academics

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May 22, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members,

We respectfully request favorable consideration for our application for a special one-day alcoholic beverage license.

We are planning a reception to be held at the Connolly Center immediately following our Everett High School Graduation Ceremonies on June 1, 2024. The reception is intended for school department staff and members of the platform party who volunteer a considerable amount of their time to support the Everett High School Graduation Exercises. We will offer a substantive lunch and an option for a cash bar.

We are grateful for the vital service of all participants who volunteer and contribute to this momentous occasion for the school community. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink that reads "William D. Hart". The signature is written in a cursive, slightly slanted style.

William D. Hart,  
Superintendent of the Everett Public Schools



C0210-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** May 28, 2024

---

**Agenda Item:**

A petition requesting the renewal of a livery license for Diamond Class Chauffeurs LLC. at 30 Thurman Pk.

**Background and Explanation:**

**Attachments:**



C0016-24

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** January 22, 2024

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**Agenda Item:**

That the administration provide an update on the process to renegotiate the Encore host agreement

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

---

April 4, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

**RE: C0016-24**

Dear Honorable Members:

The following update is hereby submitted to the full City Council per its resolution C0016-24 requesting an update on the process to renegotiate the Encore host community agreement, including adding a public safety component as a part of the renegotiation.

Please be advised that my team and I have met with representatives from Encore on four occasions since the February 12, 2024 regular City Council meeting. These meetings are in addition to the ongoing dialogue that members of my Administration and I have with representatives from Encore in between actual meetings. These meetings also are in addition to the internal discussions that I conduct on this matter. There is another negotiation meeting with representatives from Encore scheduled for the week of April 8, 2024.

Please be assured that I have conveyed to representatives of Encore the City Council's request that a new public safety facility, and more specifically a fire facility, be included as part of these negotiations.

Thank you for your interest in this matter.

Respectfully submitted,

Carlo DeMaria  
Mayor

**From:** Mayor Carlo DeMaria <mayorcarlo.demaria@ci.everett.ma.us>

**Date:** Wednesday, May 8, 2024 at 9:36 PM

**To:** Robert VanCampen <Rob.VanCampen@ci.everett.ma.us>, "Wayne A. Matewsky" <matewsky@aol.com>, Stephanie Martins <Stephanie.Martins@ci.everett.ma.us>, Anthony DiPierro <Anthony.DiPierro@ci.everett.ma.us>, Holly Garcia <Holly.Garcia@ci.everett.ma.us>, Peter Pietrantonio <Peter.Pietrantonio@ci.everett.ma.us>, John Hanlon <johnfhanlon@comcast.net>, Katy Rogers <Katy.Rogers@ci.everett.ma.us>, Stephanie Smith <Stephanie.Smith@ci.everett.ma.us>, "michael\_marchese@comcast.net" <michael\_marchese@comcast.net>, Guerline AlcyJabouin <Guerline.AlcyJabouin@ci.everett.ma.us>

**Cc:** Erin Deveney <Erin.Deveney@ci.everett.ma.us>, Matt Lattanzi <Matt.Lattanzi@ci.everett.ma.us>, Colleen Mejia <Colleen.Mejia@ci.everett.ma.us>, Eric Demas <Eric.Demas@ci.everett.ma.us>

**Subject:** Negotiations with Wynn re: Proposed East of Broadway Project

Dear Councilors-

I understand the interest expressed by the City Council in the status of ongoing negotiations with Wynn about the proposed expansion with their East of Broadway development.

As we have shared with you over the past couple of months, I have had numerous discussions with representatives from Wynn. I have shared with Wynn the position of the Council that any new development agreement must include provisions for a new fire station.

We have not reached an agreement on terms yet. Because negotiations are ongoing, Wynn made the business decision to slow some aspects and to stop other aspects of work on the proposed expansion in the meantime. While we have not come to an agreement on all terms, there remains the possibility that an agreement may be reached.

I wanted to share this update with you so you understand where things are in the process. I will continue to provide updates on the progress of our negotiations.

Thank you-

Carlo

#1-C0016-24

Government Operations, Public Safety & Public Service Committee  
May 9, 2024

The Committee on Government Operations, Public Safety & Public Service met on Thursday, May 9, 2024 at 6pm in City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Stephanie Martins, presiding and Councilors Peter Pietrantonio and Holly Garcia. Members absent was Councilor Guerline Alcy Jabouin.

Communication received from Councilor Guerline Alcy Jabouin that she was unable to attend due to a prior commitment.

The Committee considered a Resolution offered by Councilors Stephanie Martins & the Entire City Council: That the Administration provide an update on the process to renegotiate the Encore host agreement, including adding a public safety component as a part of the renegotiation.

Mayors Chief of Staff Erin Deveney was also present.

The Committee was in receipt of a communication from Mayor Carlo DeMaria providing an update on the status of the ongoing negotiations with Wynn about the proposed expansion with their East of Broadway development. The Mayor noted he has had numerous discussions with representatives from Wynn and has shared the position of the City Council that any new development agreement must include the provisions for a new fire station. He noted that the City and Wynn have not reached an agreement on terms yet. Chairperson Martins stated that she appreciated the update but wanted to know what are we agreeing on since there were a host of issues that could be discussed. Councilors Pietrantonio and Garcia concurred and mentioned more is needed than public safety and referenced the Schools as an issue. Councilor Garcia stated that she would like to see more community outreach from Wynn like they did when they first proposed the casino for the City. Chairperson Martins indicated that she would like to know what the top priorities for the City are in these discussions. Ms. Deveney explained that the media was reporting issues between the City and Wynn and that the project has come to a stop, but she assured the Committee that the conversations have not stopped even though Wynn has slowed things down during the negotiations. She stated that the Mayor is looking for acceptable compensation and terms from Wynn for the community and focus on benefits for the residents as well as to insure the expansions will have no negative impact to city. Councilor Pietrantonio remarked that he felt Wynn was strong arming the City on the negotiations by stopping and slowing down the proposed development. Ms. Deveney reassured the Committee that this was not being perceived as a threat and that public safety was a very specific point of the negotiations while the Mayor continued to evaluating the best interests for the City. Ms. Deveney shared the projected construction plans for the East Broadway development while the Committee discussed concerns related to traffic and transportation. The Committee suggested inviting representatives from Wynn to a meeting of the City Council to discuss just the East of Broadway proposal and not the renegotiation of the host agreement.

The Committee voted: To report back to the City Council with a recommendation to extend an invite to representatives of Wynn to appear at a City Council meeting to provide a presentation of their East of Broadway project.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0137-24

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**To:** Mayor and City Council  
**From:** Councilor Katy L. Rogers  
**Date:** April 8, 2024

---

**Agenda Item:**

An ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf

**Background and Explanation:**

We recently learned Everett Stadium is due for upgraded turf. The School Committee expressed concerns about artificial turf. It would be beneficial for the city to have a standard in place regarding the use of organic grass so this issue does not have to recur per venue. The City of Everett was recently offered assistance with a new artificial turf. In an effort to exemplify sustainability, it is my hope we can write a letter to the sponsor asking for their consideration in assisting with an organic grass field

**Attachments:**

*This fact sheet introduces some of the considerations that are relevant to evaluating natural grass and artificial turf playing surfaces. For more of TURI's research on artificial turf and natural grass, see [www.turi.org/artificialturf](http://www.turi.org/artificialturf).*

### Principles of toxics use reduction

TURI's work is based on the principles of toxics use reduction (TUR). The TUR approach focuses on identifying opportunities to reduce or eliminate the use of toxic chemicals as a means to protect human health and the environment. Projects to reduce the use of toxic chemicals often have additional benefits, such as lower life-cycle costs.

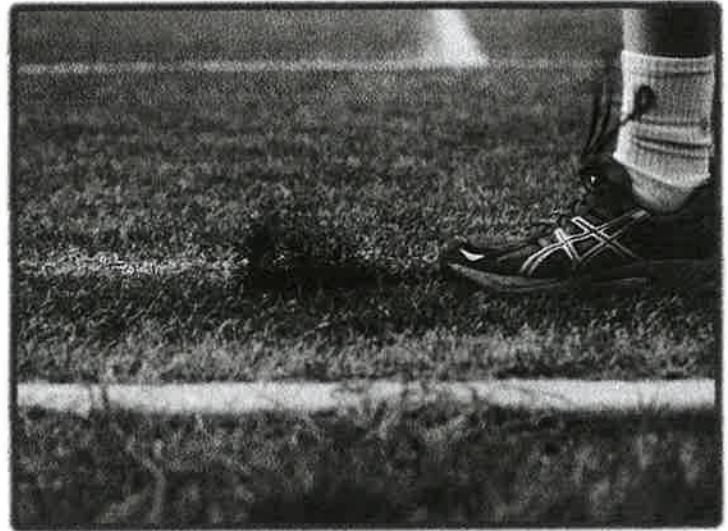
### Children's environmental health

People of all ages benefit from a safe and healthy environment for work and play. However, special concerns exist for children. Children are uniquely vulnerable to the effects of toxic chemicals because their organ systems are developing rapidly and their detoxification mechanisms are immature. Children also breathe more air per unit of body weight than adults, and are likely to have more hand-to-mouth exposure to environmental contaminants than adults.<sup>1</sup> For these reasons, it is particularly important to make careful choices about children's exposures.

### Artificial turf and chemicals of concern

Artificial turf has several components, including drainage materials, a cushioning layer, synthetic grass carpet (support and backing materials and synthetic fibers to imitate grass blades), and infill that provides cushioning and keeps grass carpet blades standing upright. Here, we briefly review issues related to chemicals in synthetic grass carpet and infills.

**Crumb rubber infill made from recycled tires.** Crumb rubber made from recycled tires is widely used as infill. This material is also referred to as styrene butadiene rubber (SBR), or as tire crumb. Many peer-reviewed studies have examined the chemicals present in tire crumb. Tire crumb contains a large number of chemicals, many of which are known to be hazardous to human health and the environment. These include polyaromatic hydrocarbons (PAHs); volatile organic compounds (VOCs); metals, such as lead and zinc; and other chemicals.<sup>2-5</sup> Some of the chemicals found in tire crumb are known to cause cancer.<sup>6-8</sup> Because of the large number of chemicals present in the infill, as well as the health effects of individual chemicals, crumb rubber made from recycled tires is the option that likely presents the most concerns related to chemical exposures.



**Other synthetic infills.** Other synthetic materials used to make artificial turf infill include ethylene propylene diene terpolymer (EPDM) rubber, thermoplastic elastomers (TPE), waste athletic shoe materials, and acrylic-coated sand, among others. These materials also contain chemicals of concern, although the total number of chemicals and/or the concentration of chemicals of concern may be lower in many cases.<sup>5</sup> For more information on chemicals in these materials, see TURI's report, *Athletic Playing Fields: Choosing Safer Options for Health and the Environment*.<sup>9</sup>

**Mineral-based and plant-derived materials.** Other materials used as infill can include sand, zeolite, cork, coconut hulls, walnut shells, olive pits, and wood particles, among other materials. These materials are likely to contain fewer hazardous chemicals than tire crumb, but many of the materials have not been well characterized or studied thoroughly.<sup>5</sup> Some plant-based materials may raise concerns related to allergies or respirable fibers. In addition, zeolite and sand can pose respiratory hazards. Exposure to some types of zeolites may be associated with increased risk of developing mesothelioma, a type of cancer.<sup>10,11</sup> Using zeolite can be considered a regrettable substitution. For sand, it is important to understand the source and type of the material; industrial sand that is freshly fractured or that has been highly processed to contain very small particles can be a respiratory hazard when inhaled.<sup>5</sup>

**Synthetic grass carpet.** Toxic chemicals such as lead are also found in the artificial grass blades in some cases.<sup>6,7</sup> Recent research has identified per- and poly-fluoroalkyl substances (PFAS) in some artificial turf carpet materials. PFAS are a group of chemicals that are highly persistent in the environment. PFAS do not break down under normal environmental conditions, and some can last in the

environment for hundreds of years or longer. As a result, introducing these chemicals into the environment has lasting consequences. Health effects documented for some PFAS include effects on the endocrine system, including liver and thyroid, as well as metabolic effects, developmental effects, neurotoxicity, and immunotoxicity. For more information, see TURI's fact sheet, "Per- and Poly-fluoroalkyl Substances (PFAS) in Artificial Turf Carpet."<sup>12</sup>

## Artificial turf and heat stress

In sunny, warm weather, artificial turf can become much hotter than natural grass, raising concerns related to heat stress for athletes playing on the fields. Elevated surface temperatures can damage equipment and burn skin, and can increase the risk of heat-related illness.<sup>13</sup> Heat-related illness can be a life-threatening emergency. Experts note that athletic coaches and other staff need to be educated about heat-related illness and understand how to prevent it, including cancelling sport activities when necessary.<sup>14,15</sup>

Research indicates that outdoor synthetic turf reaches higher temperatures than natural grass, regardless of the infill materials or carpet fiber type.<sup>13</sup> The Penn State Center for Sports Surface Research measured surface temperature for infill alone, artificial grass fibers, and a full synthetic turf system. The study included several types and colors of infill and fibers. They found that all the materials reached high temperatures than grass when heated indoors (with a sun lamp), or outdoors.

Irrigation can lower field temperature for a short time. A Penn State study found that frequent, heavy irrigation reduced temperatures on synthetic turf, but temperatures rebounded quickly under sunny conditions.<sup>16</sup> Other studies found similar results.<sup>17</sup>

**Approaches to determining safe temperatures for recreational field spaces.** Several methods are available for measuring heat in a play area. It is sometimes necessary to use more than one method in order to determine whether conditions are safe for exercise or play.

One heat metric, Wet Bulb Globe Temperature (WBGT), takes into account ambient air temperature, relative humidity, wind, and solar radiation from the sun. WBGT can help to guide precautions such as rest, hydration breaks, and cancellation of sports activities. However, WBGT may does not take account of field surface temperature.

Another approach is to measure the temperature of the playing field surface itself. One researcher has noted that artificial turf surface temperatures are not captured by either a heat advisory or by wet bulb temperature, and that "elevated risk of heat stress can stem from infrared heating from the ground, regardless of the air temperature." Thus, the researcher suggests, greater caution regarding heat is needed when athletes are playing on artificial turf, "even if the air temperature is not at an otherwise unsafe level."<sup>18</sup>

WBGT is used as the basis for a heat policy adopted by Massachusetts Interscholastic Athletic Association (MIAA) in 2019. This policy requires schools to select a method to monitor heat during all sports related activities, and modify activities as needed to protect student athletes.<sup>19</sup> The MIAA policy does not provide guidelines based on the type of playing surface, and does not take account of surface temperature specifically.

The school board of Burlington, MA has taken additional steps to protect student athletes by ensuring that both WBGT and surface temperature are taken into account.<sup>20</sup> Burlington's policy, "Utilizing Artificial Turf in the Heat," requires use of an infrared heat gun to determine field surface temperature. The policy includes information about the conditions under which athletes may use artificial turf fields and the conditions under which their activities must be moved to grass fields. For example, the policy states that if the National Weather Service issues a Heat Advisory, artificial turf cannot be used for physical education if the air temperature is higher than 85 degrees with humidity 60 percent or more. Under these conditions, only a grass surface may be used. The policy also lays out criteria to be taken into account in determining activity levels. For example, when air temperature is below 82 degrees, activities are permitted on artificial turf up to a surface temperature of 120 degrees, with three water breaks per hour. Above this surface temperature, activities must be moved to a grass field.

## Injuries

Studies show variable outcomes in the rates and types of injuries experienced by athletes playing on natural grass and on artificial turf.<sup>6,21,22</sup> Among recent studies and reviews of studies, several suggest an increase in foot and/or ankle injuries on artificial turf as compared with natural grass<sup>23-25</sup>; several find no difference<sup>26</sup>; and one suggests a possibly lowered risk on artificial turf.<sup>27</sup> All of these studies recommend further evaluation of this question.

One particular concern is increased rates of turf burns (skin abrasions) associated with playing on artificial turf. For example, a study by the California Office of Environmental Health Hazard Assessment found a two- to three-fold increase in skin abrasions per player hour on artificial turf compared with natural grass turf.<sup>6</sup> The study authors noted that these abrasions are a risk factor for serious bacterial infections, although they did not assess rates of these infections among the players they studied.

## Environmental concerns

Environmental concerns include loss of wildlife habitat, migration of synthetic particles into the environment, and contaminated stormwater runoff. A study by the Connecticut Department of Environmental Protection identified concerns related to a number of chemicals in stormwater runoff from artificial turf fields. They noted high zinc concentrations in

stormwater as a particular concern for aquatic organisms. They also noted the potential for leaching of high levels of copper, cadmium, barium, manganese and lead in some cases. The top concerns identified in the study were toxicity to aquatic life from zinc and from whole effluent toxicity (WET).<sup>28</sup> WET is a methodology for assessing the aquatic toxicity effects of an effluent stream as a whole.<sup>29</sup> In addition, scientists have raised concerns about the contribution of artificial turf materials to microplastic pollution.<sup>30-32</sup>

### **Safer alternative: organically managed natural grass**

Natural grass fields can be the safest option for recreational space, by eliminating many of the concerns noted above. Natural grass can also reduce overall carbon footprint by capturing carbon dioxide. Grass fields may be maintained organically or with conventional or integrated pest management (IPM) practices. Organic turf management eliminates the use of toxic insecticides, herbicides and fungicides.

Organic management of a recreational field space requires a site-specific plan to optimize soil health. Over time, a well-maintained organic field is more robust to recreational use due to a stronger root system than that found in a conventionally managed grass field. Key elements of organic management include the following.<sup>33</sup>

- **Field construction:** Construct field with appropriate drainage, layering, grass type, and other conditions to support healthy turf growth. Healthy, vigorously growing grass is better able to out-compete weed pressures, and healthy soil biomass helps to prevent many insect and disease issues.
- **Soil maintenance:** Add soil amendments as necessary to achieve the appropriate chemistry, texture and nutrients to support healthy turf growth. Elements include organic fertilizers, soil amendments, microbial inoculants, compost teas, microbial food sources, and topdressing as needed with high-quality finished compost.
- **Grass maintenance:** Turf health is maintained through specific cultural practices, including appropriate mowing, aeration, irrigation, and over-seeding. Trouble spots are addressed through composting and re-sodding where necessary. Aeration is critical because it makes holes in the soil that allow more air, water and nutrients to reach the roots of the grass and the soil system. Stronger roots make the grass better able to naturally fend off weeds and pests. Aeration also breaks up areas of compacted soil.

**Massachusetts communities investing in organic grass fields.** In Massachusetts, the city of [Springfield](#) and the town of [Marblehead](#) have both been successful in managing athletic fields organically. These communities' experiences are documented in case studies.<sup>34,35</sup> In addition, the Field Fund in Martha's Vineyard has invested in organic maintenance of a number of athletic fields and has documented the process at [www.fieldfundinc.org](http://www.fieldfundinc.org).

### **Installation and maintenance costs: comparing artificial turf with natural grass**

In analyzing the costs of artificial vs. natural grass systems, it is important to consider full life-cycle costs, including installation, maintenance, and disposal/replacement. Artificial turf systems of all types require a significant financial investment at each stage of the product life cycle. In general, the full life cycle cost of an artificial turf field is higher than the cost of a natural grass field.

Cost information is available through university entities, turf managers' associations, and personal communications with professional grounds managers. Information is also available on the relative costs of conventional vs. organic management of natural grass.

**Installation.** According to the Sports Turf Managers Association (STMA), the cost of installing an artificial turf system may range from \$4.50 to \$10.25 per square foot. For a football field with a play area of 360x160 feet plus a 15-foot extension on each dimension (65,625 square feet), this yields an installation cost ranging from about \$295,000 to about \$673,000. These are costs for field installation only, and full project costs may be higher. Costs for a larger field would also be higher.

In one site-specific example, information provided by the town of Natick, Massachusetts shows that the full project budget for the installation in 2015 of a new artificial turf field (117,810 square feet), along with associated landscaping, access and site furnishings, totaled \$1.2 million.<sup>36</sup>

For natural grass, installation of a new field may not be necessary. For communities that do choose to install a new field, costs can range from \$1.25 to \$5.00 per square foot, depending on the type of field selected. For the dimensions noted above, this would yield an installation cost ranging from about \$82,000 to about \$328,000.<sup>37</sup> However, in many cases communities are simply able to improve existing fields.

**Maintenance.** Maintenance of artificial turf systems can include fluffing, redistributing and shock testing infill; periodic disinfection of the materials; seam repairs and infill replacement; and watering to lower temperatures on hot days. Maintenance of natural grass can include watering, mowing, fertilizing, replacing sod, and other activities. Communities shifting from natural grass to artificial turf may need to purchase new equipment for this purpose. According to STMA, maintenance of an artificial turf field may cost about \$4,000/year in materials plus 300 hours of labor, while maintenance of a natural grass field may cost \$4,000 to \$14,000 per year for materials plus 250 to 750 hours of labor.<sup>37</sup>

Springfield, MA manages 67 acres of sports fields, park areas, and other public properties organically. Field management costs in 2018, including products, irrigation maintenance, and all labor costs, were just under \$1,500 per acre across all of the properties.<sup>34</sup>

**Natural grass maintenance: Conventional vs. organic costs.** Organic turf maintenance can be cost-competitive with conventional management of natural grass. One study found that once established, an organic turf management program can cost 25% less than a conventional turf management program.<sup>38</sup>

**Disposal/replacement.** Artificial turf requires disposal at the end of its useful life. STMA estimates costs of \$6.50 to \$7.80 per square foot for disposal and resurfacing.<sup>37</sup> Those estimates yield \$426,563–\$511,875 for a 65,625 square foot field and \$552,500–\$663,000 for an 85,000 square foot field.

Disposal is an increasing source of concern. Used synthetic turf is projected to produce between 1 million and 4 million tons of waste over the next decade, but there is a lack of plans or guidance for its disposal.<sup>39,40</sup> In most cases it cannot be completely recycled, and disposing of it in landfills is expensive and not an industry best practice, according to one article.<sup>39</sup> Used turf that is dumped illegally near a body of water can attract pests, and piles can pose a fire risk.<sup>39</sup>

**Life-cycle costs.** In 2008, a Missouri University Extension study calculated annualized costs for a 16-year scenario. The calculation included the capital cost of installation; annual maintenance; sod replacement costing \$25,000 every four years for the natural fields; and surface replacement of the synthetic fields after eight years. Based on this calculation, a natural grass soil-based field is the most cost effective, followed by a natural grass sand-cap field, as shown in the table below.<sup>41</sup> Another study, conducted by an Australian government agency, found that the 25-year and 50-year life cycle costs for synthetic turf are about 2.5 times as large as those for natural grass.<sup>42</sup>

**Table 1: Comparison of life-cycle costs**

Field type	16-year annualized costs
Natural soil-based field	\$33,522
Sand-cap grass field	\$49,318
Basic synthetic field	\$65,849
Premium synthetic field	\$109,013

Source: Brad Fresenburg, "More Answers to Questions about Synthetic Fields – Safety and Cost Comparison." University of Missouri.

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#2-C0137-24

Government Operations, Public Safety & Public Service Committee  
May 9, 2024

The Committee on Government Operations, Public Safety & Public Service met on Thursday, May 9, 2024 at 6pm in City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Stephanie Martins, presiding and Councilors Peter Pietrantonio and Holly Garcia. Members absent was Councilor Guerline Alcy Jabouin.

Communication received from Councilor Guerline Alcy Jabouin that she was unable to attend due to a prior commitment.

The Committee considered an Ordinance offered by Councilor Katy Rogers: An Ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf. .

Councilor Katy Rogers, the Sponsor was invited but was not present informing the Committee that she was unaware that her item was on tonight's agenda.

The Committee was informed by the Clerk that if the intent was to make this an Ordinance then the matter should be referred to the Legislative Affairs Committee. Councilor Pietrantonio mentioned this days working for the City in caring for the grass in the City's public facilities and noted that it was a lot of work to care and maintain the grass remarking that is was not a fun job. He felt that turf was a good thing and didn't think it would make sense to rip up existing turf areas to replace with natural grass. Councilor Garcia agreed and mentioned the upkeep required to care for grass fields and suggested looking at other alternatives that would be better for the environment and health. Chairperson Martins suggested postponing until Councilor Rogers had an opportunity to discuss her intentions, but Councilor Pietrantonio noted that he was in opposition to the proposal and requested that the matter be referred back to Sponsor.

The Committee voted 2 to 1 with Chairperson Martins opposed: To report back to the City Council with a recommendation to refer back to Sponsor.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0126-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 25, 2024

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**Agenda Item:**

That the DeMaria Administration provide an update of those department head positions which are currently filled and have not been submitted to the City Council for appointment in accordance with Section 2-10 of the Everett City Charter.

**Background and Explanation:**

**Attachments:**



**From:** [Erin Deveney](#)  
**To:** [Robert VanCampen](#)  
**Cc:** [Sergio Cornelio](#); [Michael Mangan](#); [Dolores Lattanzi](#); [Mayor Carlo DeMaria](#)  
**Subject:** C012624 Resolution Related to Department Head Positions  
**Date:** Monday, April 8, 2024 6:13:50 PM  
**Importance:** High

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**Dear Mr. President:**

**Please be advised that Mayor DeMaria will submit orders for the Department Heads whose positions are subject to Council approval for the second regular meeting of the Council in April 2024.**

**We would appreciate if you would let us know in advance whether you as sponsor of the item will be requesting that the matter be referred to Committee for discussion or if the Council will entertain the appointments at its regular meeting so we can request that the Department Heads appear at the appropriate meetings.**

**Thank you for your attention to this item.**

**-Erin**

#10-C0126-24

Legislative Affairs & Election Committee  
May 6, 2024

The Committee on Legislative Affairs & Elections met on Monday, May 6, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Stephanie Martins, Katy Rogers and Robert Van Campen, as ex-officio.

The Committee considered a Resolution offered by Councilor Robert Van Campen: That the DeMaria Administration provide an update of those department head positions which are currently filled and have not been submitted to the City Council for appointment in accordance with Section 2-10 of the Everett City Charter

Mayor's Chief of Staff Erin Deveney was also present.

Councilor Van Campen remarked that he thought it was good to hear the appointees tonight and asked that resume's be provided in the future. He mentioned that he would work with the Chief of Staff to insure compliance with regards to the Administrative Code. Councilor Smith asked if the plan was to update the Administrative Code and Ms. Deveney responded that they would work with the City Council for transparency on the issue.

The Committee voted: to grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

#1- C0126-24

Legislative Affairs & Election Committee  
May 20, 2024

The Committee on Legislative Affairs & Elections met on Monday, May 20, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Stephanie Martins, Katy Rogers and Robert Van Campen, as ex-officio.

The Committee considered a Resolution offered by Councilor Robert Van Campen: That the DeMaria Administration provide an update of those department head positions which are currently filled and have not been submitted to the City Council for appointment in accordance with Section 2-10 of the Everett City Charter

Mayor's Chief of Staff Erin Deveney was also present.

Councilor Van Campen remarked that he still had some questions on some positions and would like to see the Admin Code done correctly and would discuss those Department Head positions not in the Admin Code during the upcoming Budget proceedings. The Committee voted to refer to the Administration. Councilor Smith moved for reconsideration at the end of the meeting with Ms. Deveney now in attendance and the Committee agreed unanimously for reconsideration. Councilor Smith referenced a numbers of positions that were considered Department Heads that were not in Admin Code. Ms Deveney explained that they have presented those positions officially laid out in Admin Code and would be presenting the Police Chief, Fire Chief, City Assessor and City Engineer in the near future to the City Council. She noted that the ISD Director and Constituent Services Director are not listed in code and mentioned if they should be put in Code. She also referenced the Superintendent positions in City Services that are construed as Department Heads but are not. Councilor Smith noted that the Department Head positions in Elections and the Recreation Enrichment Departments should also be included in the Admin Code as well as any new Departments. Councilor Smith suggested that if they are not included in Code she would still like to have them come up before the City Council. Ms. Deveney remarked that she was agreeable to that. Councilor Van Campen informed Ms. Deveney that this issue will come up in Budget process and Ms. Deveney responded that she will prepare them to answer questions and agreed to look into codifying these positions.

The Committee voted: to report back to the City Council with a recommendation to refer to the Administration.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0163-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** April 22, 2024

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**Agenda Item:**

An order requesting the confirmation of the re-appointment of Jerry Navarra to the position of Executive Director of Public Works to a term ending January 5, 2026.

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria, Jr.**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

April 17, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Chapter 2, Section 2-161 of the City's Revised Ordinances, I hereby re-appoint, subject to confirmation by the City Council, Jerry Navarra to the position of Executive Director of City Services for a term ending January 5, 2026.

I am submitting for your approval an appointment for a term with an expiration date to coincide with the last date of my current term in office.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



April 17, 2024  
*City of Everett, Massachusetts*  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robet Van Campen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY THE CITY COUNCIL OF THE CITY OF  
EVERETT,

I hereby re-appoint in accordance with Section 3-3 of the City Charter and Chapter 2, Section 2-161 of the City's Revised Ordinances, subject to confirmation by the City Council, Jerry Navarra to the position of Executive Director of City Services for a term ending January 5, 2026.

#3-C0163-24

Legislative Affairs & Election Committee  
May 6, 2024

The Committee on Legislative Affairs & Elections met on Monday, May 6, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Stephanie Martins, Katy Rogers and Robert Van Campen, as ex-officio.

The Committee considered an Appointment offered by Councilor Robert Van Campen, as President: an Order requesting the confirmation of the re-appointment of Jerry Navarra to the position of Executive Director of Public Works to a term ending January 5, 2026

Executive Director of Public Works Jerry Navarra was invited but was unable to attend.

Councilor Van Campen explained that what he was hoping to accomplish by referring all the appointments into Committee was to comply with the requirements of the City Charter and asked each appointee to provide a brief presentation of what they do. Councilor Van Campen requested that the appointment of Jerry Navarra be granted further time so he could be present at a future meeting.

The Committee voted: to grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

#2- C0163-24

Legislative Affairs & Election Committee  
May 20, 2024

The Committee on Legislative Affairs & Elections met on Monday, May 20, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Stephanie Martins, Katy Rogers and Robert Van Campen, as ex-officio.

The Committee considered an Appointment offered by Councilor Robert Van Campen, as President: An Order requesting the confirmation of the re-appointment of Jerry Navarra to the position of Executive Director of Public Works to a term ending January 5, 2026

Jerry Navarra, Executive Director of Public Works was also present.

Mr. Navarra noted that he has served in this capacity in two different stints with the first being from 2014 to 2018 and from 2020 to the present. He provided the Committee with a copy of his resume. He noted that as a Department Head he reports and collaborates with the Mayor's office regarding the maintenance of, construction, repairs and improvements within the City, including, but not limited to, engineering local roadways, sidewalks, parks, playing fields, cemetery, arbitrations, water resource and all operative facilities

The Committee voted: to report back to the City Council with a recommendation for Favorable action.

Respectfully Submitted,

John W. Burley  
Clerk of Committees





C0166-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** April 22, 2024

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**Agenda Item:**

An order requesting the confirmation of the appointment of Matt Lattanzi to the position of Executive Director of Planning and Development for a term ending January 5, 2026.

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria, Jr.**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

April 17, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section IV(F)(I)(a) of the City of Everett Administrative Code, I hereby-appoint, subject to confirmation by the City Council, Matt Lattanzi to the position of Executive Director of Planning and Development for a term ending January 5, 2026.

I am submitting for your approval an appointment for a term with an expiration date to coincide with the last date of my current term in office.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



April 17, 2024  
*City of Everett, Massachusetts*  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robet Van Campen, as President

**Bill Number:** Be it  
**Bill Type: Order** Ordered: BY THE CITY COUNCIL OF THE CITY OF  
EVERETT,

I hereby appoint, in accordance with Section 3-3 of the City Charter and Section IV(F)(I)(a) of the City of Everett Administrative Code, subject to confirmation by the City Council, Matt Lattanzi to the position of Executive Director of Planning and Development for a term ending January 5, 2026.

#6-C0166-24

Legislative Affairs & Election Committee  
May 6, 2024

The Committee on Legislative Affairs & Elections met on Monday, May 6, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Stephanie Martins, Katy Rogers and Robert Van Campen, as ex-officio.

The Committee considered an Appointment offered by Councilor Robert Van Campen, as President: an Order requesting the confirmation of the appointment of Matt Lattanzi to the position of Executive Director of Planning and Development to a term ending January 5, 2026

Executive Director of Planning and Development Matt Lattanzi was invited but was unable to attend due to being away on vacation.

Councilor Van Campen requested that the appointment of Matt Lattanzi be granted further time so he could be present at a future meeting.

The Committee voted: to grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

#3- C0166-24

Legislative Affairs & Election Committee  
May 20, 2024

The Committee on Legislative Affairs & Elections met on Monday, May 20, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Stephanie Martins, Katy Rogers and Robert Van Campen, as ex-officio.

The Committee considered an Appointment offered by Councilor Robert Van Campen, as President: An Order requesting the confirmation of the appointment of Matt Lattanzi to the position of Executive Director of Planning and Development to a term ending January 5, 2026

Matt Lattanzi, Executive Director of Planning and Development was also present.

Mr. Lattanzi informed the Committee that he was a 2018 Boston College Law graduate with concentration studies on land use, zoning and environmental issues. He noted that he has been a Planning Board Administrator from 2018 to present and took over as Acting Director of Planning and Development from 2020 to 2022 and became the permanent Director from 2022 to present. He provided a copy of his resume to the Committee which outlined his professional experience in Planning and Development. Councilor Van Campen remarked that Mr. Lattanzi was quite passionate about the job that he does for the City.

The Committee voted: to report back to the City Council with a recommendation for Favorable action.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0202-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** May 13, 2024

---

**Agenda Item:**

An order proposing an amendment to the city's Administrative Code to create and codify an Active Transportation Advisory Committee in the City of Everett

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

May 8, 2024

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

**RE: Proposed Amendment to the Administrative Code for the Creation and Codification of An Active Transportation Advisory Committee**

Dear Honorable Members:

I am submitting for your consideration a proposed amendment to the Administrative Code for the creation and codification of an Active Transportation Advisory Committee in Everett.

The mission statement for the Committee is as follows:

“The Everett Active Transportation Advisory Committee is dedicated to promoting walking, biking and taking public transportation, improving the quality and effectiveness of the pedestrian, bicycle and transit experience, and promoting policies and programs supportive of walking, biking, and public transportation in the City of Everett.”

The Active Transportation Advisory Committee is an opportunity for Everett residents to provide feedback on the public realm that they interact with on a daily basis. Many of our most-vulnerable road users, including elderly, low-income, disabled, and youth (who walk to school at a rate of 60%), face

challenges navigating our transportation system everyday whether on foot, bike, or bus. This Committee gives those residents a voice to discuss the challenges they face and to make non-binding recommendations to City staff that could aid in addressing those challenges.

This Committee comes at no cost to the City and only has the power to make recommendations. The Committee will be staffed by a member of the Planning Department whose duties include, but are not limited to, “organizing logistics for meeting rooms and other meeting needs, posting information publicly to meet Massachusetts Open Meeting Law requirements, keeping Committee members up-to-date on City activities related to pedestrian, bike and transit issues, and organizing meetings with other City staff as needed.”

Eric Molinari with our Transportation and Mobility Department is happy to address any questions you may have regarding this proposal and may be reached at [Eric.Molinari@ci.everett.ma.us](mailto:Eric.Molinari@ci.everett.ma.us)

I recommend favorable action on this matter.

Respectfully submitted,



Carlo DeMaria  
Mayor





May 8, 2024  
*City of Everett, Massachusetts*  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
**Councilor Robert Van Campen, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

In accordance with the provisions of Article 5 of the City Charter and the Administrative Code of the City of Everett the City Council hereby amends the code to add the following new provisions as follows:

**ARTICLE I. PURPOSE, MISSION, & PRINCIPLES**

Section I. Purpose

These bylaws are intended to create a framework for the operation of the Everett Active Transportation Advisory Committee, (the “Committee”). These bylaws define the Committee’s mission and principles, areas of work, meeting procedures, member roles and responsibilities, and officer election procedures and duties.

Section II. Mission Statement

The Everett Active Transportation Advisory Committee is dedicated to promoting walking, biking and taking public transportation, improving the quality and effectiveness of the pedestrian, bicycle and transit experience, and promoting policies and programs supportive of walking, biking and public transportation in the City of Everett.

Section III. Principles

The work of the Committee shall be dedicated to the following core principles:

- i. Improving and expanding access to, and the accessibility of, walking, biking and public transportation
- ii. Increasing safety for all modes of transportation, particularly for pedestrians, cyclists and transit users

- iii. Promoting and encouraging walking, biking, and taking transit as modes of transportation
- iv. Making walking, biking, and taking transit a more pleasant experience
- v. Evaluating and improving the performance of pedestrian, bike and public transportation systems
- vi. Advocating for fair and equitable transit fares, and for the incorporation of an equity lens in all decisions made about pedestrian, bike, and public transportation systems.
- vii. Increasing the sustainability of pedestrian, bike, and public transportation systems

## **ARTICLE II. COMMITTEE WORK**

### Section I. Essential Elements of Committee Work

The work of the Committee shall include the following essential elements of a walkable and transit friendly community:

- i. Equity and Accessibility
- ii. Evaluation and Planning
- iii. Engineering
- iv. Education and Encouragement

### Section II. Subcommittees

Committee members may form subcommittees to complete tasks outside of regular monthly meetings. Subcommittees may not comprise of more than half the number of committee members and may not reach quorum during their meetings. Subcommittees shall regularly report back to the full committee on their meetings. All deliberation and decisions on issues related to subcommittees' work will occur during the regular monthly meetings of the full committee.

## **ARTICLE III. MEMBER ROLES AND RESPONSIBILITIES**

### Section I. Membership

The Committee will include no more than 11 community representatives who either live or work in Everett and take an active interest in pedestrian, bike and transit issues in Everett. The Committee shall solicit applications for membership and submit their recommendations for appointment to the Mayor.

Membership eligibility shall be in conformance with section II. (A)(III)(b) of the city of Everett Administrative code

Section II. Member Terms

Members will be appointed for one year terms. Terms are renewable at the discretion of the Mayor. Any vacancy shall be filled by appointment by the mayor for the balance of the unexpired term, taking into account any recommendations for appointment provided by the Committee. The City Clerk will swear-in members upon their appointment and upon any renewal of their appointment.

Section III. Member Participation Standards

Members' involvement in the Committee shall include the following, at minimum:

- i. Attendance at least eight monthly meetings per year
- ii. Regular participation as Acting Secretary to record meeting minutes
- iii. Participation in at least one tabling event per year or otherwise volunteer to assist with a Committee event, should such events occur

Section IV. Ex-officio Members

One ex-officio member from the Department of Transportation and Mobility (DTM) shall be included on the Committee. The Committee may designate additional ex-officio members by amendment to these bylaws. Ex-officio members are encouraged to attend at least four monthly Committee meeting per year to coordinate with Committee members on relevant issues and to be available as needed throughout the year to respond to requests by the Committee members.

Section V. DTM Staff Support

The Department of Transportation and Mobility (DTM) ex-officio member shall facilitate Committee activities by maintaining connections between city staff and the Committee members. The DTM ex-officio member's responsibilities shall include but are not limited to: organizing logistics for meeting rooms and other meeting needs, posting information publicly to meet Massachusetts Open Meeting Law requirements, keeping Committee members up-to-date on City activities related to pedestrian, bike and transit issues, and organizing meetings with other City staff as needed.

**ARTICLE IV. OFFICER ELECTIONS AND RESPONSIBILITIES**

Section I. Officers

Members will annually elect three officers by majority of the quorum: the Chairperson, the Vice-chair, and the Secretary.

Section II. Officers Roles and Responsibilities

i. Chairperson

- a. The Chairperson is the primary representative of the Committee and is responsible for facilitating meetings, organizing a committee work program and subcommittees, managing external relationships with the public and City staff, and overseeing communications from the Committee, including the writing and signing of official Committee correspondence.
- b. The Chairperson, in collaboration with the Vice-chair, shall prepare the meeting agenda for the monthly Committee meeting and send it to the DTM ex-officio member at least one week prior to the meeting for public posting.
- c. The Chairperson shall run Committee meetings following Robert's Rules of Order and is expected to review and edit draft meeting minutes, the Annual Report, and other Committee documents.

ii. Vice-chair

- a. The Vice-chair shall regularly coordinate with and assist the Chairperson in fulfilling their duties and shall be prepared to take over the Chairperson's duties in the event that the Chairperson is not present.
- b. The Vice-chair is be expected to make considerable contributions to the Committee, taking on substantial roles and responsibilities, as agreed upon between the Chair and Vice-chair.
- c. The Vice-chair shall also assist in the reviewing and editing the draft meeting minutes, the Annual Report, and other Committee documents.

iii. Secretary

- a. The Secretary shall be ultimately responsible for draft meeting minutes and attendance records. These duties may be designated to an Active Secretary, as detailed in Section II.iii.b.
- b. The Secretary shall organize an Acting Secretary schedule, whereby members of the Committee will take turns recording meeting minutes, maintaining a record of members, guests, and ex-officio members in attendance, and reviewing/editing draft minutes. The Secretary shall ensure that Acting Secretaries fulfill their duties and will help to review and edit draft minutes.
- c. The Secretary shall fulfill administrative and communications duties, such as helping to maintain a web and social media presence, maintaining and updating the calendar of events, and helping to manage the creation of the Annual Report.
- d. The Secretary shall be prepared to run meetings in the event that the Chairperson or Vice-chair are not present.

**ARTICLE V. ADDITIONAL COMMITTEE  
PROCEDURE**

Section I. Meeting Procedures

Monthly Committee meetings shall be held following the Massachusetts Open Meeting Laws and Robert's Rules of Order. Meeting times and locations can be changed subject to Committee member approval by majority of the quorum. Monthly meetings cannot take place without a quorum, defined as a simple majority of Committee members present in-person.

Section II. Voting

Voting may only occur at a regular monthly meeting when there is a quorum, defined as a simple majority of Committee members present in-person. Voting may not occur remotely or at a subcommittee meeting.

Section III. Annual Report

The Committee shall render to the Mayor and the City Council an Annual Report of its activities and recommendations.

Section IV. Communications with the Community

Members of the Committee may at times convey the Committee's views on particular matters to the wider community. The Committee may send communications that represent the Committees' interests or opinions. Such communications shall be approved by a majority vote of the Committee members and signed by the Chair of the Committee. Committee members are free to communicate their personal views to the public, the press, or to the government. In doing so, however, they must make it clear that they are not speaking for the Committee.

Section V. Compensation

The members of the Committee shall serve without compensation, but may be allowed expenses with the approval of the Mayor and subject to appropriation by the City Council.



**CITY COUNCIL .....No. C0202-24**

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDER PROPOSING AN AMENDMENT TO THE CITY’S ADMINISTRATIVE CODE TO CREATE AND CODIFY AN ACTIVE TRANSPORTATION ADVISORY COMMITTEE IN THE CITY OF EVERETT**

/s/Councilor Robert J. Van Campen, as President

**Be it Ordered, as follows:**

In accordance with the provisions of Article 5, Section 1 of the Everett City Charter and Section 1.C of the Administrative Code of the City of Everett, the Everett City Council hereby approves an amendment to the city’s Administrative Code. Said amendment, which establishes an Active Transportation Advisory Committee in the city, adds a new subsection U to Section III Multiple-Member Bodies of the city’s Administrative Code. The text of said amendment is listed below:

U. Active Transportation Advisory Committee  
(C0202-24)

I. Purpose, Mission & Principles

a. Purpose

These bylaws are intended to create a framework for the operation of the Everett Active Transportation Advisory Committee, (the “Committee”). These bylaws define the Committee’s mission and principles, areas of work, meeting procedures, member roles and responsibilities, and officer election procedures and duties.

b. Mission Statement

The Committee is dedicated to promoting walking, biking and taking public transportation, improving the quality and effectiveness of the pedestrian, bicycle and transit experience, and promoting policies and programs supportive of walking, biking and public transportation in the City of Everett.

c. Principles

The work of the Committee shall be dedicated to the following core principles:

1. Improving and expanding access to, and the accessibility of, walking, biking and public transportation;
2. Increasing safety for all modes of transportation, particularly for pedestrians, cyclists and transit users;
3. Promoting and encouraging walking, biking, and taking transit as modes of transportation;
4. Making walking, biking, and taking transit a more pleasant experience;
5. Evaluating and improving the performance of pedestrian, bike and public transportation systems;
6. Advocating for fair and equitable transit fares, and for the incorporation of an equity lens in all decisions made about pedestrian, bike, and public transportation systems; and
7. Increasing the sustainability of pedestrian, bike, and public transportation systems.

## II. Committee Work

### a. Essential Elements of Committee Work

1. The work of the Committee shall include the following essential elements of a walkable and transit friendly community;
  - a. Equity and Accessibility;
  - b. Evaluation and Planning;
  - c. Engineering; and
  - d. Education and Encouragement.

### b. Subcommittees

Committee members may form subcommittees to complete tasks outside of regular monthly meetings. Subcommittees may not comprise of more than half the number of committee members and may not reach quorum during their meetings. Subcommittees shall regularly report back to the full committee on their meetings. All deliberation and decisions on issues related to subcommittees' work will occur during the regular monthly meetings of the full committee.

## III. Member Roles and Responsibilities

### a. Membership



1. The Committee will include no more than eleven (11) community representatives who either live or work in Everett and take an active interest in pedestrian, bike and transit issues in Everett. The Committee shall solicit applications for membership and submit their recommendations for appointment to the Mayor.
2. Membership eligibility shall be in conformance with Section II. (A)(III)(b) of the City of Everett Administrative Code.

b. Member Terms

Members will be appointed for one (1) year terms. Terms are renewable at the discretion of the Mayor. Any vacancy shall be filled by appointment by the mayor for the balance of the unexpired term, taking into account any recommendations for appointment provided by the Committee. The City Clerk will swear-in members upon their appointment and upon any renewal of their appointment.

c. Member Participation Standards

Members' involvement in the Committee shall include the following, at minimum:

1. Attendance at least eight (8) monthly meetings per year;
2. Regular participation as Acting Secretary to record meeting minutes; and
3. Participation in at least one (1) tabling event per year or otherwise volunteer to assist with a Committee event, should such events occur.

d. Ex-officio Members

One (1) ex-officio member from the Department of Transportation and Mobility (DTM) shall be included on the Committee. The Committee may designate additional ex-officio members by amendment to these bylaws. Ex-officio members are encouraged to attend at least four (4) monthly Committee meeting per year to coordinate with Committee members on relevant issues and to be available as needed throughout the year to respond to requests by the Committee members.

e. DTM Staff Support

1. The Department of Transportation and Mobility (DTM) ex-officio member shall facilitate Committee activities by maintaining connections between city staff and the Committee members.
2. The DTM ex-officio member's responsibilities shall include but are not limited to:

- a. Organizing logistics for meeting rooms and other meeting needs;
- b. Posting information publicly to meet Massachusetts Open Meeting Law requirements;
- c. Keeping committee members up-to-date on city activities related to pedestrian;
- d. Bike and transit issues, and
- e. Organizing meetings with other city staff as needed.

IV. Officer Elections and Responsibilities

a. Officers

Members will annually elect three (3) officers by majority of the quorum: the Chairperson, the Vice-chair, and the Secretary.

b. Officers Roles and Responsibilities

1. Chairperson

- a. The Chairperson is the primary representative of the Committee and is responsible for facilitating meetings, organizing a committee work program and subcommittees, managing external relationships with the public and City staff, and overseeing communications from the Committee, including the writing and signing of official Committee correspondence.
- b. The Chairperson, in collaboration with the Vice-chair, shall prepare the meeting agenda for the monthly Committee meeting and send it to the DTM ex-officio member at least one week prior to the meeting for public posting.
- c. The Chairperson shall run Committee meetings following Robert's Rules of Order and is expected to review and edit draft meeting minutes, the Annual Report, and other Committee documents.

2. Vice-chair

- a. The Vice-chair shall regularly coordinate with and assist the Chairperson in fulfilling their duties and shall be prepared to take over the Chairperson's duties in the event that the Chairperson is not present.
- b. The Vice-chair is expected to make considerable contributions to the Committee, taking on substantial roles

and responsibilities, as agreed upon between the Chair and Vice-chair.

- c. The Vice-chair shall also assist in the reviewing and editing the draft meeting minutes, the Annual Report and other Committee documents.

3. Secretary

- a. The Secretary shall be ultimately responsible for draft meeting minutes and attendance records. These duties may be designated to an Active Secretary, as detailed in the following subsection.
- b. The Secretary shall organize an Acting Secretary schedule, whereby members of the Committee will take turns recording meeting minutes, maintaining a record of members, guests, and ex-officio members in attendance, and reviewing/editing draft minutes. The Secretary shall ensure that Acting Secretaries fulfill their duties and will help to review and edit draft minutes.
- c. The Secretary shall fulfill administrative and communications duties, such as helping to maintain a web and social media presence, maintaining and updating the calendar of events, and helping to manage the creation of the Annual Report.
- d. The Secretary shall be prepared to run meetings in the event that the Chairperson or Vice-chair are not present.

V. Additional Committee Procedure

a. Meeting Procedures

Monthly Committee meetings shall be held following the Massachusetts Open Meeting Laws and Robert's Rules of Order. Meeting times and locations can be changed subject to Committee member approval by majority of the quorum. Monthly meetings cannot take place without a quorum, defined as a simple majority of Committee members present in-person.

b. Voting

Voting may only occur at a regular monthly meeting when there is a quorum, defined as a simple majority of Committee members present in-person. Voting may not occur remotely or at a subcommittee meeting.

c. Annual Report

The Committee shall render to the Mayor and the City Council an Annual Report of its activities and recommendations.

d. Communications with the Community

Members of the Committee may at times convey the Committee's views on particular matters to the wider community. The Committee may send communications that represent the Committees' interests or opinions. Such communications shall be approved by a majority vote of the Committee members and signed by the Chair of the Committee. Committee members are free to communicate their personal views to the public, the press, or to the government. In doing so, however, they must make it clear that they are not speaking for the Committee.

e. Compensation

The members of the Committee shall serve without compensation, but may be allowed expenses with the approval of the Mayor and subject to appropriation by the City Council.

A true copy attest



A handwritten signature in black ink that reads "Sergio Cornelio".

Sergio Cornelio, City Clerk

#6- C0202-24

Legislative Affairs & Election Committee  
May 20, 2024

The Committee on Legislative Affairs & Elections met on Monday, May 20, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Stephanie Martins, Katy Rogers and Robert Van Campen, as ex-officio.

The Committee considered an Order offered by Councilors Robert Van Campen, as President: An Order proposing an amendment to the City's Administrative Code to create and codify an Active Transportation Advisory Committee in the City of Everett.

Mayors Chief of Staff Erin Deveney and Eric Molinari, Transportation Planner were also present.

Councilor Smith remarked that she wanted to make sure that people appointed will show up to these meetings and Ms. Deveney assured her that the proposal calls for a significant membership that would keep things moving. Ms. Deveney explained that the reason that they didn't provide a stipend to the appointed members is because the City Council voted against stipends for a cemetery committee at a previous meeting. Councilor Smith asked if the public will be allowed to comment at these meetings and Ms. Deveney responded that this is a public meeting with Robert's Rules of Order and a dedicated forum for the public on alternate modes of transportation. Mr. Molinari informed the Committee that he already had 14 names of people who want to become a member with limited outreach. Councilor Martins mentioned that she would be open to a stipend and noted that she likes the one year term. Councilor Rogers stated that as of right now she would be opposed to a stipend. Ms. Deveney acknowledged that the City of Everett is a densely populated community and would encourage people to participate in discussions on multi- mode ways to move around the community. Councilor Van Campen agreed and asked what the difference was between the Transportation Demand Management Committee versus this new Transportation Advisory Committee and Mr. Molinari responded that the TDM Committee is a private entity that works with new developments while the new Committee is separate from that and involves resident related transportation discussions. Councilor Van Campen asked if the new Committee was modeled after other communities and Mr. Molinari responded that it was and mentioned the communities of Arlington, Cambridge, Medford and Somerville.

The Committee voted: to report back to the City Council with a recommendation of Favorable action.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0199-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** May 13, 2024

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**Agenda Item:**

An order requesting approval to appropriate \$100,000 from General Fund Budgetary Fund Balance (Free Cash) to the Human Resource Employee buyback and other expenditure account. This appropriation is necessary to pay employee benefits due employees upon separation from the City

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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May 8, 2024

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$100,000 from General Fund Budgetary Fund Balance (Free Cash) to the Human Resource Employee buyback and other expenditure account. This appropriation is necessary to pay employee benefits due employees upon separation from the City.

The balance in General Fund Free Cash is \$6,664,346.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



May 8, 2024

# City of Everett, Massachusetts CITY COUNCIL

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

That the sum of \$100,000 be appropriated from the General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Employee buyback and other expenditure account.

This appropriation is necessary to pay employee benefits due employees upon separation from the City.





C0032-24

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**To:** Mayor and City Council

**From:** Robert J. Van Campen

**Date:** January 22, 2024

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**Agenda Item:**

An ordinance amending the parking requirements, use regulations and dimensional standards of Section 30 "Lower Broadway Economic Development District (LBEDD)" of the City of Everett Zoning Ordinance

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

---

January 16, 2024

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

Please find attached an ordinance to amend Section 30 (“Lower Broadway Economic Development District”), of the City of Everett’s Zoning Ordinance in the following two ways:

1. To amend Section G.1: “Table of Parking Requirements,” in the following manner:
  - a. Use: Industrial. Amending by deleting Minimum Required Parking “1 per usable SF” and insert “1 per 1,000 SF of GSF”
2. To amend Section E.2.b “Notes to table of Use Regulation” in the following manner:
  - a. 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.”
3. To amend Section F.1: “Table of Dimensional Standards,” in the following manner:
  - a. 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.”

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



January 16, 2024

# City of Everett, Massachusetts CITY COUNCIL

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type:**  
**Ordinance**

Be it  
Ordained: BY City Council OF THE CITY OF EVERETT, as follows:

to amend Section 30 (“Lower Broadway Economic Development District”), of the City of Everett’s Zoning Ordinance in the following three ways:

1. To amend Section G.1: “Table of Parking Requirements,” in the following manner:
  - a. Use: Industrial. Amending by deleting Minimum Required Parking “1 per usable SF” and insert “1 per 1,000 SF of GSF”
2. To amend Section E.2.b “Notes to table of Use Regulation” in the following manner:
  - a. 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.”
3. 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.”

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

## 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

February 6, 2024

Michael Mangan  
Office of the City Council  
484 Broadway, Room 38  
Everett, MA 02149

### **RE: Zoning Amendment Recommendations of the Planning Board to City Council**

Mr. Mangan,

Below, please find two (3) separate pieces which have been voted upon by the Planning Board, referred now to the Everett City Council for introduction at the Council's February 12, 2024 City Council Regular Meeting.

#### **(1) Section 30 (“Lower Broadway Economic Development District”) Subsection G.1 of the City of Everett Zoning Ordinance**

During the February 5, 2024 meeting of the City of Everett Planning Board, a motion was made and seconded for **Favorable Recommendation** to amend Section 30, Subsection G.1 in the following manner:

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”

All members were in favor to refer the matter to the City Council with **Favorable Recommendation** (4-0 vote).

**(2) Section 30 (“Lower Broadway Economic Development District”) Subsection E.2.b (“Notes to Table of Use Regulation”) of the City of Everett Zoning Ordinance**

During the February 5, 2024 meeting of the City of Everett Planning Board, a motion was made and seconded for **Continuance for Further Consideration** to amend Section 30, Subsection G.1 in the following manner:

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.”

All members were in favor to **Continue the Public Hearing on the Proposed Amendment for Further Consideration** (4-0 vote). In doing so, this portion of the Proposed Zoning Amendment has *not* been referred out to the City Council and will be continued at the March 4, 2024 Planning Board meeting.

**(3) Section 30 (“Lower Broadway Economic Development District”) Subsection F.1 (“Table of Dimensional Standards”) of the City of Everett Zoning Ordinance**

During the February 5, 2024 meeting of the City of Everett Planning Board, a motion was made and seconded for **Favorable Recommendation** to amend Section 30, Subsection F.1 in the following manner:

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.”

All members were in favor to refer the matter to the City Council with **Favorable Recommendation** (4-0 vote).

Respectfully Submitted,

Matt Lattanzi, Esq.  
Director, Planning & Development

cc: Sergio Cornelio, City Clerk  
David Flood, Legislative Research Analyst  
Colleen Mejia, Esq., City Solicitor

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

## 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

April 3, 2024

Michael Mangan  
Office of the City Council  
484 Broadway, Room 38  
Everett, MA 02149

### **RE: Zoning Amendment Recommendations of the Planning Board to City Council**

Mr. Mangan,

Below, please find three (3) separate pieces which have been voted upon by the Planning Board, referred now to the Everett City Council for presentation at the Council’s April 8<sup>th</sup>, 2024 City Council Regular Meeting.

#### **(1) Section 30 (“Lower Broadway Economic Development District”) Subsection G.1 of the City of Everett Zoning Ordinance**

During the February 5, 2024 meeting of the City of Everett Planning Board, a motion was made and seconded for **Favorable Recommendation** to amend Section 30, Subsection G.1 in the following manner:

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”

All members were in favor to refer the matter to the City Council with **Favorable Recommendation** (4-0 vote).

**(2) Section 30 (“Lower Broadway Economic Development District”) Subsection E.2.b (“Notes to Table of Use Regulation”) of the City of Everett Zoning Ordinance**

During the April 1, 2024 meeting of the City of Everett Planning Board, a motion was made and seconded for **Favorable Recommendation** to amend Section 30, Subsection G.1 in the following manner:

To amend Section E.2.b “Notes to table of Use Regulation” by adding the following underlined language:

Multi-Family Residential Use may be permitted by special permit in the LB-C and LB-E Sub-districts only if it is located within a Mixed-Use Development Project, and provided that:

- i. residential units may not comprise more than fifty percent (50%) of the gross floor area (excluding parking) of the first story of any such Development Project; common amenities, rental and administrative offices and similar uses customarily accessory to multi-family residential use shall not count toward this limit; and
- ii. the first story of each structure containing residential units shall contain one or more commercial uses comprising an area of at least twenty (20) square feet for each residential unit contained within the structure. Such uses may include any of the uses listed as permitted under the “Commercial” category in Appendix A to this Section 30, Table of Use Regulations.

All members were in favor to refer the matter to the City Council with **Favorable Recommendation** (5-0 vote).

**(3) Section 30 (“Lower Broadway Economic Development District”) Subsection F.1 (“Table of Dimensional Standards”) of the City of Everett Zoning Ordinance**

During the February 5, 2024 meeting of the City of Everett Planning Board, a motion was made and seconded for **Favorable Recommendation** to amend Section 30, Subsection F.1 in the following manner:

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.”

All members were in favor to refer the matter to the City Council with **Favorable Recommendation** (4-0 vote).

Respectfully Submitted,

Matt Lattanzi, Esq.  
Director, Planning & Development

cc: Sergio Cornelio, City Clerk  
David Flood, Legislative Research Analyst  
Colleen Mejia, Esq., City Solicitor

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF  
EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED: MM/DD/2024

DATE OF PROPOSED ORDAINMENT: MM/DD/2024



**CITY COUNCIL..... No. C0032-24**

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDINANCE AMENDING THE PARKING REQUIREMENTS, USE  
REGULATIONS AND DIMENSIONAL STANDARDS OF SECTION 30 “LOWER  
BROADWAY ECONOMIC DEVELOPMENT DISTRICT (LBEDD)” OF THE CITY OF  
EVERETT ZONING ORDINANCE**

Councilor /s/ Robert J. Van Campen, as President

**Whereas:** The purpose of this ordinance is to amend Section 30, “Lower Broadway Economic Development District (LBEDD)”, of the City of Everett Zoning Ordinance”; and

**Whereas:** Section 12 of the City of Everett Zoning Ordinance enables the City Council to “...amend, supplement, or change these [Zoning] regulations or districts as provided by statute”; and

**Whereas:** By amending the allowed parking in the LBEDD and the multifamily density and required non-residential component allowed for certain parcels with the LBEDD, the City of Everett can better align future development with the City’s vision of highest and best uses.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Appendix A, Section 30 of the Revised Ordinances of the City of Everett is hereby amended as follows:

Sub-section (e)(2)b. “Notes to Table of Use Regulation - Allowance for Multi-Family in Commercial and Employment Sub-Districts” shall be amended in the following manner:

The following sentence shall be added as the last sentence in the sub-section:

“Except that on any lot in the Employment Subdistrict which is larger than two (2) 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 ten (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.”;

Sub-section (f)(1): “Table of Dimensional Standards,” shall be amended in the following manner:

Res. Density. Min. Lot Area per Dwelling Unit, Employment Zoning Sub-Districts shall be amended by adding a footnote (e) to the Min. Lot Area per Dwelling Unit by Special Permit: table entry as follows: “2,000 (e)”

Sub-section (f)(2)e. “Notes to Table of Dimensional Standards” shall be added as the last note in the list of notes as follows:

“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.”;

Sub-section (g)(1): “Table of Parking Requirements,” shall be amended in the following manner:

Use: “Industrial” shall be amended by deleting the existing table entry for Minimum Required Parking “1 per usable SF” and replacing it with the following new table entry “1 per 1,000 SF of GSF”

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.

A true copy attest



A handwritten signature in black ink that reads "Sergio Cornelio". The signature is written in a cursive style.

Sergio Cornelio, City Clerk

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF  
EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED: MM/DD/2024

DATE OF PROPOSED ORDAINMENT: MM/DD/2024



**CITY COUNCIL..... No. C0032-24**

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDINANCE AMENDING THE PARKING REQUIREMENTS, USE  
REGULATIONS AND DIMENSIONAL STANDARDS OF SECTION 30 “LOWER  
BROADWAY ECONOMIC DEVELOPMENT DISTRICT (LBEDD)” OF THE CITY OF  
EVERETT ZONING ORDINANCE**

Councilor /s/ Robert J. Van Campen, as President

**Whereas:** The purpose of this ordinance is to amend Section 30, “Lower Broadway Economic Development District (LBEDD)”, of the City of Everett Zoning Ordinance”; and

**Whereas:** Section 12 of the City of Everett Zoning Ordinance enables the City Council to “...amend, supplement, or change these [Zoning] regulations or districts as provided by statute”; and

**Whereas:** By amending the allowed parking in the LBEDD and the multifamily density and required non-residential component allowed for certain parcels with the LBEDD, the City of Everett can better align future development with the City’s vision of highest and best uses.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Appendix A, Section 30 of the Revised Ordinances of the City of Everett is hereby amended as follows:

Sub-section (e)(2)b. “Notes to Table of Use Regulation - Allowance for Multi-Family in Commercial and Employment Sub-Districts” shall be amended in the following manner:

Sub-section (e)(2)b. shall be amended to delete the phrase “the first level of any such Development Project is, with the exception of access to such Multi-Family Use, comprised entirely of one or more non-residential use(s).” and replacing it with the character “:.”;

Sub-section (e)(2)b. shall be further amended to add two new subsections that shall be inserted immediately following said sub-section:

1. Residential units may not comprise more than fifty percent (50%) of the gross floor area (excluding parking) of the first story of any such development project; common amenities, rental and administrative offices and similar uses customarily accessory to multi-family residential use shall not count toward this limit; and  
(C0032-24)
2. The first story of each structure containing residential units shall contain one (1) or more commercial uses comprising an area of at least twenty (20) square feet for each residential unit contained within the structure. Such uses may include any of the uses listed as permitted under the “Commercial” category in Appendix A to this Section 30, Table of Use Regulations.  
(C0032-24)

Sub-section (f)(1): “Table of Dimensional Standards,” shall be amended in the following manner:

Res. Density. Min. Lot Area per Dwelling Unit, Employment Zoning Sub-Districts shall be amended by adding a footnote (e) to the Min. Lot Area per Dwelling Unit by Special Permit: table entry as follows: “2,000 (e)”

Sub-section (f)(2)e. “Notes to Table of Dimensional Standards” shall be added as the last note in the list of notes as follows:

“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.”;  
(C0032-24)

Sub-section (g)(1): “Table of Parking Requirements,” shall be amended in the following manner:

Use: “Industrial” shall be amended by deleting the existing table entry for Minimum Required Parking “1 per usable SF” and replacing it with the following new table entry “1 per 1,000 SF of GSF”

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.

A true copy attest



Sergio Cornelio, City Clerk

#1-C0032-24

Legislative Affairs & Election Committee  
May 6, 2024

The Committee on Legislative Affairs & Elections met on Monday, May 6, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Stephanie Martins, Katy Rogers and Robert Van Campen, as ex-officio.

The Committee considered an Ordinance offered by Robert Van Campen, as President: An Ordinance amending the parking requirements, use regulations and dimensional standards of Section 30 “Lower Broadway Economic Development District (LBEDD)” of the City of Everett Zoning Ordinance.

Attorney Jonathan Silverstein the City’s legal Counsel was also present.

Attorney Silverstein explained that the proposed amendment was to address a typographical error as well as to provide a stop gap measure in the industrial zoning area which was previously occupied by the Exxon site. The proposal addresses parking as it requires non-residential use on the first level of any development project until the new rezoning proposal is submitted for approval this Fall. He noted that this will help protect the city until the Exxon industrial site can be rezoned.

The Committee voted: to report back to the City Council with a recommendation for Favorable action.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

**LEGAL NOTICE**

**CITY OF EVERETT**



**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. These include amending the allowed parking in the Lower Broadway Economic Development District (LBEDD) and the multifamily density and required non-residential component allowed for certain parcels within the LBEDD. With the adoption of these amendments, the City of Everett can better align future development with the city's vision of highest and best uses.

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](mailto:Michael.Mangan@ci.everett.ma.us) or 617-394-2237.

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

January 10, 2024

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED: 05/13/2024

DATE OF PROPOSED ORDAINMENT: 05/28/2024



**CITY COUNCIL..... No. C0032-24**

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDINANCE AMENDING THE PARKING REQUIREMENTS, USE REGULATIONS AND DIMENSIONAL STANDARDS OF SECTION 30 “LOWER BROADWAY ECONOMIC DEVELOPMENT DISTRICT (LBEDD)” OF THE CITY OF EVERETT ZONING ORDINANCE**

Councilor /s/ Robert J. Van Campen, as President

**Whereas:** The purpose of this ordinance is to amend Section 30, “Lower Broadway Economic Development District (LBEDD)”, of the City of Everett Zoning Ordinance”; and

**Whereas:** Section 12 of the City of Everett Zoning Ordinance enables the City Council to “...amend, supplement, or change these [Zoning] regulations or districts as provided by statute”; and

**Whereas:** By amending the allowed parking in the LBEDD and the multifamily density and required non-residential component allowed for certain parcels with the LBEDD, the City of Everett can better align future development with the City’s vision of highest and best uses.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

A full copy of the proposed Ordinance shall be located at the City Clerk’s Office for public inspection. A full copy of the proposed ordinance and supporting documentation may also be found on pages 68 thru 81 of the agenda packet for the May 13, 2024 regular meeting of the City Council which can be found at the following link: <https://cityofeverett.com/wp-content/uploads/2024/05/05-13-2024-City-Council.pdf>. The version of the ordinance being considered for passage is located on pages 79 and 80.

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.

A true copy attest



Sergio Cornelio, City Clerk





C0103-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

---

**Agenda Item:**

That the Planning Department provide a brief presentation to the City Council on the scope of the ongoing Zoning Re-Codification work that was initiated in mid-2023

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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February 26, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I would like to respectfully request the opportunity for the Planning Department to provide a brief presentation to the City Council on the scope of the ongoing Zoning Re-Codification work that was initiated in mid-2023.

Thank you for your consideration of this offer.

Respectfully submitted,

Carlo DeMaria  
Mayor



# EVERETT

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## **Recodification kickoff presentation to City Council**

March 11, 2024



1

## About the Recodification

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2

## A Vision for Everett

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3

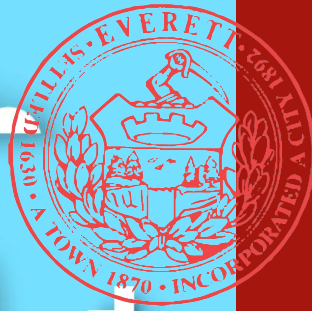
## Zoning Code Audit

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4

## Next Steps

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# About the Recodification

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## High level outcomes

- Complete rewrite of the Zoning ordinance
- New zoning map

# Recodification Team



Stantec

**Architecture**  
**Visioning**  
**Stormwater**  
**Sustainability**  
**Mobility**

CommunityScale

**Zoning code**  
**Zoning map**  
**Project management**

BBHS Law

**Zoning code**  
**Approval processes**

# Recodification Goals

## Match the vision

Create regulatory conditions that enable the development of a vibrant, walkable, mixed-use, resilient, sustainable, and livable city.

## Modernized

Modernize the zoning code for ease of use and application

## Stop “zoning by variance”

Including reducing the number of variances required

## Tailored to the city

Update the zoning map, uses, and dimensions to be more tailored to the vision of the city, including specificity on a district-by-district basis

# Recodification Timeline

**2023**

Audit of existing zoning code

**March 2024**

Kickoff zoning recodification with City Council

**April 2024**

Complete draft of proposed zoning

**Summer 2024**

Administrative review of proposed zoning

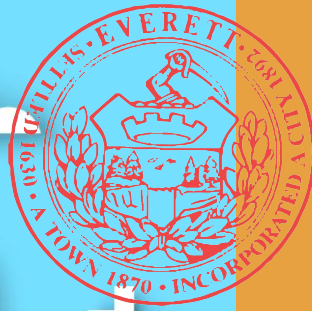
**Fall 2024**

Public review of proposed zoning

**December 2024**

Adoption of proposed zoning





# A Vision for Everett

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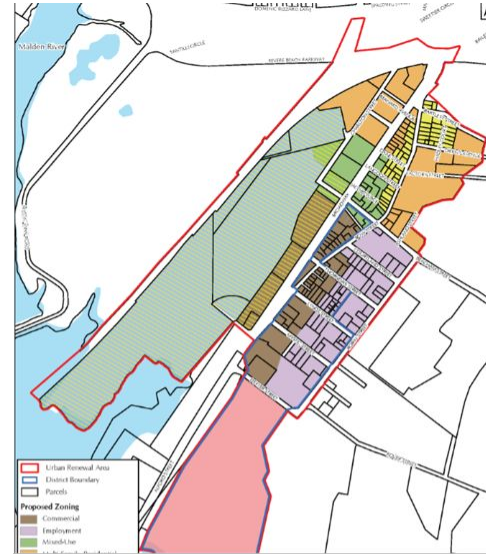
Consolidation of existing neighborhood plans  
and approved projects to inform the rezoning  
process

# The Vision



YES, HERE!

# Neighborhood plans

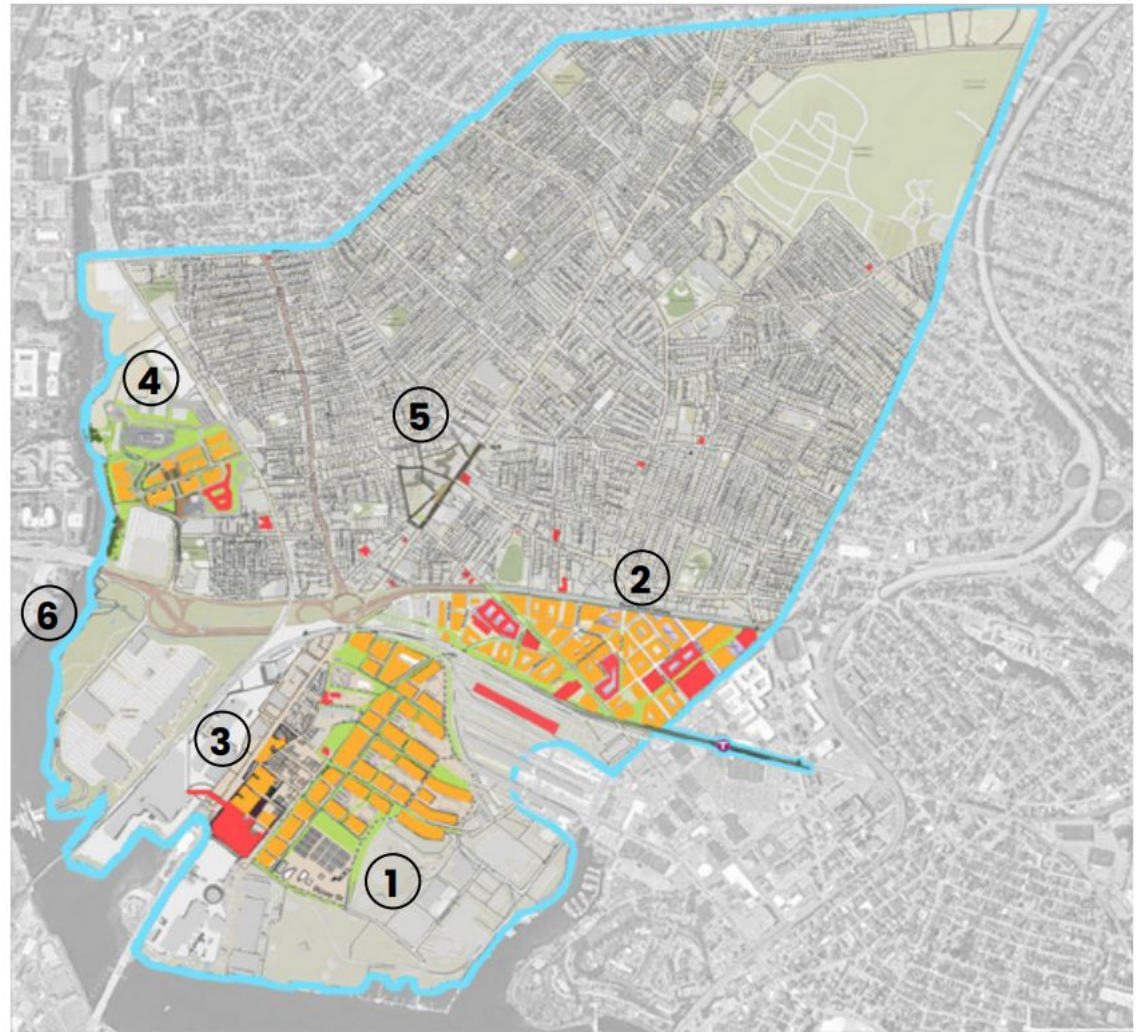


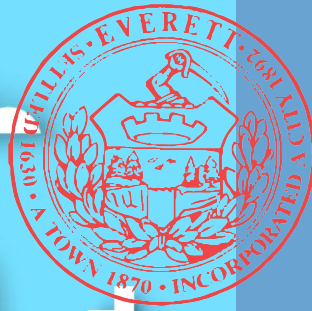
# Approved projects



# Neighborhood plans & approved projects

- ① Industrial Area Plan (2023)
- ② Commercial Triangle (2021)
- ③ Lower Broadway Urban Renewal Plan (amended 2021)
- ④ Riverfront Master Plan (2021)
- ⑤ Everett Square Urban Renewal Plan (2018)
- ⑥ Malden River Greenway Plan (2017)





# Zoning Code Audit

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Everett staff, Stantec, CommunityScale, and BBHS Law (Blatman, Bobrowski, Haverty & Silverstein, LLC) went through the existing zoning line-by-line over the course of twelve hour-long sessions in 2023. During the sessions, the team tracked changes on the code and made notes for issues to address. The team also interviewed other stakeholders on specific issues, including stormwater.

Compliance with the MBTA Communities law is being handled separately from this effort.

# Code Audit Major Issues

1

**Legacy language** needs to be updated, i.e. references to horse-drawn carriages

2

**Inconsistent definitions** throughout the code

3

**Districts referenced** that no longer exist and misnamed districts

4

**New and revised districts** to match expectations, i.e. Business District and Industrial District revisions

5

**Dimensional control issues**, including clarity around specific issues and not fitting the vision or existing land uses

6

**Inclusionary zoning** adjustment to better match the community, including number of units and income level

7

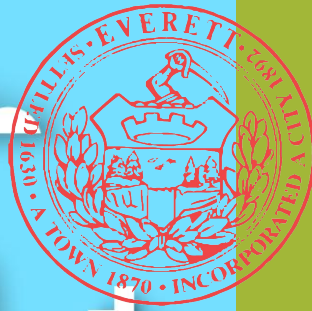
**Administration and approvals** add process for master planned projects (similar to Medford, Cambridge, Somerville, Boston), fix violations fee and other issues

# Proposed Zoning Outline

12 chapters instead of 34 chapters, tables for uses and dimensions

- |  |                                    |
|--|------------------------------------|
| 1. Purpose and authority                                 | 7. General regulations             |
| 2. Districts   | 8. Special regulations             |
| 3. Use regulations                                       | 9. Special residential regulations |
| 4. Dimensional requirements                              | 10. Special district regulations   |
| 5. Nonconforming uses and structures                     | 11. Administration and procedures  |
| 6. Transportation - combining off-street parking and TDM | 12. Definitions                    |





# Next Steps

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## Rewrite zoning with clarified language

- New definitions to reduce ambiguity
- Update district definitions and create new districts where needed
- Design regulations integration into site plan review
- Update use table and dimensional table

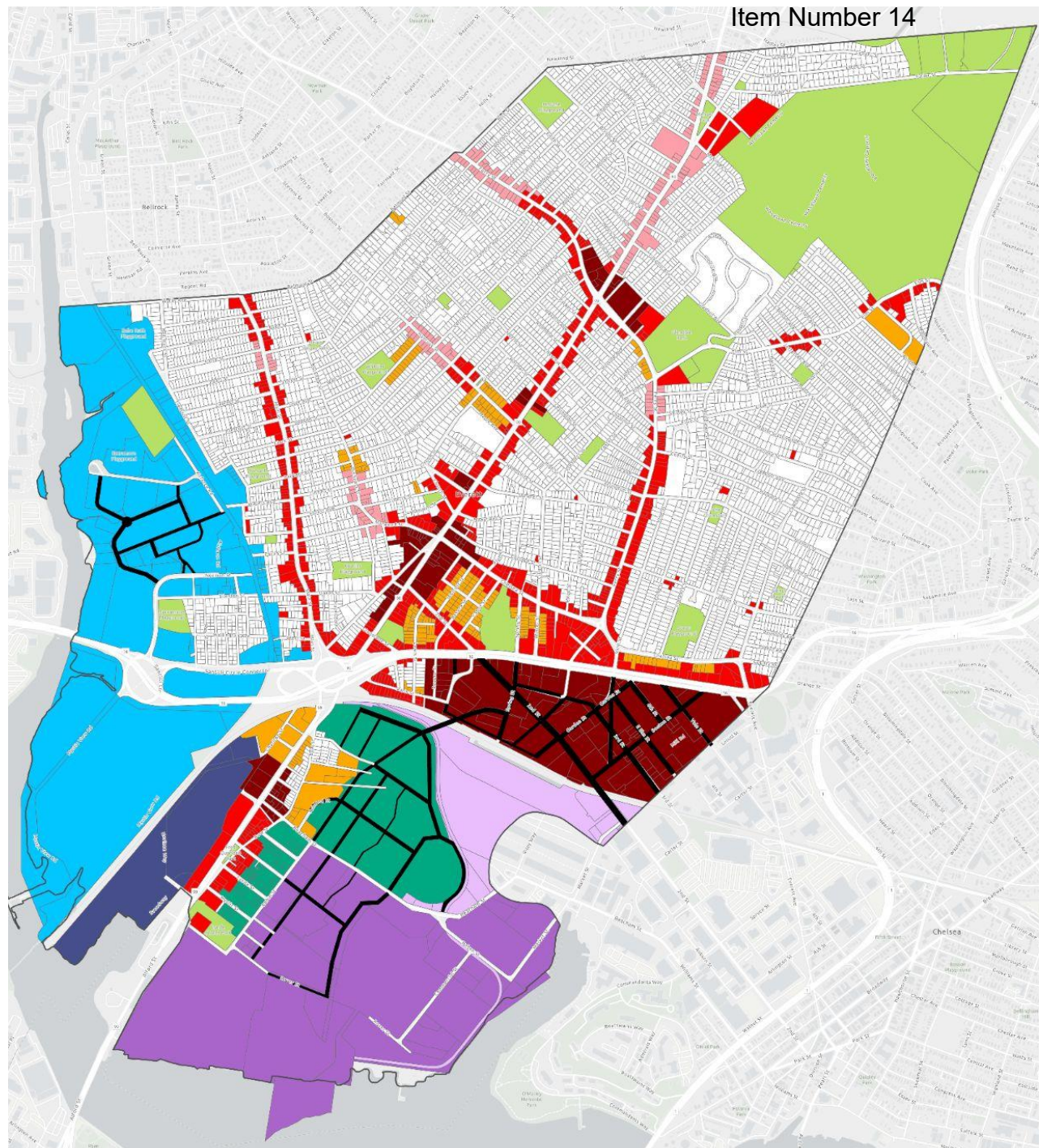
## PRELIMINARY CONCEPTS

# Redistricting

- Split Business District into low and medium density
- Add/remove Business designation based on existing land use
- Add Open Space District
- Merge LBEDD into other zoning
- Add Industrial Waterfront district
- Controls for future streets and infrastructure



■ Potential ROW additions  
Page 114/124





# THANK YOU!

---

## **Team**

Stantec Urban Places  
CommunityScale  
BBHS Attorneys at Law

## **Contact information**

CommunityScale  
Nels Nelson, Project Manager  
nels@communityscale.io  
(978) 494-2162

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C0149-24

---

**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** April 22, 2024

---

**Agenda Item:**

That the City of Everett gives priority to the youth sports/enrichment programs in Everett and EPS for field permits prior to providing permits to other Cities

**Background and Explanation:**

**Attachments:**



C0172-24

---

**To:** Mayor and City Council  
**From:** Councilor Peter Pietrantonio  
**Date:** May 13, 2024

---

**Agenda Item:**

That the chairperson of the Zoning Board of Appeals be invited to appear before the City Council, and if she can provide the Council with information for the last two years on how many variances & denials that they gave out.

**Background and Explanation:**

**Attachments:**



C0197-24

---

**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Stephanie V. Smith

**Date:** May 13, 2024

---

**Agenda Item:**

A resolution requesting the creation of a zoning plan to provide available incentives for the construction of workforce housing

**Background and Explanation:**

**Attachments:**



C0203-24

---

**To:** Mayor and City Council  
**From:** Councilor Guerline Alcy Jabouin  
**Date:** May 13, 2024

---

**Agenda Item:**

An resolution requesting that the Everett Youth Initiative Council to come to the May 13th meeting to present their ARPA projects, and the status as it it nearing the end of the school year.

**Background and Explanation:**

**Attachments:**



C0207-24

---

**To:** Mayor and City Council

**From:** Councilor Peter Pietrantonio

**Date:** May 28, 2024

---

**Agenda Item:**

That the DPW Director come to the next meeting to explain the maintenance of our City traffic islands and parks

**Background and Explanation:**

**Attachments:**





C0208-24

---

**To:** Mayor and City Council  
**From:** Councilor Peter Pietrantonio  
**Date:** May 28, 2024

---

**Agenda Item:**

That the DPW provide an update on the port a potty that I ordered for the Northern Trail at Wellington Ave

**Background and Explanation:**

**Attachments:**



C0209-24

---

**To:** Mayor and City Council

**From:** Councilor Peter Pietrantonio

**Date:** May 28, 2024

---

**Agenda Item:**

That the Veterans Director come to the next meeting and explain office hours and services, as well as how many memorial squares have to be installed

**Background and Explanation:**

**Attachments:**



C0212-24

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**To:** Mayor and City Council

**From:** Councilor Robert J. Van Campen, Councilor Peter Pietrantonio

**Date:** May 28, 2024

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**Agenda Item:**

That the Traffic Commission consider expanding the resident parking program to seven days per week throughout the City of Everett.

**Background and Explanation:**

**Attachments:**



C0213-24

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**To:** Mayor and City Council

**From:** Councilor Robert J. Van Campen, Councilor Peter Pietrantonio

**Date:** May 28, 2024

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**Agenda Item:**

In conjunction with its zoning re-codification process, that the City of Everett conduct a comprehensive review of the Transportation Demand Management requirements set forth in Section 35 of the Zoning Ordinance, and give consideration to any necessary revisions and/or replacement

**Background and Explanation:**

**Attachments:**