City of Everett

PLANNING BOARD

484 BROADWAY

EVERETT, MA 02149

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

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*



**Notice is Hereby Given there will be a Meeting of the Everett Planning Board   
at Everett City Hall, 3rd Floor, Speaker George Keverian Room  
on Monday, June 3rd, 2024 at 6:00 pm**

**Planning Board Agenda**

**I.      Roll Call of Members**

**II.    Old Business**

**III. New Business**

1. **Site Plan Review & Inclusionary Zoning Special Permit – 114 Spring Street – Request for Extension** – At a public hearing held on July 19, 2021, the Everett Planning Board voted to approve Site Plan Review and Inclusionary Zoning Special Permit to construct a 397-unit mixed-use structure containing 11,800 sq. ft. of total commercial space on a parcel of land located at 114 Spring Street. Both of these approvals were granted a one-year extension at a public meeting held on June 5, 2023. Applicant appears now before the Planning Board to request an additional 1-year extension to both approvals.
2. **Site Plan Review** – **27 Spalding Street – Request for Extension** – At a public hearing held on March 7, 2022, the Everett Planning Board voted to approve Site Plan Review to construct a 4-unit residential (condominium) structure on a parcel of land located at 27 Spalding Street. This approval was signed and filed with the City Clerk’s Office on June 14, 2022. Applicant appears now before the Planning Board to request a 1-year extension to this Site Plan Approval.
3. **Site Plan Review** – **31 Spalding Street – Request for Extension** – At a public hearing held on March 7, 2022, the Everett Planning Board voted to approve Site Plan Review to construct a 9-unit residential (condominium) structure on a parcel of land located at 31 Spalding Street. This approval was signed and filed with the City Clerk’s Office on June 14, 2022. Applicant appears now before the Planning Board to request a 1-year extension to this Site Plan Approval.

**IV.     Meeting Minutes**

1. **May 6, 2024**

**V.      Staff Communications**

**VI. Next Meeting:** *Monday, August 5, 2024 [NOTE: We are NOT having a meeting in July].*

***The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be also brought up for discussion to the extent permitted by law***.