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# 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*  
James Tarr – *Member*  
Michael Hart – *Alternate*



## PLANNING DEPARTMENT STAFF

Matthew Lattanzi, Esq. – Planning Director  
Jay Monty – Transportation Director  
Eric Molinari – Transportation Planner  
Tom Philbin – Conservation Planner  
Katherine Jenkins-Sullivan – Sustainability Planner  
Zerina Gace – Affordable Housing Coordinator  
Jeannie Vitukevich – Administrative Assistant  
Main Office Line: 617-394-2334

**Notice is Hereby Given there will be a Meeting of the Everett Planning Board  
at Everett City Hall, 3<sup>rd</sup> Floor, Speaker George Keverian Room  
on Monday, August 5<sup>th</sup>, 2024 at 6:00 pm**

### Planning Board Agenda

#### I. Roll Call of Members

#### II. Old Business

#### III. New Business

- 1. Application for Waiver of Site Plan Review – 178-180 Elm Street** – Proposal for Waiver of Site Plan Review for 178-180 Elm Street, which is presently occupied by a 3-story mixed-use structure, containing 8 residential units and ground-floor retail. The Applicant is proposing to add a 4<sup>th</sup>-story to the structure, adding one more residential unit, bringing the total number of residential units to 9 for the site. 178-180 Elm Street is a parcel of land referenced by Assessor's Department as N0-03-000042.
- 2. Site Plan Review – 70 Everett Street** – Proposal to demolish an existing single-family dwelling and construct a 6-unit multifamily dwelling structure with 8 parking spaces. The proposed work will also include new utility connections, stormwater management systems, landscaping, and incidental site work. 70 Everett Street is a parcel of land located in the Dwelling District and is referenced by Assessor's Department as D0-04-000161.
- 3. Site Plan Review – 321 Ferry Street** – Proposal for interior and exterior upgrades and renovation of two existing commercial spaces (Rent-A-Center and a Laundromat), combining the two spaces to result in a single 7,329 sq. ft. commercial space. The proponent also seeks to enhance the site's functionality and safety through the installation of bollards, mounted exterior lighting, and replacing damaged curbing and sidewalk along the project's frontage. 321 Ferry Street is a parcel of land located in the Business District and is referenced by Assessor's Department as N0-05-000009.

4. **Site Plan Review – 66-68 Tileston Street** – Proposal for the demolition of an existing two-family dwelling and the construction of a 9-unit multifamily dwelling with 15 parking spaces. The proposed work will also include new utilities, including fire service and roof infiltration system as well as landscaping and incidental site work. 66-68 Tileston Street is a parcel of land located in the Dwelling District and is referenced by Assessor’s Department as G0-01-000074.
5. **Site Plan Review & Inclusionary Zoning Special Permit – 118 Main Street** – Proposal for the demolition of an existing two-family dwelling and the construction of a three-story, 12-unit multi-family dwelling, 2 of which shall be deed-restricted affordable, with no parking. The proposed work will also include new utilities, including fire service and roof infiltration system. 118 Main Street is a parcel of land in the Business District and is referenced by Assessor’s Department as E0-05-000152.
6. **Zoning Amendment – Section 36 (“Master Planned Development”)** – Proposal to amend the City of Everett Zoning Ordinance by creating a new Section 36, titled “Master Planned Development”, which would allow a Special Permit Granting Authority to consider multiple proposals in a comprehensive plan for the purpose of issuing a Master Plan Special Permit.
7. **Zoning Amendment – Section 37 (“Everett Docklands Innovation District”)** – Proposal to amend the City of Everett Zoning Ordinance by creating a new Section 37, titled “Everett Docklands Innovation District”, which would contain all relevant controlling zoning (uses, dimensions, etc.) for an approximately 100-acre parcel of land formerly serving as site of the ExxonMobil storage facility.

**IV. Meeting Minutes**

1. February 5, 2024
2. June 3, 2024

**V. Staff Communications**


**VI. Next Meeting:** *Tuesday, September 3, 2024 [Note: Meeting is held on Tuesday due to Labor Day]*

*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.*

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

on 8/1/2024 at 11:04 A

Attest:

  
Assistant City Clerk