

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

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## 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 Tuesday, September 3<sup>rd</sup>, 2024 at 6:00 pm

### Planning Board Agenda

**[THIS MEETING WILL BE CANCELLED – ALL ITEMS  
BELOW ARE CONTINUED TO A PUBLIC HEARING OF  
THE PLANNING BOARD HELD  
THURSDAY, SEPTEMBER 5<sup>TH</sup>, 2024  
AT 6:00PM  
IN THE SPEAKER GEORGE KEVERIAN ROOM]**

#### I. Roll Call of Members

#### II. Old Business

- 1. 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.
- 2. 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.

3. **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.
4. **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.
5. **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.

### III. New Business

6. **Application for Waiver of Site Plan Review – 376 Third Street** – Proposal for Waiver of Site Plan Review for 376 Third Street, which contemplates modifications to an approved plan for the site voted upon by the Planning Board on April 1, 2024. The original approval called for the construction of 120-residential units (12 of which will be deed-restricted as affordable) and received a Special Permit to waive the retail requirement. The present application seeks to add a story to the structure perpendicular to Third Street, resulting in 134-residential units (14 of which will be deed-restricted as affordable) and 2,586 sq. ft. of retail space. The new proposal also adds approximately 6,500 sq. ft. of amenity space, 5,181 sq. ft. of landscaped area, and 1 additional parking space. 376 Third Street is a parcel of land located in the Commercial Triangle and is referenced by Assessor's Department as K0-05-000114.

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


### IV. Meeting Minutes

1. August 5, 2024

on 8/28/2024 at 8:39 A

Attest:

### V. Staff Communications

  
Assistant City Clerk

### VI. Next Meeting: Monday, October 7, 2024

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