



AGENDA PACKET

**REGULAR MEETING OF THE CITY COUNCIL
MONDAY, SEPTEMBER 09, 2024 7:00 PM**

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



AGENDA

REGULAR MEETING OF THE CITY COUNCIL MONDAY, SEPTEMBER 09, 2024 7:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. C0268-24 Public Hearing/s/ Councilor Robert J. Van Campen, as President

A petition requesting that National Grid be granted permission to install 10' of 2-4" conduit from existing manhole B-506 to private property in order to provide a permanent underground service at 380-382 Main Street

2. C0283-24 Petition/s/ Councilor Robert J. Van Campen, as President

A petition from National Grid requesting permission to remove existing poles #3295 & #3296 on Vine Street and replace them with a new JO pole #3295 in a different location to feed the property at 3 Vine Street

3. C0284-24 Petition/s/ Councilor Robert J. Van Campen, as President

A petition from National Grid requesting permission to install 100' of 2-4" conduit from existing pole 1122-0 to private property located at 52 School Street to provide a permanent underground service (Resubmission)

4. C0287-24 Public Hearing/s/ Councilor Robert J. Van Campen, as President

A petition from Trimount ESS LLC requesting permission to install an underground electrical duct bank, inclusive of an electrical transmission line, as described herein.

5. C0292-24 Public Hearing/s/ Councilor Robert J. Van Campen, as President

A petition from National Grid requesting permission to install approximately 10' of 2-4" conduit from existing pole #1574-1 to private property located at 535 Second Street to provide a permanent underground service

PUBLIC PARTICIPATION

COMMUNICATIONS FROM HIS HONOR THE MAYOR

6. C0263-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend the Greening the Gateway Cities Implementation Grant from the Commonwealth of Massachusetts, Department of Conservation and Recreation in the amount of \$150,000.

7. C0264-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a donation to the Everett Council on Aging from Roberta Cioffi, in memory of Joe Scully, in the amount of \$50.00.

8. C0265-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept a donation from Sherwin-Williams to the City of Everett of paint for the purpose of painting murals on three electrical boxes. The value of this donation is \$300.90.

9. C0266-24 Appointment/s/ Councilor Robert J. Van Campen, as President

An order requesting confirmation of the appointment of Travon Ford to the Everett Police Department

10. C0267-24 Order/s/ Councilor Robert J. Van Campen, as President

An order to accept and expend a grant from the City of Boston, Mayor’s Office of Emergency Management in the amount of \$80,000 to be used by the Everett Fire Department to train personnel on the new EFD Fire Boat.

11. C0269-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend funds from the Department of Public Utilities in the amount of \$117,499.40 representing receipt of 2023 per-ride assessment funds.

12. C0281-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Department of Mental Health in the amount of \$124,600 to the Everett Police Department for the purpose of providing an outreach clinician to work with EPD and local mental health providers to support and assist persons in need.

13. C0282-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Urban Areas Security Initiative (UASI), Intelligence and Information Sharing Goal Area in the amount of \$12,000 to the Everett Police Department to provide training and equipment which will allow the EPD to conduct digital forensic investigations.

14. C0286-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend donations totaling \$190.00 from

15. C0297-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$918,100.00 from the Capital Stabilization account for the following 10 capital improvement projects and purchases:

- # 1 Police - Non-administrative Vehicles (Patrol Division) \$140,000
 - # 2 Police Administrative Vehicle \$120,000,
 - #3 Parking Control Vehicle \$44,000
 - #4 Public Safety Radio Improvements \$265,000
 - # 5 Police Body Armor \$26,300
 - # 6 Police Taser Upgrades \$82,800
 - # 7 Council on Aging Van \$50,000
 - # 8 Inspectional Services Vehicles \$65,000
 - # 9 Fire Department Turnout Gear \$60,000
 - #10 Engineering Vehicles \$65,000
- TOTAL: \$918,100.00

The balance in the Capital Stabilization account as of 6/30/24 is \$8,048,356

16. C0298-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval that the amount of \$2,365,000.00 be appropriated by borrowing for the following two (2) capital improvement projects: Fire Engine Replacement and Stadium Turf.

- 1. Fire Engine Replacement for \$965,000.00
 - 2. Stadium Turf for \$1,400,000.00
- TOTAL : 2,365,000.00

17. C0299-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to raise and appropriate the sum of \$203,286 to the School department's contracted service account based on the additional Chapter 70 funding posted in the final FY25 state budget.

18. C0300-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a donation from Alfred Lattanzi to the Youth Development and Enrichment Department in the amount of \$500.00.

19. C0301-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to repurpose \$1,971,000 in previously bonded school capital improvements funds to fully fund the project to replace equipment controls at Everett High School

20. C0302-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the appointment of Mirlande Felissaint as Director of Elections/Registrar for a for a term ending January 5, 2026

COMMITTEE REPORTS

21. C0238-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the re-appointment of Erik Swanson to the position of Director of Engineering for a term ending January 5, 2026.

22. C0258-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the re-appointment of Bernard J. Devereux to the position of City Assessor for a three-year term ending June 30, 2027

UNFINISHED BUSINESS

23. C0077-24 Resolution/s/ Councilor Holly D. Garcia

That the Administration provide an update on the reconstruction of the Smith Playground aka Central Ave Park

24. C0254-24 Resolution/s/ Councilor Holly D. Garcia

That the Director of Youth Development & Enrichment appear at our next regular meeting to discuss the repurpose plan for the Shute Library

25. C0260-24 Ordinance/s/ Councilor Robert J. Van Campen, as President

An ordinance proposing the addition of two new sections to Appendix A – Zoning of the Revised Ordinances of the City of Everett: Section 37 – Master Planned Development and Section 38 - Everett Docklands Innovation District (“EDID”)

26. C0262-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval of an appropriation by borrowing in the amount of \$72,000,000 for building improvements, equipment, and furnishings at the Old Everett High School, located at 548 Broadway

NEW BUSINESS

27. C0270-24 Resolution/s/ Councilor Anthony DiPierro

A resolution requesting a representative of 3-1-1 to appear to speak about the city's baiting program and preventative measures for rodents.

28. C0271-24 Resolution/s/ Councilor Anthony DiPierro

A resolution requesting an update from the administration on plans to equip public buildings and spaces with free public WIFI for residents to utilize.

29. C0274-24 Resolution/s/ Councilor Wayne A. Matewsky

That the police traffic division place a speed monitor on the lower end of Irving St. at the request of residents.

30. C0278-24 Resolution/s/ Councilor Stephanie Martins

That the administration provide an update on the number and status of ARPA applications received from organizations and next steps.

31. C0279-24 Resolution/s/ Councilor Stephanie Martins, Councilor Holly D. Garcia

That the administration and engineering department consider conducting an audit of the construction work taking place in the city to check for potholes, bad paving and patching, and materials left behind by contractors and consider adopting a punchlist of expectations to be met/items to be completed prior to payment being issued.

32. C0280-24 Resolution/s/ Councilor Stephanie Martins

That the administration consider hiring a full time ARPA Director instead of using consultants to manage the allocation and disbursement of funds.

33. C0285-24 Resolution/s/ Councilor Anthony DiPierro, Councilor Stephanie V. Smith, Councilor Stephanie Martins

Requesting that The City implement and enforce a cap on residential stickers issued per household

34. C0289-24 Resolution/s/ Councilor Stephanie V. Smith

That the City provides an update of ARPA fund status and balances

35. C0290-24 Resolution/s/ Councilor Peter Pietrantonio

That EPD Chief Strong update the City Council on how his first couple of months have gone as Chief of Police and If he has implemented any new policies under his direction.

36. C0293-24 Resolution/s/ Councilor Peter Pietrantonio

That the Director of Transportation Jay Monty provide an update on the intersection crosswalk at Tileston and Kelvin St

37. C0294-24 Resolution/s/ Councilor Holly D. Garcia

That the city addresses the parking issues on Timothy Ave at the request of homeowners

MAINTENANCE REQUESTS

A. Councilor Wayne A. Matewsky

That the sign division replace the stop sign at Plumer St & Cottage St at residents request

B. Councilor Wayne A. Matewsky

That the sign division replace the faded residential parking signs in the area of 16 Elm St

ADJOURMENT

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



C0268-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

A petition requesting that National Grid be granted permission to install 10' of 2-4" conduit from existing manhole B-506 to private property in order to provide a permanent underground service at 380-382 Main Street

Background and Explanation:

Attachments:



August 8, 2024

To the City Council of Everett, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

If you have any questions regarding this permit, please contact:

Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Please notify National Grid's Jenn Iannalfo of the **hearing date / time to**
Jennifer.Iannalfo@nationalgrid.com

If this petition meets with your approval, please return an executed copy to:

National Grid: Jennifer Iannalfo; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

Nick Memmolo

Nick Memmolo
Distribution Design Supervisor

Enclosures

Questions contact – Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Main Street - Everett, Massachusetts.

The following are the streets and highways referred to:

WR# 31009027

Main Street - National Grid to install underground facilities on Main Street beginning at a point approximately 120 feet South of the centerline of the intersection of Main Street and Woodville Street and continuing approximately 10 feet in a Westerly direction. National Grid to install approximately 10' of 2-4" conduit from existing manhole B-506 to private property to provide a permanent underground service at 380-382 Main Street, Everett, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

Questions contact – Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Dated: August 8, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 7th day of August, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Main Street - Everett, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 31009027

Main Street - National Grid to install underground facilities on Main Street beginning at a point approximately 120 feet South of the centerline of the intersection of Main Street and Woodville Street and continuing approximately 10 feet in a Westerly direction. National Grid to install approximately 10' of 2-4" conduit from existing manhole B-506 to private property to provide a permanent underground service at 380-382 Main Street, Everett, MA.

I hereby certify that the foregoing order was adopted at a meeting of the

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....., held on the day of, 20

....., 20

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:

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..... hereby certify that on20....., at o'clock,M

at, a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least

seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

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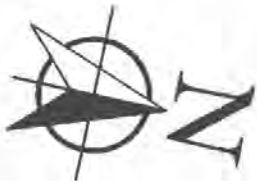
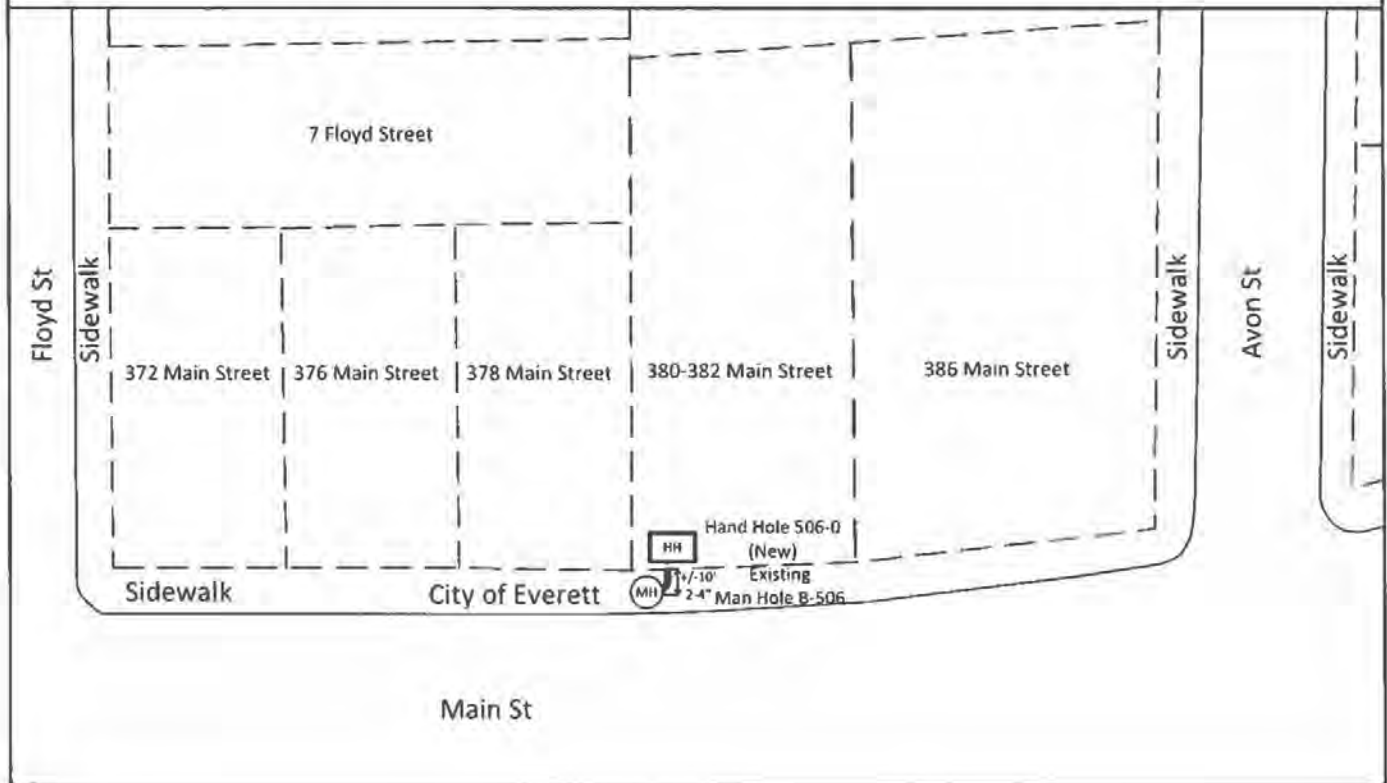


EXHIBIT A – NOT TO SCALE
 The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

**380-382 Main St
 Everett, MA**



NOT TO SCALE

LEGEND

Proposed Hand Hole	Proposed UG Conduit/Cable
Property Line	Existing

PETITION

380-382 Main St
 Everett, MA

Date: 08.07.2024
 Designer: AZURDJ
 W/R: 31009027

SKETCH TO ACCOMPANY
 PETITION (1 of 1):





C0283-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

A petition from National Grid requesting permission to remove existing poles #3295 & #3296 on Vine Street and replace them with a new JO pole #3295 in a different location to feed the property at 3 Vine Street

Background and Explanation:

Attachments:



August 8, 2024

To the City Council of Everett, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole location(s)

If you have any questions regarding this permit, please contact:

Ed Insogna 781-853-1870

Please notify National Grid's Jennifer Iannalfo of the **hearing date / time** to Jennifer.Iannalfo@nationalgrid.com

If this petition meets with your approval, please return an executed copy to each of the above-named Companies.

National Grid: Jennifer Iannalfo, 1101 Turnpike Street; North Andover, MA 01845.

Very truly yours,

Nick Memmolo

Nick Memmolo
Supervisor, Distribution Design

Enclosures

Questions contact – Ed Insogna 781-853-1870

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To the City Council
Of Everett, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Vine St - National Grid to install 1 JO Pole on Vine St beginning at a point approximately 110 feet north of the centerline of the intersection of Boston St and Vine St. WR # 30958403 will include the removal of Pole # 3295 & #3296 which feeds 3 Vine St. National Grid plans to install a new Pole # 3295 in a different location to provide a new overhead service to the property.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Vine St - Everett – Massachusetts.

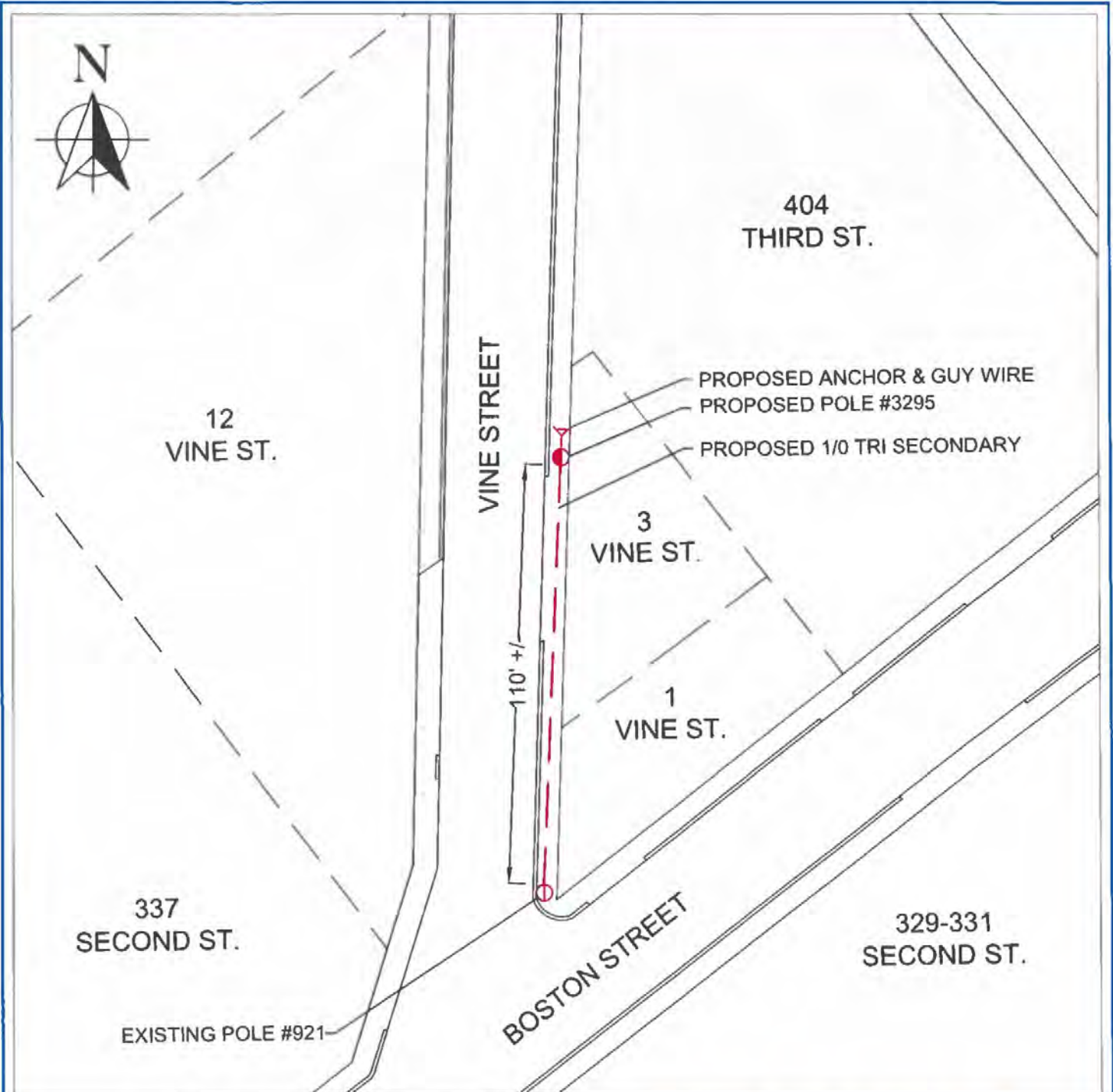
No.# 30980936 June 10, 2024

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*
BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.
BY _____
Manager / Right of Way



PETITION SKETCH

nationalgrid

- Proposed Pole Locations
- ⊙ Existing Pole Locations
- ⚓ Proposed Anchor
- Proposed Secondary

Date: 05/21/2024

Drawn By: Edward Insogna

Work Request Number: 30980936

To The: City/Town Of Everett

Location: Vine Street

DISTANCES ARE APPROXIMATE

For: Proposed Pole Install Pole: #3297

Pg 1 of 1

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Everett, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED:

that Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 10th day of June, 2024.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Vine St - Everett – Massachusetts.

June 10, 2024. Filed with this order. WR # 30980936.

There may be attached to said poles by Massachusetts Electric Company d/b/a National Grid and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Vine St - National Grid to install 1 JO Pole on Vine St beginning at a point approximately 110 feet north of the centerline of the intersection of Boston St and Vine St. WR # 30958403 will include the removal of Pole # 3295 & #3296 which feeds 3 Vine St. National Grid plans to install a new Pole # 3295 in a different location to provide a new overhead service to the property.

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
of the City/Town of _____, Massachusetts held on the _____ day of _____ 20__ .

Massachusetts City/Town Clerk.
20__ .

Received and entered in the records of location orders of the City/Town of _____

Book

Page

Attest:

City/Town Clerk

I hereby certify that on _____, 20____, at _____ o'clock, M
at _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the _____ of the City of Massachusetts, on the _____ day of _____, 20____, and recorded with the records of location orders of the said City, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City/Town Clerk



C0284-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

A petition from National Grid requesting permission to install 100' of 2-4" from existing pole 1122-0 to private property located at 52 School Street to provide a permanent underground service (Resubmission)

Background and Explanation:

Attachments:



July 2, 2024

To the City Council of Everett, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

If you have any questions regarding this permit, please contact:

Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Please notify National Grid's Jenn Iannalfo of the **hearing date / time** to Jennifer.Iannalfo@nationalgrid.com

If this petition meets with your approval, please return an executed copy to:

National Grid: Jennifer Iannalfo; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

Nick Memmolo

Nick Memmolo
Distribution Design Supervisor

Enclosures

Questions contact – Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – School Street - Everett, Massachusetts.

The following are the streets and highways referred to:

WR# 30969777

School Street - National Grid to install underground facilities on School Street beginning at a point approximately 90 feet Southwest of the centerline of the intersection of School Street & Gladstone Street and continuing approximately 110 feet in a Northerly direction. Install ~ 110' of 2-4" conduit from existing pole 1122-0 to private property to provide a permanent underground service at 52 School Street, Everett, Ma.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

Questions contact – Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Dated: July 2, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 24th day of June, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – School Street - Everett, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 30969777

School Street - National Grid to install underground facilities on School Street beginning at a point approximately 90 feet Southwest of the centerline of the intersection of School Street & Gladstone Street and continuing approximately 110 feet in a Northerly direction. Install ~ 110' of 2-4" conduit from existing pole 1122-0 to private property to provide a permanent underground service at 52 School Street, Everett, Ma.

I hereby certify that the foregoing order was adopted at a meeting of the

.....

....., held on the day of, 20

....., 20

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:

.....

..... hereby certify that on20....., at o'clock,M

at, a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least

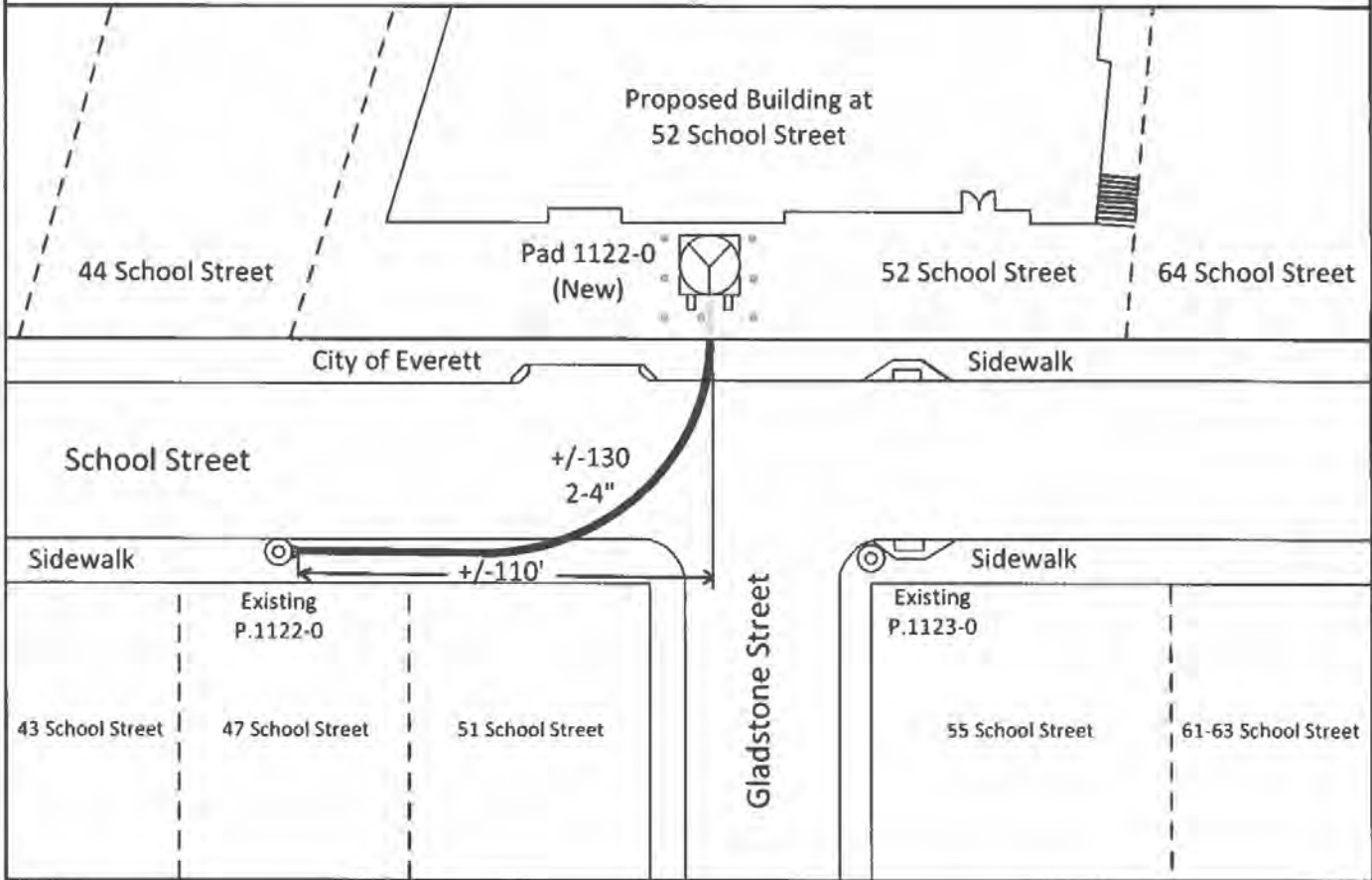
seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

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EXHIBIT A – NOT TO SCALE
 The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

52 School Street
 Everett, MA



NOT TO SCALE

LEGEND

	Proposed Pad Mounted Transformer		Proposed UG Conduit/Cable
	Existing Pole		Proposed Pole
	Property Line		Existing

PETITION

52 School Street
 Everett, MA

Date: 06.24.2024
 Designer: AZURDJ
 W/R: 30969777

SKETCH TO ACCOMPANY
 PETITION (1 of 1):





C0287-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

Trimount ESS LLC to install an underground electrical duct bank

Background and Explanation:

Attachments:

For questions contact: Hans Detweiler
Senior Director, Development
Trimount ESS LLC
Email: hans.detweiler@jupiterpower.io
Phone: 512.541.5978 or 512.375.4052

Petition of Trimount ESS LLC, a Delaware limited liability company, for Electric Conduit Location:
To City Council of Everett, Massachusetts

Respectfully represents Trimount ESS LLC, a Delaware limited liability company registered to do business in the Commonwealth of Massachusetts, with an address of 1108 Lavaca St, Suite 110-349, Austin, TX 78701, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the following public way or ways hereinafter named. Petitioner shall retain responsibility for timely restoration of surfaces disturbed in exercise of the attached order granting this petition (this "Order"). The construction will occur concurrently with the construction of a battery energy storage system in Everett, at this point projected for Q2 2026 to Q4 2027, but the construction will not be constant throughout that entire period; rather, it will take place for more limited durations within this larger project construction period.

Wherefore Petitioner prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked: - **Everett - Massachusetts**.

The following are the streets and highways referred to:
PLAN and NARRATIVE OF SCOPE OF WORK:

Trimount ESS LLC to install an underground electrical duct bank inclusive of an electrical transmission line, also known as a generation tie line, beginning at the City of Boston and City of Everett line on Dexter Street, continuing easterly along Dexter Street for approximately 525± feet to Robin Street, and then continuing northerly along Robin Street for approximately 725± feet. Trimount ESS LLC to install underground electrical duct banks inclusive of electrical transmission lines that are perpendicular to Beacham Street within an area that is approximately 110± feet along Beacham Street, beginning approximately 555± feet from the intersection of Robin Street and Beacham Street, and then within an area that is approximately 40± feet along Beacham Street, beginning approximately 760± feet from the intersection of Robin Street and Beacham Street.

Location approximately as shown on plan attached titled 'Trimount BESS Proposed Underground Electric Duct Bank' dated July 23, 2024, prepared by Vanasse Hangen Brustlin, Inc.

TRIMOUNTLESS LLC

Digitally signed by:

By:



7695AA5B0C8D44E

Andrew Bowman, President

8/16/2024

Dated: September 9, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that Trimount ESS LLC be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the ___ day of August, 2024

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – **PLAN:** Plan attached titled ‘Trimount BESS Proposed Underground Electric Duct Bank’ dated July 23, 2024, prepared by Vanasse Hangen Brustlin, Inc.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

NARRATIVE OF PUBLIC WAYS PER PLAN:

Beginning at the City of Boston and City of Everett line on Dexter Street, continuing easterly along Dexter Street for approximately 525± feet to Robin Street, and then continuing northerly along Robin Street for approximately 725± feet. **Trimount ESS LLC to install underground electrical duct banks inclusive of electrical transmission lines that are perpendicular to Beacham Street within an area that is approximately 110± feet along Beacham Street, beginning approximately 555± feet from the intersection of Robin Street and Beacham Street, and then within an area that is approximately 40 ± feet along Beacham Street, beginning approximately 760± feet from the intersection of Robin Street and Beacham Street.**

I hereby certify that the foregoing order was adopted at a meeting of the **Everett City Council**, held on the **September 9, 2024**

Received and entered in the records of location orders of the City of Everett

Book Page

Attest:

.....

I hereby certify that on **September 9, 2024** at 7 o'clock, pm, at **Everett City Hall** a public hearing was held on the petition of Trimount ESS LLC for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....
.....
.....

Trimount

Issued for	Permit
Date Issued	July 23, 2024
Latest Issue	July 23, 2024

Trimount BESS Proposed Underground Electric Duct Bank

Boston, MA
Everett, MA

Owner

Trimount ESS LLC
1108 Lavaca Street
Suite 110-349
Austin, Texas 78701

Civil Engineer

Vanasse Hangen Brustlin, Inc.
99 High Street
Floor 13
Boston, MA 02110

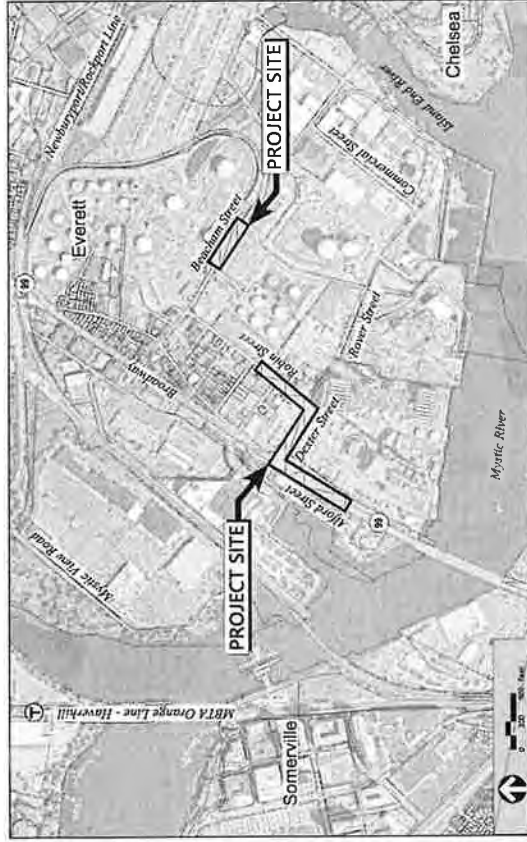
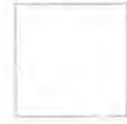
vhb.com



99 High Street
Boston, MA 02110
617.728.7777

Subsurface Utility Engineer
BSI Engineering, Inc
100 Hallett Street
Boston, MA

Project Surveyor
DIPrete Engineering
104 Mendon Street
Urbidge, MA

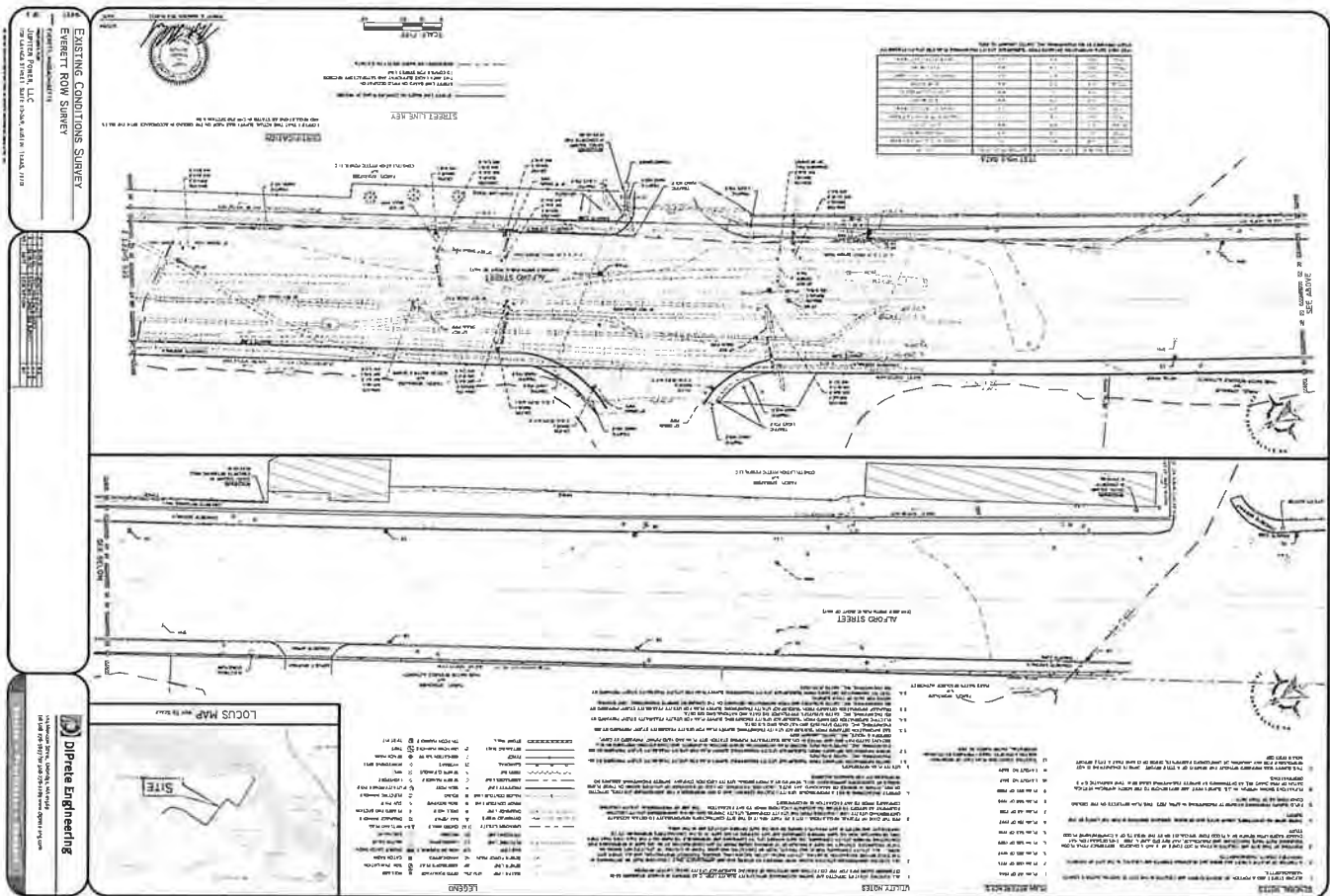


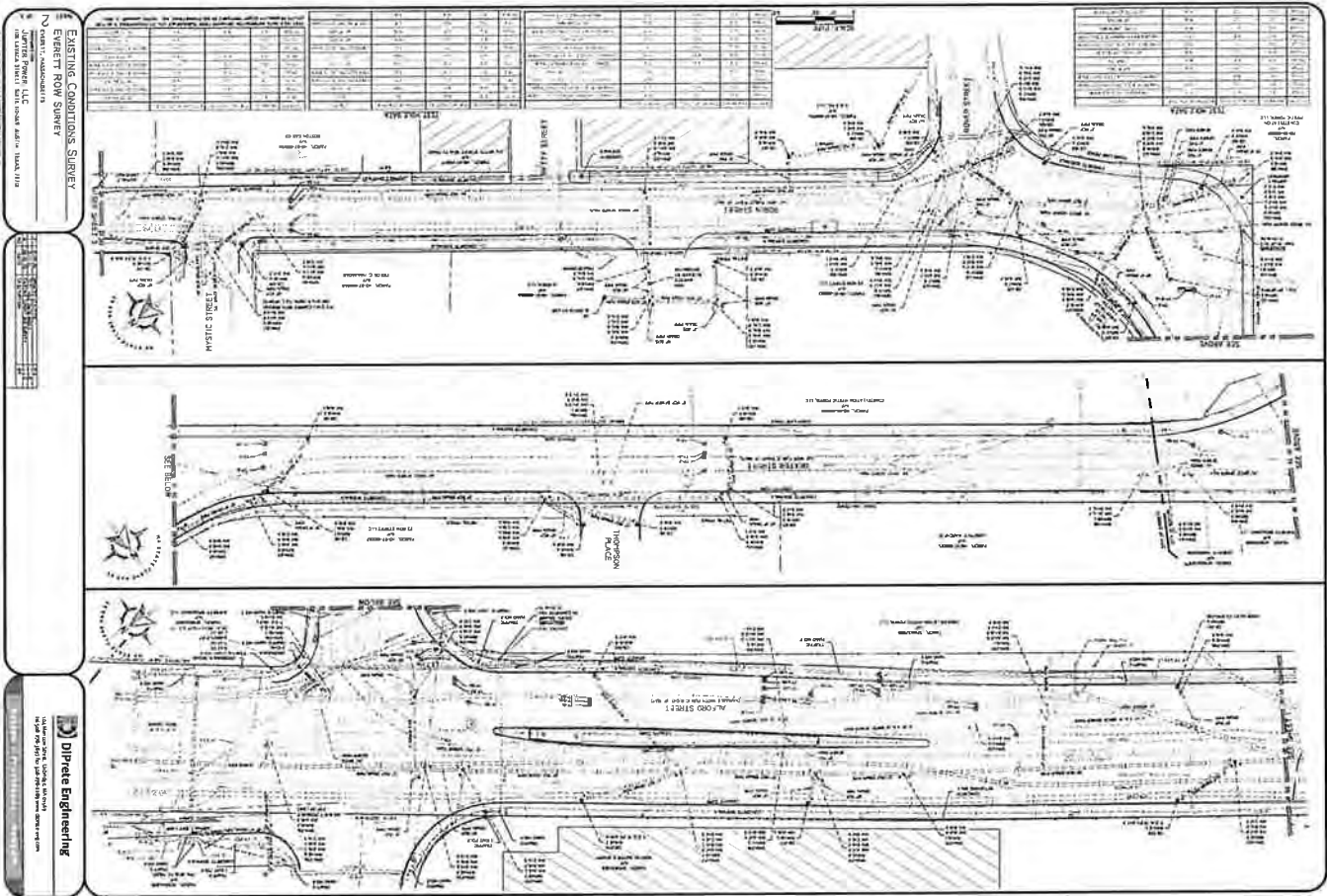
Reference Drawings

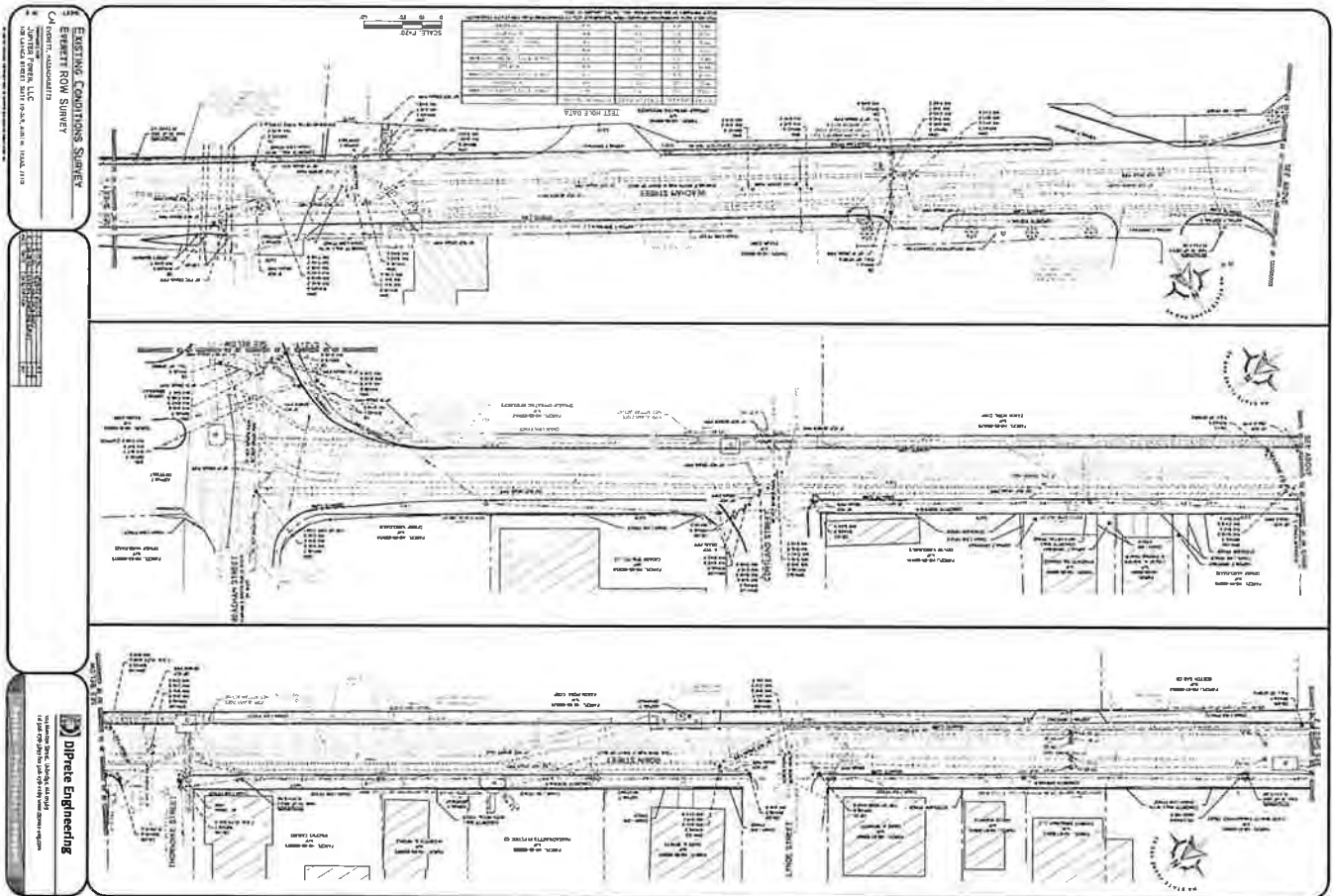
Drawing Title	Latest Issue
DIPRETE ENGINEERING EXISTING CONDITIONS SURVEY	January 29, 2024

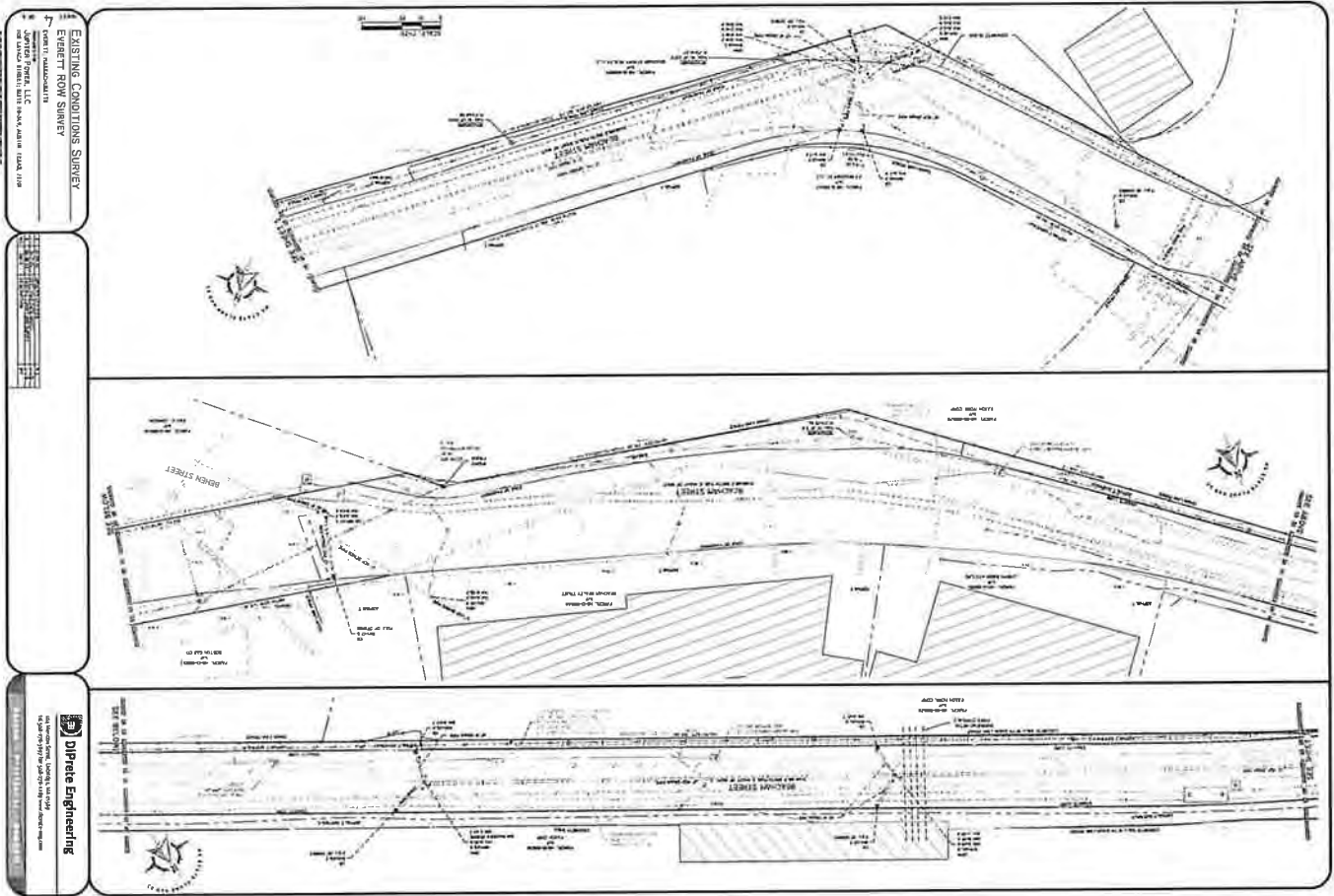
Sheet Index

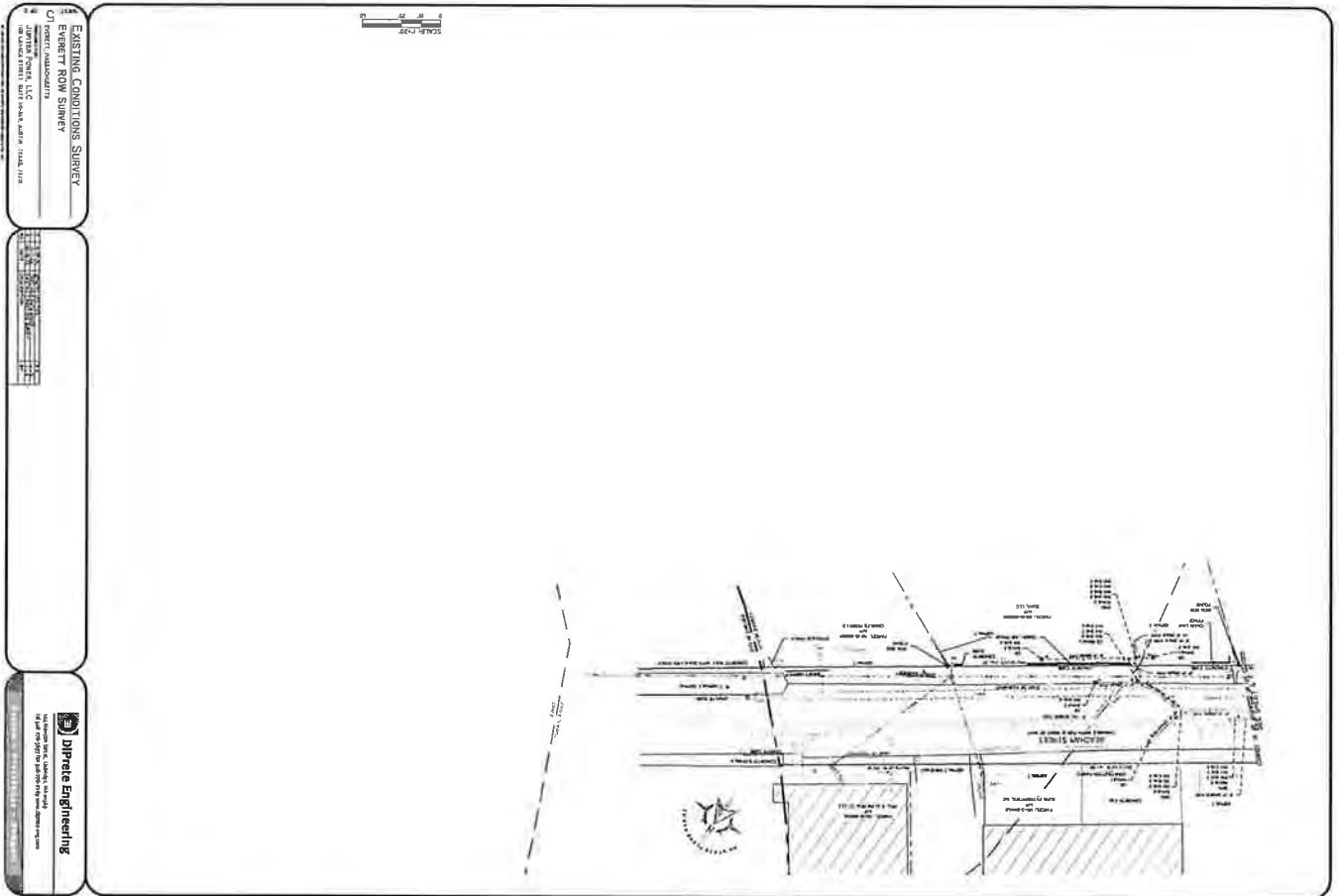
No.	Drawing Title	Latest Issue
C-000	COVER SHEET	July 23, 2024
C-100	LEGEND AND GENERAL NOTES	July 23, 2024
C-101	SHEET LAYOUT	July 23, 2024
C-200	PLAN AND PROFILE	July 23, 2024
C-201	PLAN AND PROFILE	July 23, 2024
C-202	PLAN AND PROFILE	July 23, 2024
C-203	PLAN AND PROFILE	July 23, 2024
C-204	PLAN AND PROFILE	July 23, 2024
C-205	PROPOSED CONDUIT CROSSINGS BEACHAM STREET	July 23, 2024
C-300	ALFORD STREET CROSS SECTION	July 23, 2024
C-301	DEXTER STREET CROSS SECTION	July 23, 2024
C-302	ROBIN STREET CROSS SECTION	July 23, 2024
C-400	DUCT BANK SECTIONS	July 23, 2024
C-401	UTILITY DETAILS	July 23, 2024
C-402	RESTORATION DETAILS	July 23, 2024

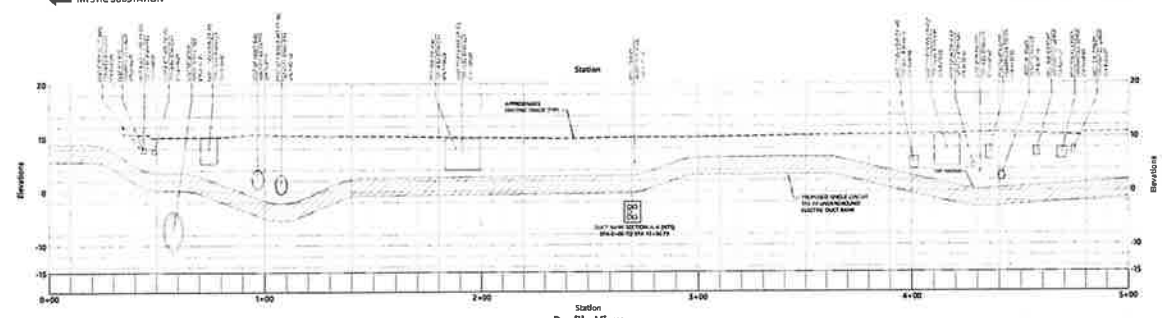
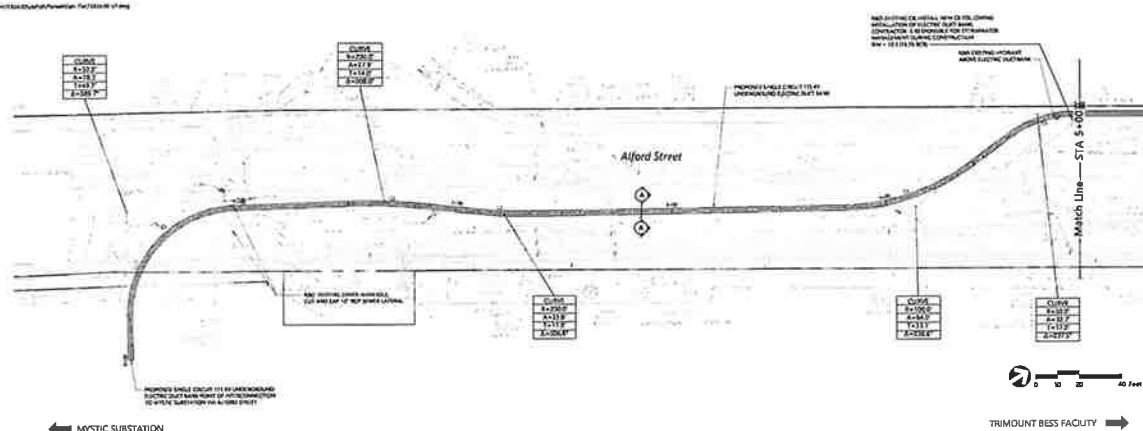












- NOTES**
1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON A SURVEY TITLED "EXISTING CONDITIONS SURVEY, EVERETT FROM SERVICE EVERETT, MA" DATED JANUARY 26, 2011, PREPARED FOR SARTER POWER LLC BY COMPTON ENGINEERING.
 2. THE CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL UTILITIES DAMAGED DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY UTILITIES NOT SHOWN ON THIS PLAN THAT ARE DAMAGED WITHIN THE PUBLIC RIGHT OF WAY OR NEARBY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS FOR THE PROPOSED DUCT BANK.
 4. WHERE THERE IS A DISCREPANCY BETWEEN THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND THE EXISTING UTILITIES AS SHOWN ON THE EXISTING UTILITIES SURVEY, THE EXISTING UTILITIES SURVEY SHALL CONTROL.
 5. WHERE THERE IS A DISCREPANCY BETWEEN THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND THE EXISTING UTILITIES AS SHOWN ON THE EXISTING UTILITIES SURVEY, THE EXISTING UTILITIES SURVEY SHALL CONTROL.
 6. VERTICAL CURVES ARE SHOWN WITH A MINIMUM VERTICAL CLEARANCE OF 7 FEET EXISTING UTILITIES.
 7. ALL VERTICAL CURVES SHALL BE SHOWN WITH A MINIMUM VERTICAL CLEARANCE OF 7 FEET EXISTING UTILITIES.

**Trimount BESS
Proposed Underground
Electric Duct Bank**
Boston, MA
Everett, MA

Permit: 07/23/2024

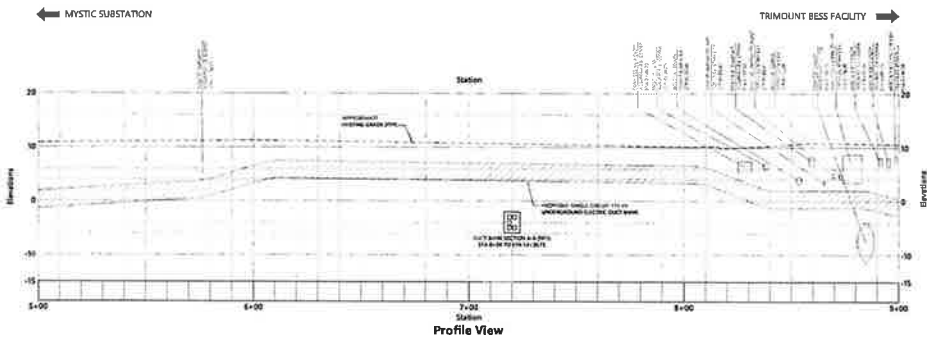
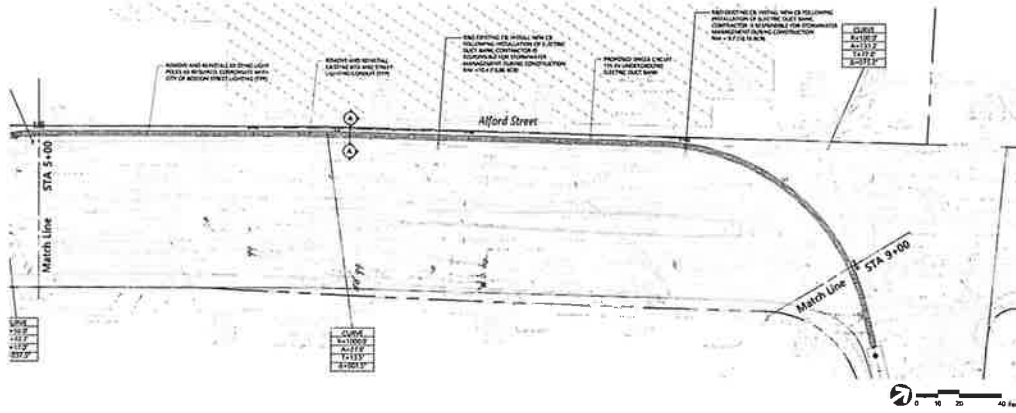
Not Approved for Construction

**Plan and Profile
STA 0+00 TO STA 5+00**

C-200

3 14

1524.00



NOTES

- 1. THE EXISTING (EXISTING) SHOWS ON THIS PLAN ARE BASED ON A SURVEY FILE DATED THE EARLIEST DATE SHOWN, EXCEPT AS NOTED OTHERWISE. ALL DATA SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA SHOWN ON THIS PLAN.
- 3. THE FOLLOWING ASSUMPTIONS AND NOTES SHALL APPLY TO THIS PROJECT:
 - A. WHERE THERE IS A DISCREPANCY BETWEEN THE DATA SHOWN ON THIS PLAN AND THE DATA SHOWN ON THE GROUND, THE DATA SHOWN ON THE GROUND SHALL PREVAIL.
 - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA SHOWN ON THIS PLAN.
 - C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA SHOWN ON THIS PLAN.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA SHOWN ON THIS PLAN.
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- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA SHOWN ON THIS PLAN.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA SHOWN ON THIS PLAN.

Trimount BESS
Proposed Underground
Electric Duct Bank
Boston, MA
Everett, MA

Permit # ST/3/2024

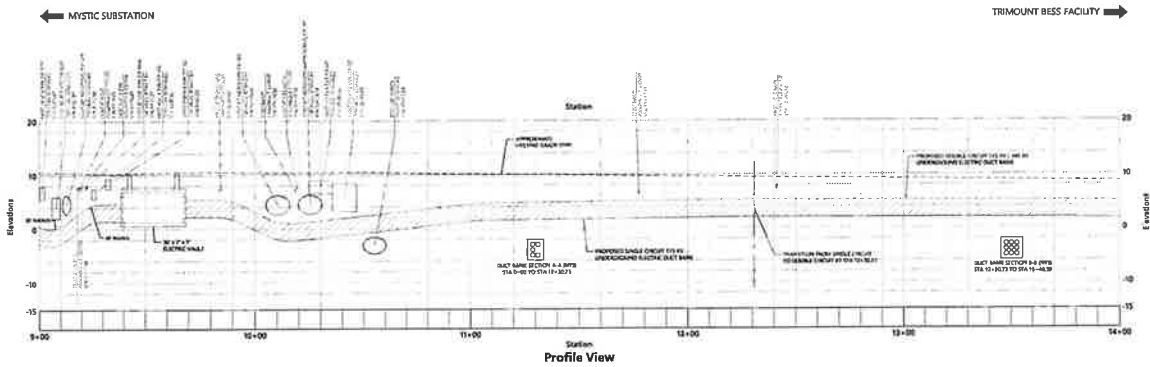
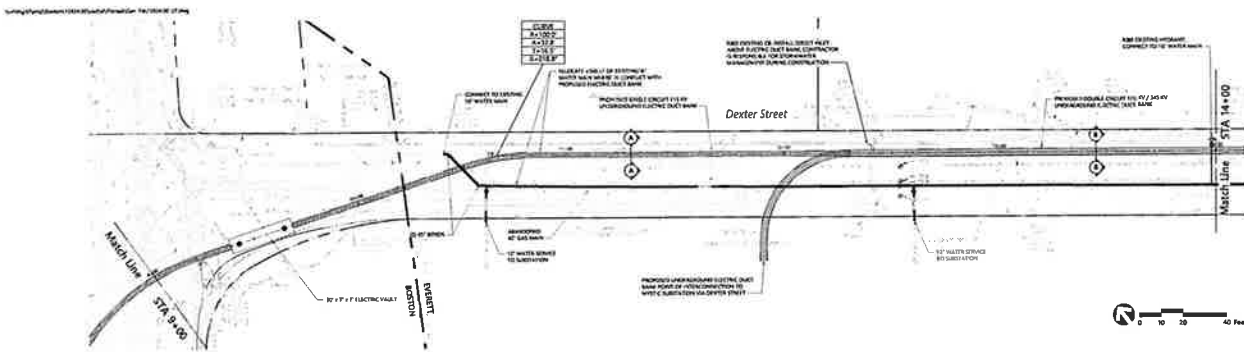
Not Agreement for Construction

Plan and Profile
STA 5+00 TO STA 9+00

C-201

4 14

10/24/24



**Trimount BESS
Proposed Underground
Electric Duct Bank**
Boston, MA
Everett, MA

Permit: 21/23/0924

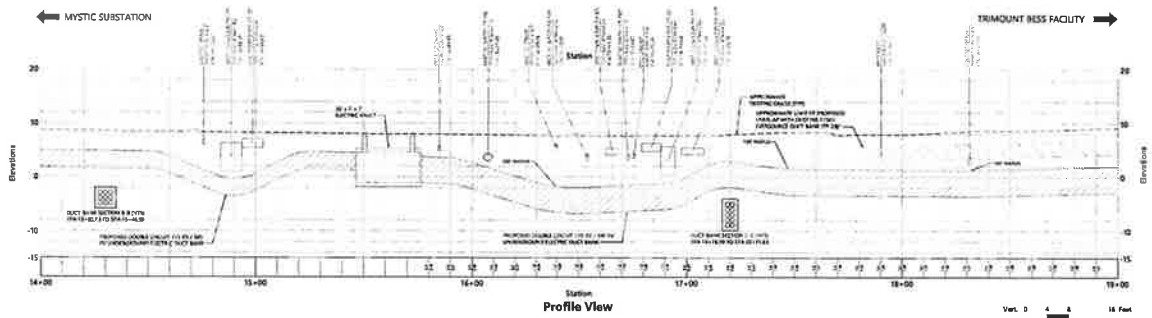
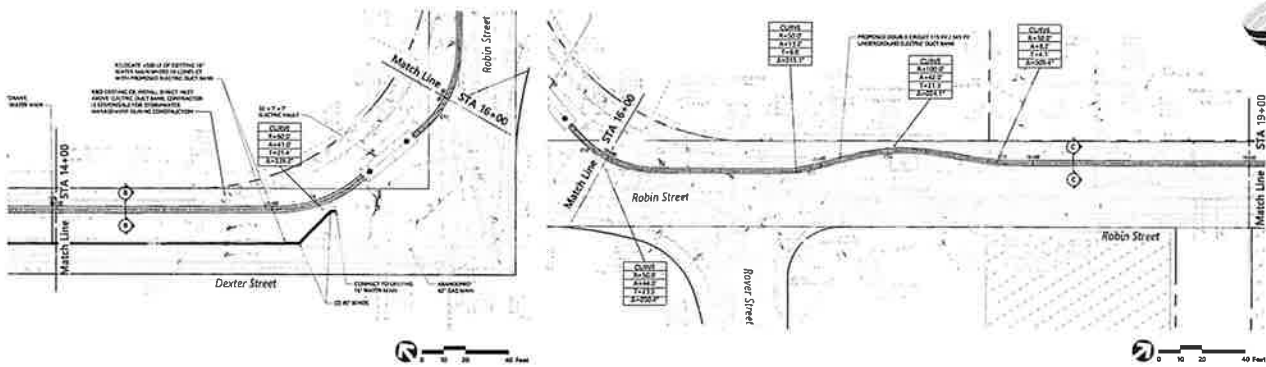
Not Approved for Construction

**Plan and Profile
STA 9+00 TO STA 14+00**

NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON A SURVEY BY THE TRIMOUNT BESS SURVEY PARTY, WHICH WAS CONDUCTED BY JACOB F. HANSEN, INC. ON 08/14/2018.
2. THE CONSTRUCTION RESPONSIBILITY FOR THE PROPOSED UNDERGROUND DUCT BANK IS LIMITED TO THE DUCT BANK AND ITS CONNECTIONS TO EXISTING UTILITIES AND TO THE PUBLIC RIGHT-OF-WAY, IN ACCORDANCE WITH THE PERMITS.
3. THE EXISTING UTILITIES AND PROPOSED UNDERGROUND DUCT BANK ARE SHOWN IN PLAN AND PROFILE. THE PROPOSED UNDERGROUND DUCT BANK IS SHOWN IN PLAN AND PROFILE. THE PROPOSED UNDERGROUND DUCT BANK IS SHOWN IN PLAN AND PROFILE.
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**Trimount BESS
Proposed Underground
Electric Duct Bank**
Boston, MA
Everett, MA

Permit 07/13/2014

Not Approved for Construction

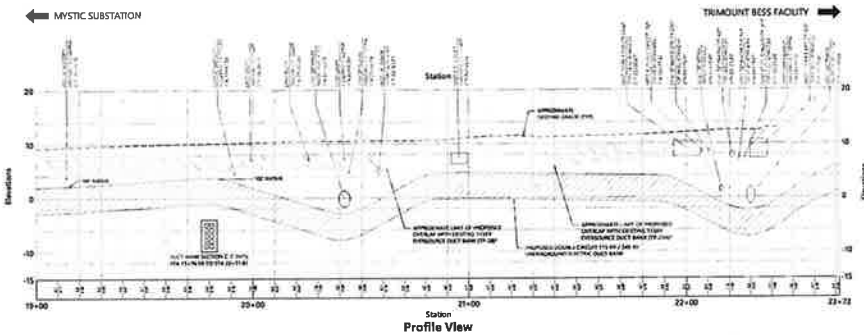
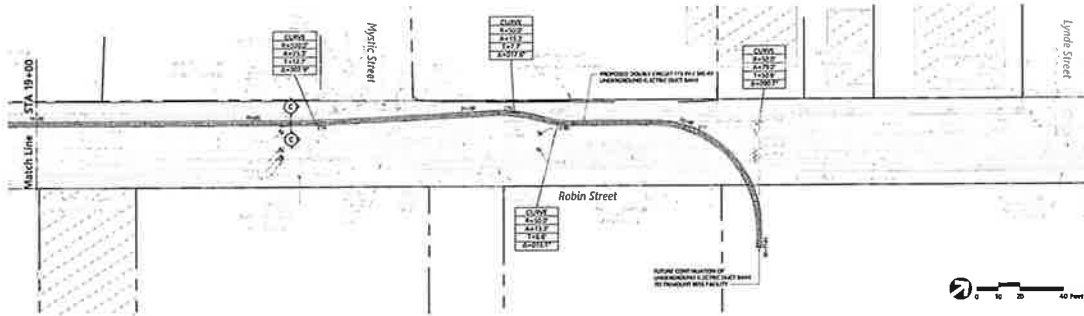
**Plan and Profile
STA 14+00 TO 19+00**

C-203

6 14

13814.00

- NOTES**
1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON A SURVEY FILED, EXISTING CONDITIONS SURVEY, DATED NOVEMBER TWENTY, NINE, NINETEEN SEVENTY SEVEN, AND BASED ON A PLAN FILED, BEING PREPARED FOR LIGHT RAIL, DATED BY CIVIL ENGINEERING.
 2. THE CONTRACTOR IS RESPONSIBLE FOR ACQUISITION OF ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH THE PUBLIC WORKS DEPARTMENT IN CONNECTION WITH ANY STRENGTHENING.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH THE PUBLIC WORKS DEPARTMENT IN CONNECTION WITH ANY STRENGTHENING.
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 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH THE PUBLIC WORKS DEPARTMENT IN CONNECTION WITH ANY STRENGTHENING.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH THE PUBLIC WORKS DEPARTMENT IN CONNECTION WITH ANY STRENGTHENING.



NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON A SURVEY BY THE TRIMOUNT BESS COMPANY, DATED 08/11/2011, AND THE TRIMOUNT BESS COMPANY, DATED 08/11/2011, AND THE TRIMOUNT BESS COMPANY, DATED 08/11/2011. ALL DATA IS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DUCT BANK CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO ROADWAY, SIDEWALK, AND CURBING, WITHIN THE PUBLIC RIGHT OF WAY AS NECESSARY WITH CITY ORDINANCES.
3. THE FOLLOWING ASSUMPTIONS AND NOTATIONS APPLY TO THE PROPOSED DUCT BANK:
 - a. THE DUCT BANK IS TO BE INSTALLED AT THE PROPOSED DEPTH AND LOCATION, THE TOP OF THE DUCT BANK IS TO BE 18 FEET BELOW THE FINISHED GROUND SURFACE.
 - b. THE DUCT BANK IS TO BE INSTALLED AT THE PROPOSED DEPTH AND LOCATION, THE TOP OF THE DUCT BANK IS TO BE 18 FEET BELOW THE FINISHED GROUND SURFACE.
 - c. THE DUCT BANK IS TO BE INSTALLED AT THE PROPOSED DEPTH AND LOCATION, THE TOP OF THE DUCT BANK IS TO BE 18 FEET BELOW THE FINISHED GROUND SURFACE.
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**Trimount BESS
Proposed Underground
Electric Duct Bank**
Boston, MA
Everett, MA

Permit: 07/23/2014

Not Approved for Construction

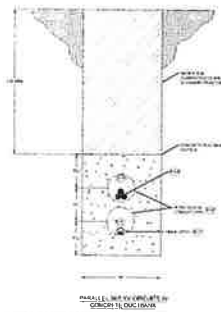
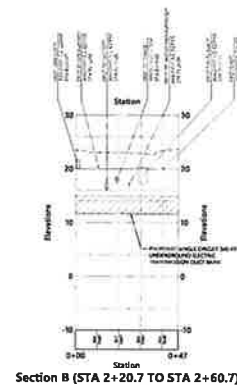
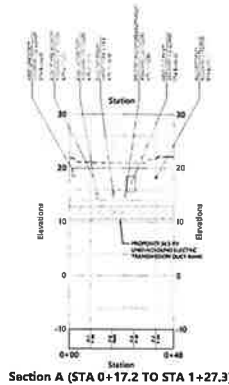
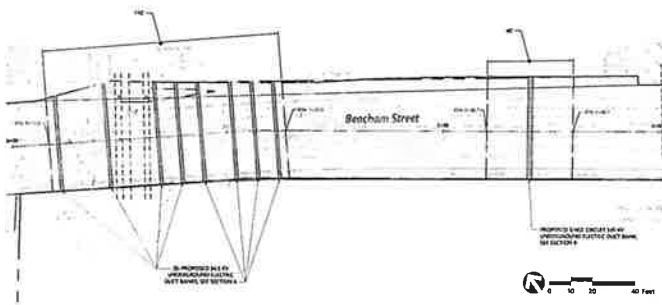
**Plan and Profile
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C-204

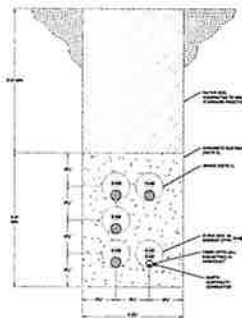
7 / 14

15584.00

Trimount BESS Project / Electrical / Proposed Electric Duct Bank



BOM #	DESCRIPTION
1000	34.5 KV Parallel Circuit Duct Bank
1001	34.5 KV Parallel Circuit Duct Bank
1002	34.5 KV Parallel Circuit Duct Bank
1003	34.5 KV Parallel Circuit Duct Bank
1004	34.5 KV Parallel Circuit Duct Bank



BOM #	DESCRIPTION
1000	34.5 KV Single Circuit Duct Bank
1001	34.5 KV Single Circuit Duct Bank
1002	34.5 KV Single Circuit Duct Bank
1003	34.5 KV Single Circuit Duct Bank
1004	34.5 KV Single Circuit Duct Bank

Parallel 34.5 KV Circuit Duct Bank Section

Single Circuit 34.5 KV Duct Bank Section

- NOTES**
1. ALL EXISTING CONDITIONS SHOWN ON THIS PLAN AND ANY OTHER SURVEY DATA (TOPOGRAPHY, UTILITIES, ETC.) SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AFFECTED UTILITIES AND DUCT BANK CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO ROADWAY, SIDEWALK, AND CURBS WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY REGULATIONS.
 3. VERTICAL SECTION B NORTH AND SOUTH VERTICAL SECTION OF THIS DUCT BANK.
 4. PROPOSED DUCT BANK B IS LOCATED WITH A MINIMUM COVER OF 28" FROM EXISTING GRADE TO TOP OF DUCT BANK.
 5. PROPOSED DUCT BANK B IS LOCATED WITH A MINIMUM VERTICAL CLEARANCE OF 7' TO EXISTING UTILITIES.

Trimount BESS
Proposed Underground
Electric Duct Bank
Boston, MA
Everett, MA

Permit # 87/33/2024

Not Agreement for Construction

Proposed Conduit Crossings
Beacham Street

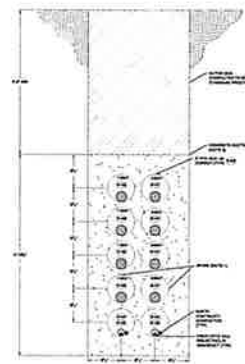
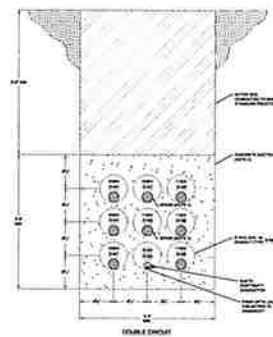
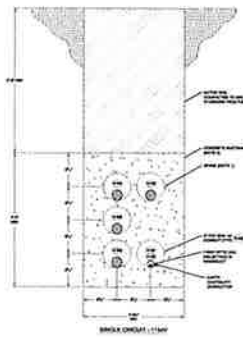
C-205

15814.00

\\proj\proj\BESS\1106-BESS\04-DuctBank\04-DuctBank.dwg, Thu 11/08/2018 10:24



BOM	
BOM #	DESCRIPTION
1001	1000' of 12" x 12" x 12" Concrete
1002	1000' of 12" x 12" x 12" Concrete
1003	1000' of 12" x 12" x 12" Concrete
1004	1000' of 12" x 12" x 12" Concrete
1005	1000' of 12" x 12" x 12" Concrete
1006	1000' of 12" x 12" x 12" Concrete
1007	1000' of 12" x 12" x 12" Concrete
1008	1000' of 12" x 12" x 12" Concrete
1009	1000' of 12" x 12" x 12" Concrete
1010	1000' of 12" x 12" x 12" Concrete



Duct Bank Bill of Materials (Sections A-C)

Duct Bank Section A-A (Single Circuit)

Duct Bank Section B-B (Double Circuit)

Duct Bank Section C-C (Double Circuit)

Trimount BESS
Proposed Underground
Electric Duct Bank
Boston, MA
Everett, MA

Drawn	_____
Checked	_____
Permit	07/23/2014

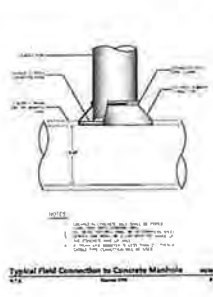
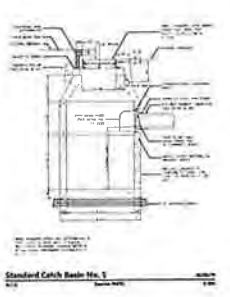
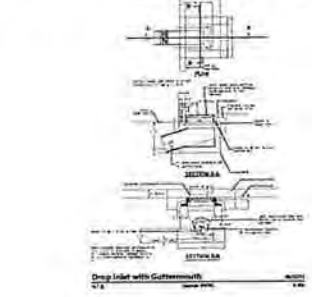
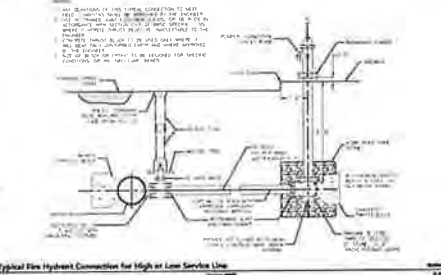
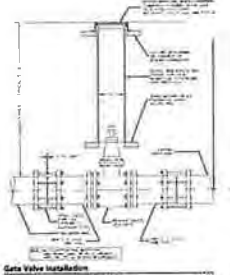
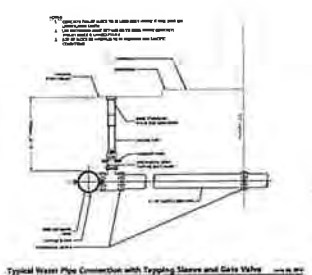
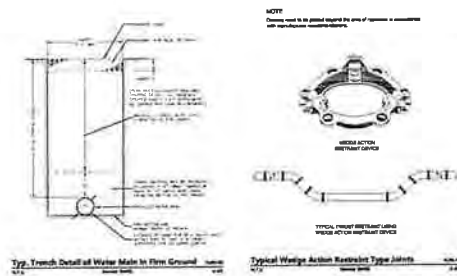
Not Approved for Construction
Duct Bank Sections

C-400

12 of 14

1/20/14

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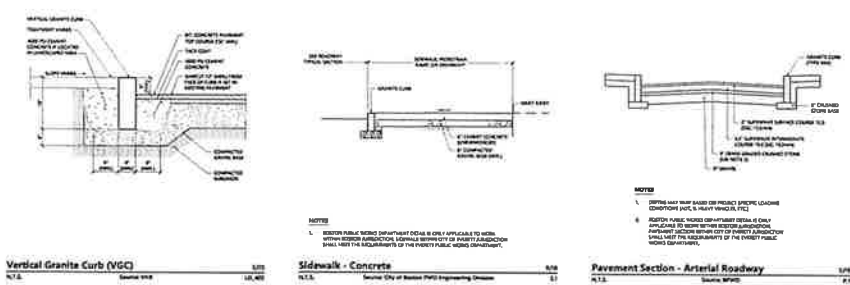
Trimount BESS
 Proposed Underground
 Electric Duct Bank
 Boston, MA
 Everett, MA

Permit 01/21/03

Not Adjustment for Construction
 Utility Details

C-401
 13 14
 10/24/00

City of Boston Engineering Division



Boston Public Works Department, 100 State Street, Boston, MA 02109

**Trimount BSS
Proposed Underground
Electric Duct Bank**
 Boston, MA
 Street, MA

Project No. _____
 Date _____

Permit No. **07/03/0214**

Not Approved for Construction

Restoration Details

C-402
 14 14
 1524.00



C0292-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

That National Grid be granted permission to install underground facilities on Second Street beginning at a point approximately 20 feet north of the centerline of the intersection of Second Street and Cabot Street and continuing approximately 10 feet in a Northerly direction. National Grid to install approximately 10' of 2-4" conduit from existing pole# 1574-1 to private property to provide permanent underground service at 535 Second Street.

Background and Explanation:

Attachments:



August 26, 2024

To the City Council of Everett, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

If you have any questions regarding this permit, please contact:

Joseluis Azurdia (781) 853-1870 or Joseluis.azurdia@nationalgrid.com

Please notify National Grid's Jenn Iannalfo of the **hearing date / time** to Jennifer.Iannalfo@nationalgrid.com

If this petition meets with your approval, please return an executed copy to:

National Grid: Jennifer Iannalfo; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

Nick Memmolo

Nick Memmolo
Distribution Design Supervisor

Enclosures

Questions contact – Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Second Street - Everett, Massachusetts.

The following are the streets and highways referred to:

WR# 30855998

Second Street - National Grid to install underground facilities on Second Street beginning at a point approximately 20 feet North of the centerline of the intersection of Second Street and Cabot Street and continuing approximately 10 feet in a Northerly direction. National Grid to install approximately 10' of 2-4" conduit from existing pole# 1574-1 to private property to provide permanent underground service at 535 Second Street in Everett, MA.

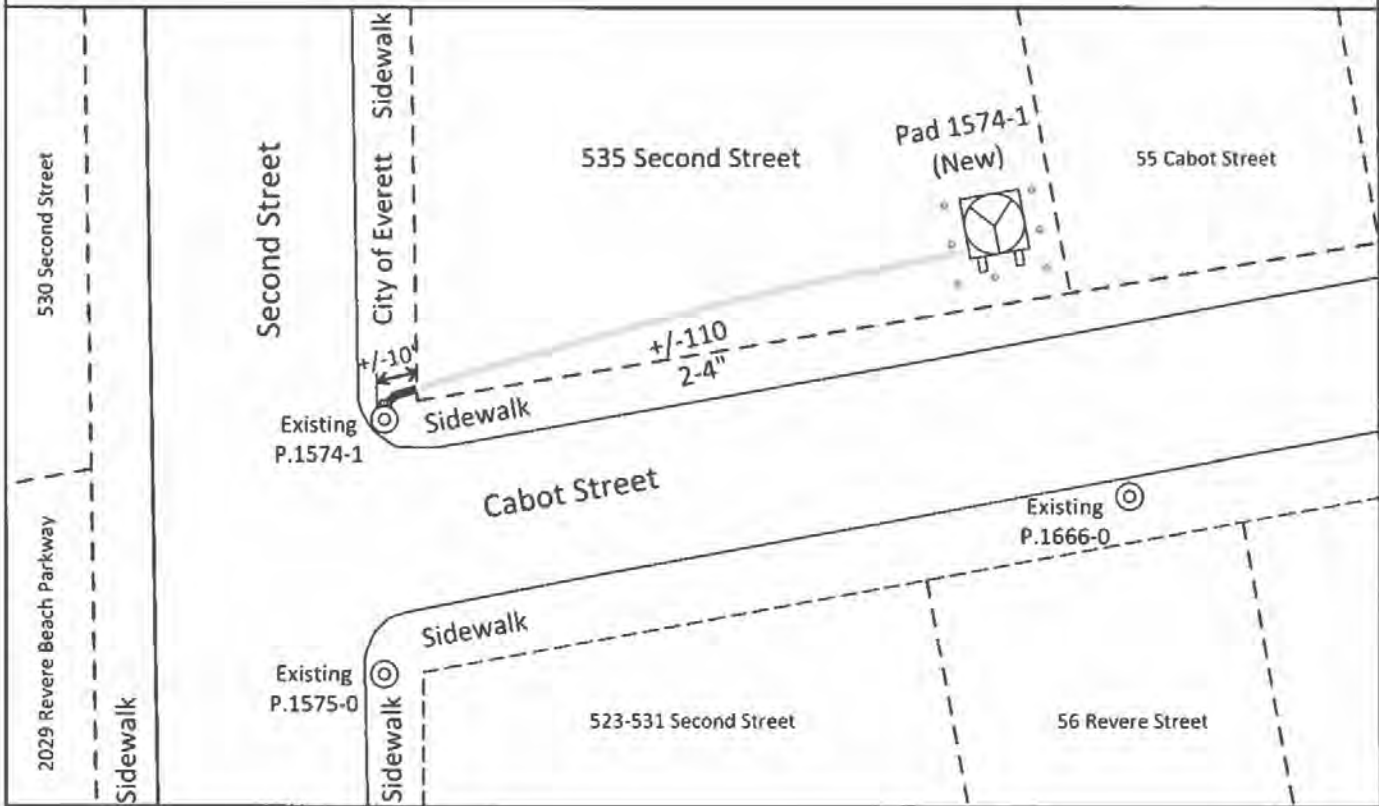
Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*
BY _____
Engineering Department



EXHIBIT A – NOT TO SCALE
 The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

**535 Second Street
 Everett, MA**



NOT TO SCALE

<u>LEGEND</u>	
	Proposed Pad Mounted Transformer
	Proposed UG Conduit/Cable
	Existing Pole
	Proposed Pole
	Property Line
	Existing

PETITION

535 Second Street
 Everett, MA

Date: 08.16.2024
 Designer: AZURDJ
 W/R: 30855998

SKETCH TO ACCOMPANY
 PETITION (1 of 1):



Questions contact – Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Dated: August 26, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 16th day of August, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Second Street - Everett, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 30855998

Second Street - National Grid to install underground facilities on Second Street beginning at a point approximately 20 feet North of the centerline of the intersection of Second Street and Cabot Street and continuing approximately 10 feet in a Northerly direction. National Grid to install approximately 10' of 2-4" conduit from existing pole# 1574-1 to private property to provide permanent underground service at 535 Second Street in Everett, MA.

I hereby certify that the foregoing order was adopted at a meeting of the
.....
....., held on the day of, 20
.....,, 20

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:
.....

..... hereby certify that on20....., at o'clock, ...M

at, a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least

seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....
.....
.....



C0263-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept and expend the Greening the Gateway Cities Implementation Grant from the Commonwealth of Massachusetts, Department of Conservation and Recreation in the amount of \$150,000.

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

July 22, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend the Greening the Gateway Cities Implementation Grant from the Commonwealth of Massachusetts, Department of Conservation and Recreation in the amount of \$150,000.

Thank you for your favorable consideration.

Respectfully submitted,

A handwritten signature in blue ink that reads "Carlo De Maria".

Carlo DeMaria
Mayor



July 22, 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 the Greening the Gateway Cities
Implementation Grant from the Commonwealth of
Massachusetts, Department of Conservation and Recreation in
the amount of \$150,000.

- Identify the source of the grant fund

The Grant is from the DCR's Greening the Gateway Cities Implementation Grant

- The amount of the grant

The Grant is for \$150,000.00

- Identify if there is a city match and if there is, what is that amount and what is the source of the city's matching funds

No match is required but it is a reimbursement grant

- How long is the grant period, i.e. when does the grant need to be spent

Funds will need to be spend by June 30th 2025

- What project, effort, or initiative is the grant funding going to support and why is that important to the residents of Everett

The funds will be used to improve the city's tree canopy. Healthy and well-maintained trees provide cooling to mitigate the significant heat island that exists here in Everett, trees cool both through direct shade and through transpiration. Trees also mitigate stormwater run-off, mitigate air pollution and offer numerous other environmental and culture benefits to the residents of the City of Everett.

- Which department(s) will be responsible for administering the grant and how it is being spent

The Department of Planning and Development



C0264-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept and expend a donation to the Everett Council on Aging from Roberta Cioffi, in memory of Joe Scully, in the amount of \$50.00.

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

July 18, 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 donation to the Everett Council on Aging from Roberta Cioffi, in memory of Joe Scully, in the amount of \$50.00.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



July 18, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

ORDERED:

to accept and expend a donation to the Everett Council on Aging from Roberta Cioffi, in memory of Joe Scully, in the amount of \$50.00.



C0265-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept a donation from Sherwin-Williams to the City of Everett of paint for the purpose of painting murals on three electrical boxes. The value of this donation is \$300.90.

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

July 22, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept a donation from Sherwin-Williams to the City of Everett of paint for the purpose of painting murals on three electrical boxes. These will be painted by Everett youths who show a skill with art or mural painting and these individuals will be identified by the Workforce Development staff. The value of this donation is \$300.90.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



July 22, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

ORDERED:

to accept a donation from Sherwin-Williams of paint valued at \$300.90 for the purpose of painting murals on three electrical boxes.



C0266-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting confirmation of the appointment of Travon Ford to the Everett Police Department

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

July 22, 2024

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

Dear Honorable Members:

I hereby submit for your confirmation, an order to appoint Travon Ford to the Everett Police Department:

Thank you for your favorable consideration of this matter.

Respectfully submitted,

Carlo DeMaria
Mayor



July 22, 2024

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Robert VanKampen, as President

Bill Number:
Bill Type: Order

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

I hereby submit for your approval the appointment of Travon Ford to the Everett Police Department.



C0267-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

an order to accept and expend a grant from the City of Boston, Mayor's Office of Emergency Management in the amount of \$80,000 to be used by the Everett Fire Department to train personnel on the new EFD Fire Boat.

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

July 29, 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 City of Boston, Mayor's Office of Emergency Management in the amount of \$80,000 to be used by the Everett Fire Department to train personnel on the new EFD Fire Boat.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



July 29, 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 City of Boston, Mayor's Office of Emergency Management in the amount of \$80,000 to be used by the Everett Fire Department to train personnel on the new EFD Fire Boat.

Back up for City of Boston, Mayor's Office of Emergency Management

The Everett Fire Department is seeking approval by the Council for reimbursable funds in the amount of \$80,000. These funds are pursuant to an MOA between the City of Boston and the City of Everett as it pertains to the Urban Area Security Initiative (UASI) under the Critical Infrastructure Goal Area. This funding is specific and supports backfill and overtime costs for personnel to train on the new Everett Fire Boat, which was procured with UASI funding.

- Funding Source: City of Boston, Mayor's Office of Emergency management
- The amount of the funding is not to exceed eighty thousand dollars and zero cents (\$80,000.00)
- This is not a matching grant
- Final reimbursement requests must be submitted to Boston OEM by May 31, 2025
- This funding is to allow fundamental training on our new fire boat, which is both a local and regional asset. The areas along our coastline are being utilized more often, to include marine traffic on the waterways. This new piece of equipment and the associated training allows us to mitigate instances where we may not have had an advantage.
- The Everett Fire Department is the responsible department for training and filing for reimbursement.



C0269-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept and expend funds from the Department of Public Utilities in the amount of \$117,499.40 representing receipt of 2023 per-ride assessment funds.

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

August 12, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend funds from the Department of Public Utilities in the amount of \$117,499.40 representing receipt of 2023 per-ride assessment funds. These funds are calculated based on the number of Transportation Network Company (TNC) rides (e.g. Uber and Lyft) that originated within Everett boundaries in 2023.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



August 12, 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 funds from the Department of Public Utilities in the amount of \$117,499.40 representing receipt of 2023 per-ride assessment funds. These funds are calculated based on the number of Transportation Network Company (TNC) rides (e.g. Uber and Lyft) that originated within Everett boundaries in 2023.



C0281-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept and expend a grant from the Department of Mental Health in the amount of \$124,600 to the Everett Police Department for the purpose of providing an outreach clinician to work with EPD and local mental health providers to support and assist persons in need.

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

August 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 Department of Mental Health in the amount of \$124,600 to the Everett Police Department for the purpose of providing an outreach clinician to work with EPD and local mental health providers to support and assist persons in need.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



August 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 Department of Mental Health in the amount of \$124,600 to the Everett Police Department for the purpose of providing an outreach clinician to work with EPD and local mental health providers to support and assist persons in need.

Back up for DMH Jail Diversion Grant - \$124,600

- Identify the source of the grant fund
 - **Department of Mental Health**
- The amount of the grant
 - **\$124,600**
- Identify if there is a city match and if there is, what is that amount and what is the source of the city's matching funds
 - **No match**
- How long is the grant period, i.e. when does the grant need to be spent
 - **1 Jul 2024 thru 30 Jun 2025**
- What project, effort, or initiative is the grant funding going to support and why is that important to the residents of Everett
 - **Provides an outreach clinician that works with local mental health providers and Everett Police, to conduct co-response and follow up in an effort to find alternates to incarceration and provide support and assistance to persons in need**
- Which department(s) will be responsible for administering the grant and how it is being spent
 - **Police Department**



C0282-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept and expend a grant from the Urban Areas Security Initiative (UASI), Intelligence and Information Sharing Goal Area in the amount of \$12,000 to the Everett Police Department to provide training and equipment which will allow the EPD to conduct digital forensic investigations.

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

August 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 Urban Areas Security Initiative (UASI), Intelligence and Information Sharing Goal Area in the amount of \$12,000 to the Everett Police Department to provide training and equipment which will allow the EPD to conduct digital forensic investigations.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



August 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 Urban Areas Security Initiative (UASI), Intelligence and Information Sharing Goal Area in the amount of \$12,000 to the Everett Police Department to provide training and equipment which will allow the EPD to conduct digital forensic investigations.

Back up for UASI Grant - \$12,000

- Identify the source of the grant fund
 - Urban Areas Security Initiative (UASI), Intelligence and Information Sharing Goal Area
- The amount of the grant
 - \$12,000
- Identify if there is a city match and if there is, what is that amount and what is the source of the city's matching funds
 - No Match
- How long is the grant period, i.e. when does the grant need to be spent
 - Funds will be spent immediately. There is a quote in place from this single source vendor
- What project, effort, or initiative is the grant funding going to support and why is that important to the residents of Everett
 - This grant will provide the Everett PD the ability to conduct digital forensic examinations of traditional computer systems (desktop, laptops...etc.) which we currently do not have. This will allow us to address this need without having to request the help of labs, which are typically backlogged and take many weeks (or months) to process these devices. The grant also provides training on using the tool. This will decrease the amount of time it takes to clear criminal investigations involving computer systems.
- Which department(s) will be responsible for administering the grant and how it is being spent
 - Everett Police Department



C0286-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept and expend donations totaling \$190.00 from City of Everett employees during the months of June and July for the Fire Victims Fund

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

August 20, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations totaling \$190.00 from City of Everett employees during the months of June and July for the Fire Victims Fund. Employees are given the opportunity to wear jeans on Thursdays by making a \$5.00 to the Fire Victims Fund. These funds are collected weekly.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



August 20, 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 donations totaling \$190.00 from City of Everett employees during the months of June and July for the Fire Victims Fund. Employees are given the opportunity to wear jeans on Thursday by making a \$5.00 donation to the Fire Victims Fund. These funds are collected weekly.



C0297-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to appropriate \$918,100.00 from the Capital Stabilization account for the following eleven (10) capital improvement projects and purchases:

#1
Police - Non-administrative Vehicles (Patrol Division)
\$ 140,000.00

#2
Police Administrative Vehicle
\$ 120,000.00

#3
Parking Control Vehicle
\$ 44,000.00

#4
Public Safety Radio Improvements
\$ 265,000.00

#5
Police - Body Armor
\$ 26,300.00

#6
Police Taser Upgrades
\$ 82,800.00

#7
Council on Aging Van
\$ 50,000.00

#8

Inspectional Services Vehicles

\$ 65,000.00

#9

Fire Department Turnout gear

\$ 60,000.00

#10

Engineering Vehicles

\$ 65,000.00

TOTAL:

\$ 918,100.00

The balance in the Capital Stabilization account as of 6/30//24 is \$8,048,356

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

September 3, 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 **\$918,100.00** from the Capital Stabilization account for the following eleven (10) capital improvement projects and purchases:

No.	Project Title	Cost
1	Police - Non-administrative Vehicles (Patrol Division)	\$ 140,000.00
2	Police Administrative Vehicle	\$ 120,000.00
3	Parking Control Vehicle	\$ 44,000.00
4	Public Safety Radio Improvements	\$ 265,000.00
5	Police - Body Armor	\$ 26,300.00
6	Police Taser Upgrades	\$ 82,800.00
7	Council on Aging Van	\$ 50,000.00
8	Inspectional Services Vehicles	\$ 65,000.00
9	Fire Department Turnout gear	\$ 60,000.00
10	Engineering Vehicles	\$ 65,000.00
TOTAL:		\$ 918,100.00

The balance in the Capital Stabilization account as of 6/30//24 is **\$8,048,356.**

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 3, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

To appropriate **\$918,100.00** from the Capital Stabilization account for the following ten (10) capital improvement projects and purchases:

No.	Project Title	Cost
1	Police - Non-administrative Vehicles (Patrol Division)	\$ 140,000.00
2	Police Administrative Vehicle	\$ 120,000.00
3	Parking Control Vehicle	\$ 44,000.00
4	Public Safety Radio Improvements	\$ 265,000.00
5	Police - Body Armor	\$ 26,300.00
6	Police Taser Upgrades	\$ 82,800.00
7	Council on Aging Van	\$ 50,000.00
8	Inspectional Services Vehicles	\$ 65,000.00
9	Fire Department Turnout gear	\$ 60,000.00
10	Engineering Vehicles	\$ 65,000.00
TOTAL:		\$ 918,100.00

The balance in the Capital Stabilization account as of 6/30/24 is **\$8,048,356.**



C0298-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval that the amount of \$2,365,000.00 be appropriated by borrowing for the following two (2) capital improvement projects: Fire Engine Replacement and Stadium Turf.

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

September 3, 2024

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

Dear Ladies and Gentlemen:

I hereby request the amount of **\$2,365,000.00** be appropriated by borrowing for the following two (2) capital improvement projects:

No.	Project Title	Cost
1	Fire Engine replacement	\$ 965,000.00
2	Stadium Turf	\$ 1,400,000.00
TOTAL :		\$ 2,365,000.00

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 3, 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 City hereby appropriates the amount of Two Million, Three Hundred Sixty-five Thousand Dollars (\$2,365,000) to be funded by borrowing as set forth in the attached letter of the Mayor requesting such borrowing dated September 3, 2024, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.

Enclosed: Detail capital improvement expenditures requested in this borrowing.

FY25 Capital Improvement Projects (CIP's) funded through this borrowing request

No.	Project Title	Cost
1	Fire Engine replacement	\$ 965,000.00
2	Stadium Turf	\$ 1,400,000.00
TOTAL:		\$ 2,365,000.00



C0299-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to raise and appropriate the sum of \$203,286 to the School department's contracted service account based on the additional Chapter 70 funding posted in the final FY25 state budget.

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

September 3, 2024

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

Dear Honorable Members:

I hereby submit for your consideration an order to raise and appropriate the sum of \$203,286 to the School department's contracted service account based on the additional Chapter 70 funding posted in the final FY25 state budget.

Please see the attached correspondence from the school department.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 3, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

To raise and appropriate the sum of \$203,286 to the school department's contracted service account based on the additional Chapter 70 funding posted in the final FY25 state budget.



EVERETT PUBLIC SCHOOLS
Superintendent William D. Hart

Tuesday, August 27, 2024

Sergio Cornelio
City Clerk
City of Everett
484 Broadway, Everett MA 02149

Eric Demas
Chief Financial Officer / City Auditor
City of Everett
484 Broadway, Everett MA 02149

Re: August 26, 2024, School Committee Meeting

Good morning,

I am writing to inform you that, during its Regular Meeting on Monday, August 26, 2024, the Everett School Committee approved, by a vote of 8-0, the following item:

Request acceptance and the appropriation of \$203,286 to the Security Department's Contracted Services budget line based on the additional Chapter 70 funding in the final posted FY25 State Budget.

I wanted to formally communicate this with you so it can be added to a City Council agenda as soon as possible.

Please do not hesitate to reach out if you have any questions.

Sincerely,
David O'Connor
Clerk
Everett School Committee



C0300-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept and expend a donation from Alfred Lattanzi to the Youth Development and Enrichment Department in the amount of \$500.00.

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

September 4, 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 donation from Alfred Lattanzi to the Youth Development and Enrichment Department in the amount of \$500.00.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



September 4, 2024

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

Be it

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

ORDERED:

to accept and expend a donation from Alfred Lattanzi to the Youth Development and Enrichment Department in the amount of \$500.00.



C0301-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to repurpose \$1,971,000 in previously bonded school capital improvements funds to fully fund the project to replace equipment controls at Everett High School

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

September 4, 2024

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

Dear Honorable Members:

I hereby request the following repurposing order seeking to use the unexpended funds per the detail for the High School Replacement of Equipment Controls CIP account. Further information can be found on the attached letter from the school department.

Please see the attached correspondence from the school department.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 4, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

BY THE CITY COUNCIL OF THE CITY OF EVERETT, as Follows:

That the City transfer the unexpended funds authorized to be borrowed by the City Council per the attached detail, which funds are no longer needed to pay costs of such projects, and to transfer \$771,900 from said unexpended funds and from any bond premium related to the issuance of bonds related to the attached detail of borrowing to pay costs related to the High School Replacement of Equipment controls, including original equipment, and for the payment of all other costs incidental and related thereto; and to take any other action relative thereto.



EVERETT PUBLIC SCHOOLS
Superintendent William D. Hart

August 29, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I am requesting reauthorization of previously bonded Capital Projects to fully fund Project 7667: High School Replacement of Equipment Controls.

This project was presented as part of the FY24 Capital Improvement Plan for \$1,200,000 based on an outdated Scope of Services from December 2020. This request will ensure we are appropriately budgeted based on a recently amended Scope of Services proposal. Further, this request will adjust current projects that are no longer needed or awarded under budget.

- 32-300-7668-5780: \$650,000 - EXP – 24 Parlin School Exterior Wall
 - Repurpose \$650,000 to Project 7667
 - This Project was presented as a placeholder for potential work on the retaining wall at the Parlin.

- 32-300-7666-5780: \$250,000 - EXP – 24 Replace Whittier School Gym Floor
 - Repurpose \$121,900 to Project 7667
 - This Project went out to bid and was awarded well under budget.

The proposed repurposing of funds from the two Projects above would cover the proposal from Ameresco, Inc., amending Account 32-300-7667-5780 from \$1,200,000 to \$1,971,900.

Sincerely,

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

William D. Hart
Superintendent



C0302-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting the confirmation on the appointment of Mirlande Felissaint as Director of Elections/Registrar for a for a term ending January 5, 2026

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

September 4, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

In accordance with Section 3-3 of the City of Everett Home Rule Charter, I hereby appoint and submit for your confirmation, Mirlande Felissaint as Director of Elections/Registrar for a for a term ending January 5, 2026.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 4, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:

Bill Type: Order

BY THE CITY COUNCIL OF THE CITY OF EVERETT, as Follows:

I hereby appoint and submit for your confirmation, Mirlande Felissaint as Director of Elections/Registrar for a term ending January 5, 2026.



C0238-24

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

Agenda Item:

An order requesting the confirmation of the re-appointment of Erik Swanson to the position of City Engineer to a term ending January 5, 2026.

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

June 25, 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(VII)(a) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Erik Swanson to the position of Director of Engineering for a term ending January 5, 2026.

Under the terms of the Administrative Code, this appointment shall not exceed a term of three (3) years. 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



June 25, 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:

I hereby re-appoint, subject to confirmation by the City Council, and accordance with Section 3-3 of the City Charter and, Section IV(VII)(a) of the City of Everett Administrative Code, Erik Swanson to the position of Director of Engineering for a term ending January 5, 2026.



C0258-24

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

Agenda Item:

An order requesting approval on the re-appointment of Bernard J. Devereux to the position of City Assessor for a three-year term ending June 30, 2027

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

June 25, 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(H)(VII)(a) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Bernard J. Devereux to the position of City Assessor for a three-year term ending June 30, 2027.

I am recommending that Mr. Devereux be reappointed for the full length of the term allowed for this position due to his unique skillset and qualifications for the position which are in high demand in municipalities.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



June 25, 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:

I hereby re-appoint, subject to confirmation by the City Council, and accordance with Section 3-3 of the City Charter and, Section IV(H)(VII)(a) of the City of Everett Administrative Code, Bernard J. Devereux to the position of City Assessor for a three-year term ending June 30, 2027.



C0077-24

To: Mayor and City Council

From: Councilor Holly D. Garcia

Date: February 12, 2024

Agenda Item:

That the Administration provide an update on the reconstruction of the Smith Playground aka Central Ave Park

Background and Explanation:

Attachments:



C0254-24

To: Mayor and City Council

From: Councilor Holly D. Garcia

Date: July 22, 2024

Agenda Item:

That the Director of Youth Development & Enrichment appear before us at our next regular meeting to discuss the repurpose plan for the Shute Library

Background and Explanation:

Attachments:

Everett Youth Development and Enrichment Proposal for
Revitalizing Section of Shute Library

Prepared by John Russolillo, Director of Youth Development and Enrichment

Overview

The Shute Library in Everett, MA is a beautiful building in an excellent location to impact many residents, specifically youth and young people, given its proximity to Everett High School and middle schools in the city. An area of the Shute Library is being proposed to be revitalized, with the help of the Department of Youth Development and Enrichment. The main goal is to improve the foot traffic and health of the library by adding more programs for youth and encouraging them to create library cards and check out books relating to program topics. The Department of Youth Development and Enrichment is responsible for recreation and enrichment programs, workforce development programs as well as substance use prevention programs for the City of Everett. The department interacts and impacts hundreds if not thousands of youths in a given year. We hope this project not only impacts youth in the City of Everett, but also adds to the health of the Shute Library, given the opportunity to have more foot traffic and young adults encouraged to check out books.

Key Objectives and Goals

- Provide more youth the chance to participate in programs and resources in the City of Everett.
- Revitalize an under-utilized space in the City of Everett.
- Improve the overall health of the Shute Library.

Expected Outcomes

- Increase in foot traffic at Shute Library, in turn increasing the number of books in circulation, improving the health of the Shute Library.
- Increase in the number of youths in Everett that have current jobs or career paths, therefore increasing the public health and economy of the city now and in the future.
- Decrease in the number of youths that use substances, due to more opportunities for after school programs, specifically those designed for prevention.

Background Information

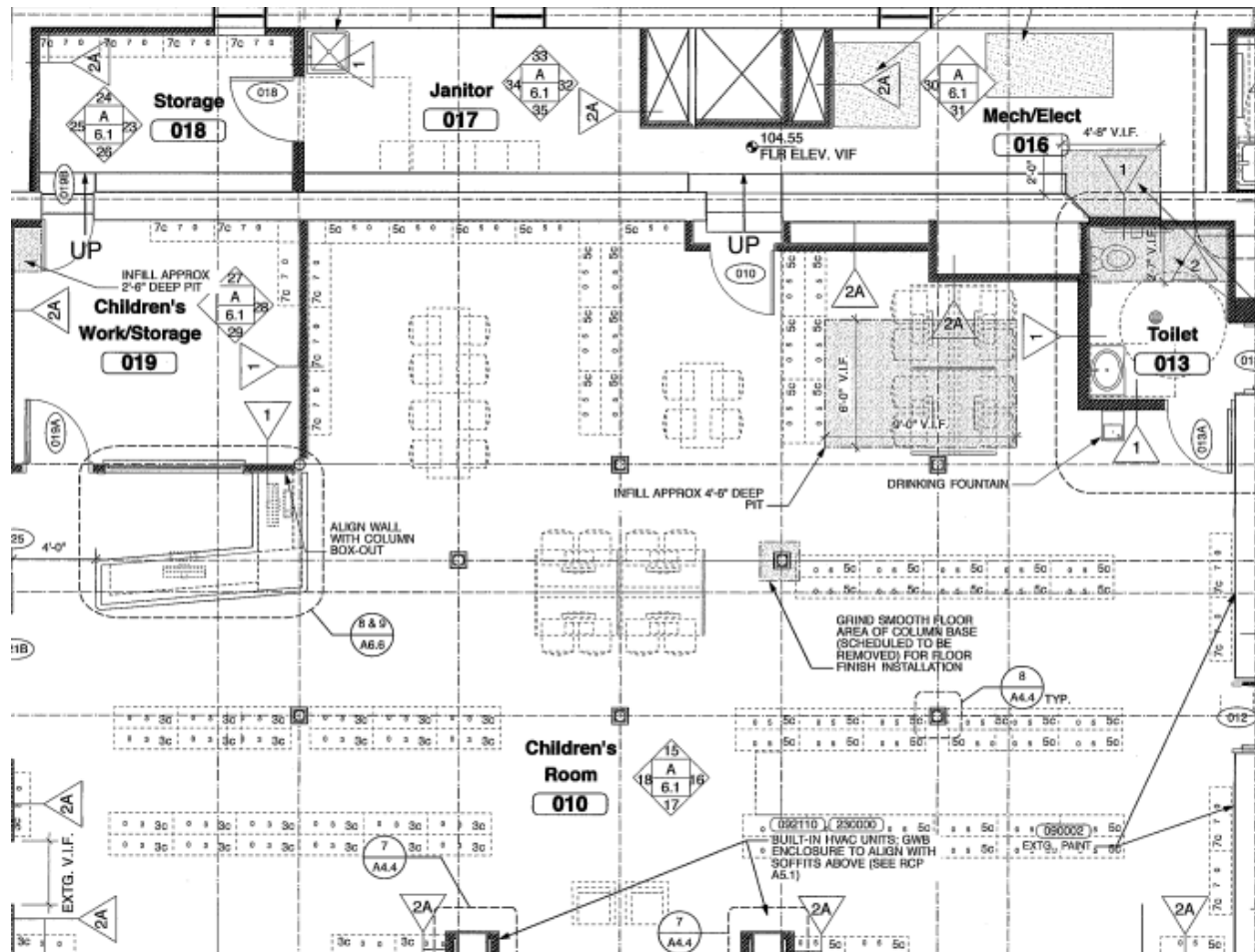
The section of the Shute Library determined to be repurposed is mainly a children's section of the Shute Library. This area has had a vacancy for a children's librarian since 2019, and the City of Everett has had little to no interest in this position even though it has been posted and advertised for. The area itself is less utilized as the City of Everett would like, and given the fact that the Department of Youth Development and Enrichment is growing and expanding its participants, the city believes this department can help revitalize this area.

The Department of Youth development and Enrichment takes a 3-pronged approach to youth development in the City of Everett.

1. **Recreation and Enrichment:** Programs and activities in the city for youth, mostly in the age ranges of 5-14, with regard to physical activity like sports and fitness, educational activities such as STEM and coding and enrichment activities such as art, music and dance. Many of these programs live at the Recreation Center in Everett and have had great success gaining participation.
2. **Workforce Development:** Programs and activities in the city for youth, mostly in the age ranges of 14-25, with regard to earning money, improving their career skill set, developing a career path and improving their skills and assets for career acquisition. Programs such as Career Launchpad, Financial Success, Mayor Demaria's Summer Jobs Training Program, Mayor Demaria's Year-Round Jobs Training Program are all examples of up and running, successful programs to help youth gain employment and develop the skills necessary to continue to grow in their chosen career path. The programs consist of work to improve resumes, cover letters, salary negotiation, interview prep, budgeting tools and more. The jobs training programs are established internship programs in the city that impact hundreds of youth every year and provide internship opportunities for youth with various city departments and businesses.
3. **Substance Use Prevention:** Programs and activities in the city for youth, mostly in the age ranges of 7-18, to help create a solid foundation of values, identity, mindset and integrity, with the idea in mind to build a defense against substance use triggers. Currently have a mental wellness program labeled as HEAT (helping Everett's adolescents and teens) that gathers as group, brings in adult speakers as role models and mentors and talks as a group about the importance of building values and knowing who you are as a person to build a strong identity.

The area repurposed would mostly be used for workforce development programs and substance use prevention programs. The idea for the programs would to have every participant also sign up for a library card, and to work with the library staff to have books that relate to the programs taking place so the instructors can encourage the youth to check out the books and learn more about the topics.

Proposed Area for Repurpose

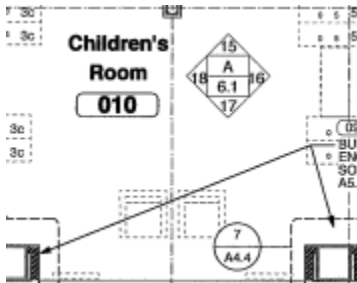


Square Footage: 2337 square feet



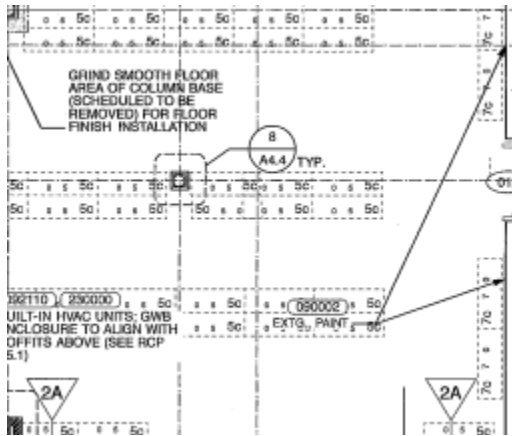
Classroom 1

- Using dividers, desks and chairs (below in budget), designated area for after school career development and health and wellness programs.



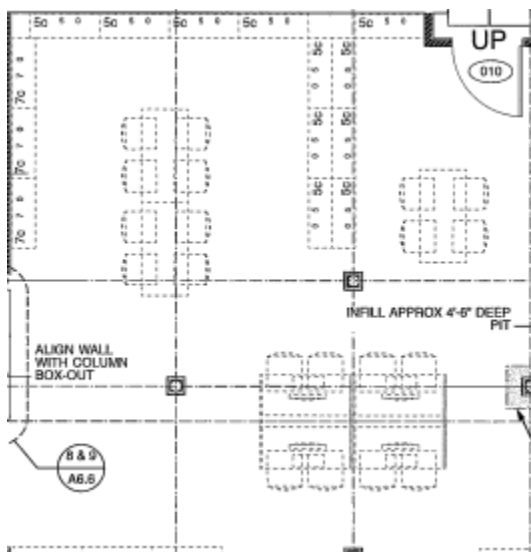
Lounge/Open Area

- Keep lounge chairs/couches
- Add a TV to be able to utilize the virtual reality devices the Shute Library already purchased.
- Use TV for use of StickBall, a virtual reality career readiness software.



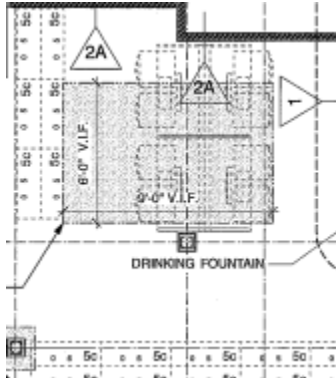
Classroom 2

- Using dividers, desks and chairs (below in budget), designated area for after school career development and health and wellness programs.



Computer Lab Area

- Concept included in budget below.
- Area used for drop in resume, application, cover letter help as well as open space for youth to utilize the resources.
- Also, an area for the Digital Navigators (grant funded IT help program) to be able to have designated service hours for Everett residents.



Reading Corner

- Placement of children's books as well as books in relation to career development and health and wellness.

Current After-School Programs

- These are a few programs currently up and running by the Department of Youth Development and Enrichment in the City of Everett. The hope is to be able to hold them more frequently with a dedicated space.
- All programming and information can be found at everettrecandenrich.com for recreation/enrichment/substance use prevention after-school programs and afterschoolHQ.com/cityofeverett for career development programs.

STEM Robotics/Coding

- STEM and Coding programs currently serve youth age 7-14 and a way to spark interests in hobbies that can later be monetized into our career development programs.
- These are also a great way to provide after-school programs to youth with interest in these fields outside of typical physical recreation programming
- Currently have 2 programs with max capacity of 15 per class, STEM Robotics and Coding. Also ran a STEM Summer Camp at full capacity of 40 youth.
- Would have capacity to add more programming with a dedicated computer lab space.

Career Launchpad

- Career launchpad is a program for young people age 14-25 to help learn and improve on the skills necessary for career development, including resume building, salary negotiation, interview prep, cover letter creation, career path discovery and more.
- This program partners with professional and qualified consultants and has great participation from youth in the community.
- This program ran 1x per week for 8 weeks and held a maximum of 15 youth at a time.

CITY OF EVERETT RECREATION

Carlo DeMaria
Mayor

CAREER LAUNCHPAD

COURSE

Unlocking the Path to Professional Success

5:30 PM

4/09/24-5/28/24

Shute Library

781 Broadway, Everett MA 02149

Hosted By:
JEFF ST. DIC

Everett High School
Class of 2005 graduate
Jeff St. Dic has 10
years of experience in
higher education as an
onboarding and talent
acquisition specialist.

LEARN

- Resume Building
- Interview Acumen
- Cover Letter Tips
- Salary Negotiation
- and more!

Learn more and register:
afterschoolhq.com/CityofEverett

SCAN ME

Financial Success

- Financial success is a program partnered with Members Plus Credit Union in Everett.
- This program aims to teach the basics of personal finances to youth ages 13-25, including budgeting, opening checking and savings accounts, managing investment accounts, filing taxes and more.
- This program is hosted by MPCU, but we believe it would be even more successful in a City of Everett building and location with more proximity to EHS.
- This program runs 1x per week for 8 weeks and held a maximum of 15 youth at a time.



H.E.A.T. Program (Helping Everett’s Adolescents and Teens)

- The HEAT Program is designed to have a positive impact on the mindset, values and identities of youth age 10-14 within Everett. Dedicated space for this would help expand the age groups the program can impact.
- The program has speakers within the city and outside the city come in for the first half an hour and tell their story of growth, mistakes they made, obstacles they overcame, etc. to become the person they are today. Many of these people have businesses or organizations within the city that are resources to youth.
- The second half of the program consists of open discussion about these topics, exploring what it means to have solid moral values, build an identity that people respect and overall becoming a valued member of society.
- This is a substance use prevention program run 1x per week for up to 15 participants.



Digital Navigator Program

- The digital navigator program is part of a grant the City of Everett received from Metro North Workforce Board for improving the digital literacy of the City's residents.
- There is a budget to train and employ youth to act as IT help desks for residents that need help learning and executing basic tasks on computers.
- Part of this funding can also go towards computer lab improvements, which is what would be done with part of the Shute Library space re-purposed.
- Currently, the City of Everett has 3 part time youth employees on this program until at least December 2025.

Detailed Objectives

- 1. Provide more youth the chance for participation in programs and activities in the City of Everett.**
 - Given the structure of the Youth Development and Enrichment Department and the growing nature of their programs and scope in the city, the project would help serve more youth in a beneficial way.
 - With workforce development, we have hundreds of youths every year sign up for the summer jobs training and year-round jobs training program, and in order to continue to grow and serve them with the programming we are currently offering, a dedicated space for career development programming would be of great benefit.
 - Since hiring an Assistant Director of Substance Use prevention, more after-school programming for mental health and wellness have been created, and again having a dedicated space for these gatherings would be beneficial to the youth.

2. Revitalize an under-utilized space in the City of Everett.

- The City of Everett believes that this project can help the Shute Library and the youth of Everett tremendously. By adding more programs that are in line with what the middle and high school aged students are participating in, this will allow more of those students to enter the Shute Library and utilize a space that is currently being under-utilized.
- The goal is to see the number of library users increase, especially among young people.

3. Improve the health of the Shute Library.

- Given the increased number of programs and participants in the Shute Library, and the idea that every program participant also must obtain a library card, the youth development and enrichment department can encourage the youth to check out books relating to the topics of the programs.
- The above idea can help more books be in circulation, improving the overall health of the library.

Budget (Main Room)

- Products below from Uline.
- City of Everett funded and City of Everett Facilities utilized for labor assistance.
- Dividers, training tables and chairs all for designated classroom programmed areas.

[Portable Room Dividers \(youtube.com\)](#)

2x/11 Panel/20'6" x 7'4"

2,525 x 2

=\$5050



[Economy Training Tables in Stock - Uline](#)

8x/ 72 x 24"/ Economy Training Tables

\$260 x 8

=\$2080



[Mesh Stacking Chairs, Stackable Mesh Chairs in Stock - ULINE](#)



20x Mesh Chairs w/ armrests

\$140 each

= \$2800



Concept for Computer Lab Area

- Quote requested from [Manifest Benching | Agati Furniture](#)
- Open area for drop in resume, application and career resource help.
- Also, an area for Digital Navigators to give drop in help for Everett residents that are do not have digital literacy. City of Everett received grant funding for this initiative until Dec 2025 with positive sentiment of extending.

Evaluation and Measurement

- 1. Work with Library staff to evaluate number of average books checked out weekly, monthly, annually from Shute Library as well as overall number of library cards.**
- Goal is to see an increase in all these numbers once the project is up and running and more youth are visiting the Shute Library.
 - Action item to successfully achieve goal is to incentivize every youth that participates in the programs to not only get a library card but also check out books in relation to the topics of the programs.

2. Work with Assistant Directors of Workforce Development and Substance Use Prevention to track data of improved respective missions.

- Decrease in the unemployment rate in Everett over the next year, 5 years, 10 years, specifically those in the 18–25-year-old age range.
- Decrease in the substance use rate in Everett over the next year, 5 years, 10 years, specifically those in the 14–25-year-old age range.

Conclusion

Revitalizing a section of the Shute Library in Everett, MA, offers a unique opportunity to enhance community engagement and address pressing local needs. By repurposing this space, we aim to create a vibrant hub that supports youth through innovative programs focused on career development and health and wellness. These initiatives will not only improve the library's utilization but also foster a sense of community, providing invaluable resources to young people as they navigate their future paths.

Investing in this project will yield significant benefits, including increased library attendance and book circulation, enhanced community health, and strengthened ties between youth and their local library. We invite you to join us in bringing this vision to life, creating a sustainable impact for Everett's youth and broader community. Your support will be instrumental in transforming the Shute Library into a beacon of opportunity and well-being for all.



C0260-24

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

Agenda Item:

Everett Docklands Innovation District , an affiliate of the Davis Companies proposed zoning amendments

Background and Explanation:

Attachments:

July 15, 2024

EVERETT CITY CLERK'S OFFICE
REC'D 2024 JUL 15 AM 9:49

Via Hand Delivery

Everett City Council
484 Broadway
Room 38
Everett, MA 02149

Re: Everett Docklands Innovation District

Dear Council Members:

Everett Landco, LLC, an affiliate of The Davis Companies and owner of the former Exxon terminal, is pleased to present for your consideration the following proposed zoning amendments pursuant to Mass. Gen. Laws chapter 40A, § 5:

1. Proposed text amendment to create new section 36 of the Zoning Ordinance entitled "Master Planned Development";
2. Proposed text amendment to create new section 37 of the Zoning Ordinance entitled the "Everett Docklands Innovation District"; and
3. Proposed map amendment to re-zone certain parcels into the Everett Docklands Innovation District.

We have worked with the City's planning staff in a collaborative effort to develop the proposed zoning amendments. The proposed Master Planned Development provision can be used anywhere in the City to create master planned areas, creating a new process where the Zoning Ordinance does not currently contain any provision for master plans. The proposed Everett Docklands Innovation District amendment will, in conjunction with the Master Planned Development provision, facilitate Everett Landco's transformation of the former oil terminal into an innovative and mixed-use neighborhood for the future. This once in a generation project intends to transform a heavily contaminated site into brand new neighborhood with innovative uses.

We are extremely excited about the opportunities these proposed zoning changes will create for the City of Everett and look forward to discussing the proposed amendments with you at the Council's public hearing on this matter. Thank you in advance for your consideration.

Sincerely,



Michael Cantalupa
Chief Development Officer

6795670.2

Section 36 **MASTER PLANNED DEVELOPMENT.**

A. Intent

1. To utilize dynamic, long-term planning to implement the recommendations of the City for transformational development or redevelopment of land in a comprehensive manner allowing for the conceptual layout of synergistic uses and connections between buildings, social settings, streets and the surrounding environment.
2. To implement comprehensive planning and permitting to design and create destination districts at underdeveloped properties through the authorization of a long-term plan for future development, while allowing for flexibility to meet changing market demands.

B. Purpose

1. To allow a Master Plan Special Permit for the coordinated development of land as a Development Site allowing for comprehensive planning and compliance with the Everett Zoning Ordinance in the aggregate across a Development Site rather than by individual lots.
2. To provide for foreseeability in the implementation and build out of individual projects, uses and mitigation for approved Master Plans.
3. Permit some flexibility in the development of individual tracts of land by required and predetermined standards.
4. To allow for subsequent subdivision and conveyance of separate parts of the Master Plan while maintaining overall compliance.
5. To provide certainty to the City and project proponents that once a Master Plan is approved, the approved Master Plan is protected against future zoning changes.

C. Applicability

Master Plan Special Permits may be granted pursuant to this Section for property in any zoning district except Dwelling Districts. The zoning for specific districts may alter the procedures and requirements for Master Plan Special Permits set forth in this Section.

D. Definitions

1. **Approving Authority.** The Planning Board of the City of Everett.
2. **Development Project.** A Project undertaken pursuant to this Ordinance that requires Master Plan Special Permit and Site Plan Approval.

3. **Development Site.** One or more lots on which a Development Project is proposed.
4. **Gross Square Feet (“GSF”).** The measure of floor area of space on all floors inclusive of heated basements, hallways, mechanical rooms, storage space and other miscellaneous space, whether or not exclusively occupied by a single tenant or occupant, measured from the exterior faces of exterior walls. Gross floor area does not include covered walkways, open roofed-over areas, porches, exterior terraces or steps, chimneys, roof overhangs, parking garages and unheated basements.
5. **Height.** The vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the mean ground level of the finished grade at all elevations of a building.
6. **FAR.** The result of dividing the gross floor area of the building or buildings on a lot by the total lot area expressed as a decimal number.
7. **Lot.** A parcel of land under one (1) sole or undivided ownership separate from that of any adjoining lots. A corner lot for the purposes of this Ordinance is any lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other. The Applicant shall, for the purposes of this Ordinance, have the privilege of calling either street lot line the front, without reference to the building arrangement.
8. **Open Space.** An area of land such as a square, green, park, and linear park which is located and designed for access by residents, employees and/or patrons of a Development Project, including provision for access by pedestrians and/or bicyclists for passive or active recreation and landscape buffers around structures.
9. **Site Plan.** A plan depicting a proposed Development Project which is submitted to the Approving Authority for its review and approval in accordance with the provisions of this Ordinance.
10. **Site Plan Approval.** The Approving Authority’s authorization for a proposed Development Project in accordance with this Ordinance after the conduct of a Site Plan Review.
11. **Special Permit Granting Authority.** The Planning Board of the City of Everett.

E. Development Review

1. General: Development approval under this Section includes a two-tiered permitting process consisting of:
 - i. Master Plan Special Permit: Development approval under this Section allows for a Master Planned Development through the issuance of Master Plan Special Permit prior to and as a prerequisite to Site Plan Review; and

- ii. Site Plan Review: Development on individual lots within a Master Planned Development Property subject to an approved Master Plan Special Permit shall be subject to Site Plan Review pursuant to the provisions of this Section.

2. Master Planned Development

- i. Proposed development or redevelopment of one acre of land or more may proceed as a Master Plan Special Permit.
- ii. Notwithstanding the creation of separate lots within a Development Site, which are separated by streets, driveways, Open Space and other buildings or structures, Development Sites approved under a Master Plan Special Permit shall be permitted to aggregate all project components, including, but not limited to, FAR, parking, and Open Space, so that any one lot may not comply with otherwise applicable requirements provided that the overall Development Site complies, provided the Approving Authority finds that the aggregation adequately serves the area covered by the Master Plan Special Permit. Land containing buildings, structures or open spaces which are part of an approved Master Plan Special Permit may be subdivided and conveyed to third parties as separate lots and remain in compliance with the Master Plan Special Permit, provided such division does not result in any violation of this Ordinance or the requirements of the Master Plan Special Permit.
- iii. Previously permitted development may be included in a Development Site and proposed build out of a Master Plan, provided that the date of the first certificate of occupancy for the subject real property is not more than two (2) years prior to the decision date of the Master Plan Special Permit.

F. Master Plan Standards

An application for a Master Plan Development Special Permit shall include the following:

1. Quantitative data including:

- i. Parcel size;
- ii. Proposed lot coverage of structures;
- iii. Floor area ratio;
- iv. Total amount of private open space, both private and public;
- v. Total number and type of dwelling units by number of bedrooms;
- vi. Approximate gross residential densities;

- vii. Total amount in square footage of nonresidential construction by type of use;
- viii. Number of parking spaces to be provided by use;
- ix. Total length of streets to be conveyed to the city government;
- x. Total length of streets to be held as private ways within the development;
- xi. Total length by type of other public works to be conveyed to the city government;
- xii. Number and types of public facilities.

2. Graphic materials shall include, but not be limited to, the following:

- i. Map of existing site conditions, including contours, water course, floor plains, unique nature features, existing vegetation, soil types, existing buildings;
- ii. Map of existing land use;
- iii. Existing and proposed lot lines;
- iv. Location and size of gross floor area of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, and nonresidential structures by use;
- v. Location and size in square feet of all private open space and areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;
- vi. The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, and all points of access to existing public rights of way;
- vii. Proposed pedestrian circulation system;
- viii. Existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines;
- ix. General landscaped plan indicating the treatment of materials used for private and common open spaces;
- x. Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape;

- iii. Use of best available environmentally sustainable building and infrastructure design to the maximum extent reasonably practicable.
5. Submitted master plans must include: proposed development phasing for buildings, open space, infrastructure, mitigation projects and other improvements.
6. If the Planning Board determines, after evaluating the size, complexity, timing and scope of the proposed development, that required mitigation for the Master Plan Development can reasonably be determined at the time of issuance of a Master Plan Special Permit, it may approve a mitigation phasing plan. Alternatively, the Master Plan Special Permit may contain conditions regarding mitigation generally required for the Master Plan Development as a whole and reserving phase-specific mitigation to be determined during site plan review for each separate phase of the development.

G. Streets & Open Space

1. Streets and Open Space provided in any Master Plan shall be shown on submittals for a Master Plan Special Permit.
2. Any streets or Open Space created as part of a Master Plan may be dedicated to the public in perpetuity by a covenant or other deed restriction or by transfer to the City in fee or by easement, subject to the City's acceptance of any such interest, without impacting the FAR or other dimensional criteria of the approved Master Plan Special Permit.
3. Open Space created through easement or discontinuance of an existing street or other abutting right-of-way within the Development Site may be counted toward any required amount of Open Space required by this Section or otherwise by the Ordinance.
4. Roadway design shall be consistent with best practices for urban, multi-modal neighborhoods. Proponents should refer to example guidelines including National Association of City Transportation Officials ("NACTO") design guidance, the City of Boston's Complete Streets Design Guidelines and MassDOT's Bicycle Facilities guide. Arterial roadways shall be designed to accommodate existing transit services and, when practicable, should accommodate any planned or anticipated transit services identified by planning staff during Pre-Submittal Meeting.

H. Master Plan Development Standards

1. Sustainable Development: At a minimum, each phase of a Master Plan Development must, to the maximum extent reasonably practicable, be developed in accordance with all best practices with respect to sustainable development standards at the time when each phase undergoes Site Plan Review.

2. Parking & Mobility

- i. Motor vehicle parking may be provided as underground or aboveground structured parking, surface parking (on and off street) or as shared parking (parking for multiple uses during alternating peak times).
- ii. Development subject to a Master Plan Special Permit may provide parking pursuant to the provisions of the zoning district in the aggregate across the Development site and locate parking serving any property or use within the Master Plan on any property within the Development Site regardless of location or ownership and such parking may be allocated among the properties within a Development Site at the discretion of the project proponent, subject to the special permit granting authority determining that the aggregation adequately serves the area covered by the Master Plan Special Permit.
- iii. Parking facilities shall be designed to be sufficient to adequately serve the Master Plan Development but shall not be designed to encourage use of SOVs. All reasonably practicable measures shall be taken to maximize the non-SOV mode share and to minimize the amount of SOV parking within the Development Site.

A. Master Plan Special Permit Process

- a. Purpose: A Master Plan Special Permit authorizes a long-term plan for future development and for an applicant to move forward with subsequent Site Plan Review.
- b. Applicability: Approval of a Master Plan Special Permit authorizes the applicant to submit applications for subsequent Site Plan Review required by this Ordinance only and vests the right to develop property in accordance with the Master Plan.
- c. Authority
 - i. The Planning Board is the permit granting authority for a Master Plan Special Permit.
 - ii. Waiver: The Planning Board may within its reasonable discretion waive application or other procedural requirements for a Master Plan Special Permit upon a determination that such waivers are insubstantial and are consistent with intent and purposes of the zoning district.
- d. Procedures
 - i. The following review procedures are required:
 - a) Step 1: Pre-Submittal Meeting with Planning Staff

- b) Step 2: Application Review & Staff Report
 - c) Step 3: Public Notice
 - d) Step 4: Public Hearing
 - e) Step 5: Decision
 - f) Step 6: Appeal Period
 - g) Step 7: Certification of Decision and Recording
- ii. The review procedures required for a Master Plan Special Permit may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits, as indicated elsewhere in this Ordinance.
- e. Review Criteria
- i. In its discretion to approve or deny a Master Plan Special Permit, the Planning Board shall make findings considering, at least, each of the following:
 - a) The intent of the zoning district.
 - b) Existing plans and standards established by the City.
 - c) The gross floor area allocated to different use categories.
 - d) The proposed alignment and connectivity of the streets in the Development Site and their relationship to streets outside the Development Site.
 - e) Mitigation proposed to alleviate any adverse impacts on municipal and utility infrastructure.
 - f) Proposed development and mitigation phasing.
 - g) Proposed parking to address demand by residents and users of the proposed uses.
 - h) Aggregation of parking, open space or other requirements, if proposed in the Master Plan, is acceptable.
 - ii. Waiver: The Planning Board may approve a Master Plan Special Permit that deviates from the standards of this Section upon a finding that such waiver(s) will not adversely affect public safety and will equally or better serve the purposes of the zoning district in which the Development Site is located.
 - iii. When considering a revision to a previously approved Master Plan Special Permit, the Planning Board shall limit its review to the proposed changes to the previously approved application.
- f. Conditions
- i. The Planning Board may attach reasonable conditions and limitations that it deems necessary or appropriate.

- ii. Conditions must have a reasonable nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
 - iii. The Planning Board shall require applicants to provide for infrastructure mitigation, transportation mitigation, and community impact mitigation as a condition of any Master Plan Special Permit.
 - iv. The Planning Board shall establish construction permitting requirements for the phasing of development, if applicable, as a condition of any Master Plan Special Permit.
- g. **Permit Duration and Extension**
- i. Master Plan Special Permits remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development. The nature and extent of work necessary to constitute exercise of a Master Plan Special Permit may be specified in the zoning for individual districts or in the Master Plan Special Permit.
 - ii. The Planning Board may reduce the time period that a Master Plan Special Permit remains valid to a shorter time period as a condition attached to the permit for projects of less than two acres or 200,000 square feet of gross floor area.
 - iii. The Planning Board may extend the duration of validity for a Master Plan Special Permit upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Special Permit.
- h. **Amendment of a Master Plan Special Permit.**
- i. Major Amendments. A proposed amendment to a Master Plan Special Permit shall be presented to the Director of Planning and Development, who shall, within thirty days, determine whether the proposed amendment is a major amendment or a minor amendment. If the amendment is determined to be a major amendment, it shall require approval by the Planning Board after a public hearing held in accordance with the provisions of G.L. c.40A, §§9 and 11. The following matters generally will be considered major amendments:
 - a) Increases in floor area or ground coverage by ten percent (10%) or more across the Development Site;
 - b) Substantial changes to the roadway networks, access or other infrastructure serving the Development Site;

- c) Addition of one or more uses not approved in the Master Plan Special Permit; or
 - d) results in a condition that the Director of Planning and Development determines to be substantially more detrimental to the surrounding neighborhood or the City than the existing condition(s) and approved plans.
- ii. Minor Amendments. Any other modification shall be considered a minor amendment. Minor amendments shall require the approval of the Director of Planning and Development.
 - iii. When considering an Amendment to a Master Plan Special Permit, review shall be limited to the proposed revision to the parcel or phase with proposed changes to the previously approved Master Plan but may include aggregation of the impacts of the proposed amended plan as a whole.
- i. Appeals
 - i. The appeal of any decision of the Planning Board regarding a Master Plan Special Permit or amendment thereto shall be made in accordance with the provisions of G.L. c. 40A §17.

B. Site Plan Review Process for Approved Master Plan Special Permits

- a. Purpose: Site Plan Review is the administrative review and approval of a development to confirm compliance with the provisions of this Section and an approved Master Plan Special Permit so that the development is conforming to the provisions of this Ordinance and adequately addresses any potential impacts.
- b. Applicability:
 - i. Site Plan Review is required for any development, including buildings, open space and streets, subject to a Master Plan Special Permit.
 - ii. The provisions of this Section relating to Site Plan Review supersede the requirements for Site Plan Review found otherwise in this Ordinance.
- c. Authority
 - i. The Planning Board is the decision-making authority for Site Plan Review within an approved Master Plan Special Permit.
 - ii. Waiver: The Planning Board may within its reasonable discretion waive application or other procedural requirements for Site Plan Review within an approved Master Plan Special Permit upon a determination that such

waivers are insubstantial and are consistent with intent and purposes of the zoning district.

d. Procedure

i. The following review procedures are required:

- a) Step 1: Pre-Submittal Meeting with Planning Staff
- b) Step 2: Application Review & Staff Report
- c) Step 3: Public Notice
- d) Step 4: Public Hearing
- e) Step 5: Decision
- f) Step 6: Appeal Period
- g) Step 7: Certification of Decision and Recording

ii. The Planning Board shall have 90 days from the time of submittal of a complete Site Plan Review application to render its decision.

e. Review Criteria

i. The Planning Board's review of an application for Site Plan Review shall be limited to the following criteria:

- a) Compliance with the approved Master Plan Special Permit, including:
 - i) The bulk and height of any proposed structure(s) and accessory structure(s), adequacy of open spaces, the building coverage on the site, yard sizes (setbacks) and lot areas;
 - ii) The physical layout of the structure(s), driveways, parking areas, utilities and other infrastructure;
 - iii) The design of the exterior building facade materials and fenestration, including compliance with the Everett Design Regulations promulgated by the Planning Board;
 - iv) The adequacy of the arrangement of parking, drop-off/pick-up and loading areas in relation to the proposed use of the site; and
 - v) The adequacy of the phased mitigation attributable to the project undergoing site plan review based on the mitigation phasing set forth in the Master Plan Special Permit.

- b) Adequate parking shall be provided in compliance with the Master Plan Special Permit either on the proposed lot or otherwise within the Development Site.
 - c) The site drainage shall be designed in accordance with applicable provisions of the Zoning and General Ordinances.
 - d) The design and adequacy of the sewage disposal system(s) to serve the proposed development shall be in accordance with water and sewer department requirements.
 - e) The site plan shall demonstrate conformance with applicable lot area, setback and height regulations pursuant to the Master Plan Special Permit for the zoning district.
- ii. The Planning Board shall approve an application for site plan approval in the form submitted or with reasonable conditions which shall pertain to this Section unless the Planning Board finds that the application is incomplete or otherwise not in conformance with the applicable provisions of the Zoning Ordinance.
 - iii. Waiver: The board may, after review of the completed application and at its discretion, waive certain criteria if it deems it appropriate.
 - iv. When considering a revision to a previously approved Master Plan Special Permit, the Planning Board shall limit its review to the proposed changes to the previously approved application and any material changes in circumstances relating to the infrastructure serving the development area subsequent to issuance of the Master Plan Special Permit.
- f. Conditions
 - i. The review board may attach reasonable conditions and limitations that it deems necessary or appropriate in order to ensure compliance with the Board's findings and the standards for granting of a Site Plan.
 - ii. Conditions must have a reasonable nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
 - g. Permit Duration and Extension
 - i. Approval of a Site Plan will remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development.

- ii. The Planning Board may extend the duration of validity for a Site Plan upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Site Plan.

h. Amendment of a Site Plan Approval.

- i. Proposed revisions to an approved site plan shall be submitted to the Director of Planning and Development.
- ii. Minor Amendments. Revisions deemed minor by the Director of Planning and Development (or designee) may be approved without a public hearing. Revisions shall be considered de minimis upon the Director of Planning and Development findings that:
 - a) The proposed changes would not contravene the legal notice, any finding, or condition of the Planning Board in the original approval;
 - b) The proposed changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
 - c) The proposed changes would not alter the character of the development; and
 - d) The proposed changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.
- iii. Major Amendments. Revisions that are not minor shall be subject to the full notice and hearing provisions and shall be submitted to other City boards, department and agencies for review and comment.
- iv. When considering an amendment to an approved Site Plan Approval, review shall be limited to the proposed revision to the previously approved Site Plan Approval and any material changes in circumstances relating to the infrastructure serving the parcel or phase with proposed changes subsequent to issuance of the Master Plan Special Permit.
- i. Appeals: The appeal of any decision of the Planning Board regarding a Site Plan Approval or amendment thereto shall be made in accordance with the provisions of G.L. c. 40A §17.

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Section 37 EVERETT DOCKLANDS INNOVATION DISTRICT (“EDID”)

A. Intent

- a. To establish zoning regulations in accordance with the land use policy objectives in the City and to encourage comprehensive planning across multiple properties.
- b. To permit development in accordance with a Master Plan Special Permit pursuant to Section 36 of the Ordinance.
- c. All land within the EDID shall be deemed a Priority Development Site in accordance with M.G.L. c. 43D and shall accordingly be subject to expedited permitting processes.
- d. To encourage economic development, job creation and to strengthen the tax base in the City of Everett.

B. Purpose

- a. To permit comprehensive planning and development across a Development Site that would otherwise not be permitted in other zoning districts in the City; to allow a diversity of land uses in close proximity, within a limited area; to facilitate development responsive to current and future market conditions; to facilitate integrated physical design; and to encourage interaction among activities located within the EDID.
- b. To allow for the aggregation and compliance of certain build out standards across a Development Site rather than by individual lots in a Master Plan.

C. Applicability

- a. This Section is applicable to all real property within the EDID as shown on the Official Zoning Map of the City of Everett.
- b. All use, parking and dimensional regulations governing land within the EDID are set forth within this Section. All other requirements of the Zoning Ordinance that do not conflict with the provisions of this section shall apply to property within the EDID, provided that the Planning Board shall have the discretion to waive any such provisions in approving a Master Plan Special Permit if it determines such waiver to be in the public interest. Where provisions of the Zoning Ordinance conflict with the EDID, the provisions of the EDID control. Projects developed pursuant to a Master Plan Special Permit shall be subject to site plan review pursuant to Section 36 of the Zoning Ordinance rather than Section 19 of the Zoning Ordinance.

D. Master Planned Development Standards

- a. Design Guidelines and Regulations

1. The Planning Board shall adopt, and may from time to time amend, regulations governing Master Planned Developments, including without limitation regulations governing the design of open space, building design, and roadway layout and design.

b. Inclusionary Housing

1. A Master Plan Special Permit may aggregate required inclusionary housing, thereby allowing certain buildings and development phases to contain fewer inclusionary housing units than would otherwise be required, with construction of the remaining required units deferred to a future phase, if it finds:
 - a) Adequate surety or conditions of approval will ensure that all inclusionary housing units will be constructed in a timely manner.
 - b) Aggregation of inclusionary housing units will not result in undue concentration of inclusionary housing units in specific phases or building types.
 - c) Aggregation of inclusionary housing units is warranted based upon economic or other circumstances.

c. Building Standards

1. The dimensional requirements applicable to the EDID are:

Dimension:	All Non-Master Planned Uses	Allowable Pursuant to Master Plan Special Permit
Minimum Lot Size	5,000 sf	2,000 sf
Required Frontage	40 ft.	20 ft
FAR	1.0*	NA
Minimum Lot Area per Dwelling Unit	2,000 sf**	NA
Minimum Front Yard Setback	10 ft.	0 ft.
Minimum Side Yard Setback	10 ft.	0 ft.
Minimum Rear Yard Setback	20 ft.	0 ft.
Minimum Setback to Master Planned Area Boundary		10 ft.
Minimum Open Space***	5%	5%
Maximum Height	65 ft****	370 ft*****

*FAR may be increased to 4.0 by special permit.

**For a Development Site two acres or more the minimum square footage per dwelling unit shall be 350 square feet.

***Limited Access Open Space may comprise up to 20% of the minimum required Open Space, and the remainder shall be Public Access Open Space.

***For a Development Site two acres or more the maximum height is 85 feet.

***** 370 ft. is the maximum allowed by the Federal Aviation Administration (“FAA”). The maximum allowed height by the FAA ranges from to 250 ft. to 370 ft. depending on the location within the EDID.

2. Notwithstanding the creation of separate lots within a Development Site, which are separated by streets, driveways, Open Space and other buildings or structures, Development Sites approved under a Master Plan Special Permit shall be permitted to aggregate all project components, including, but not limited to, FAR, parking, drainage structures, retail space requirements, inclusionary housing units and Open Space, so that individual lots need not comply with otherwise applicable requirements provided that the overall Development Site complies, and provided further that the Approving Authority finds that the aggregation adequately serves the area covered by the Master Plan Special Permit. Buildings, structures or open spaces which are part of an approved Master Plan Special Permit may be subdivided and conveyed to third parties as separate lots and remain in compliance with the Master Plan Special Permit, provided such division does not result in any violation of the EDID or the requirements of a Master Plan Special Permit.

d. Use Provisions

1. The EDID has two subdistricts shown as “Subdistrict A” and Subdistrict B” shown on the Zoning Map referenced above in Section 37.3.

2. The standards of the following Table are the permitted uses for the EDID based on the following notations.

a) Permitted Uses.

i) Master Plan Developments: “Y” indicates that the Planning Board may, in its discretion, permit a use as part of the Master Plan Special Permit. Any use of such land must be specifically identified and approved in such Master Plan Special Permit. Any use not specifically identified in an approved Master Plan Special Permit shall only be permitted upon modification of such Special Permit.

ii) Non-Master Plan Developments: “Y” indicates that the use is allowed by right in the district.

b) Special Permit Uses.

- i) “SP” indicates that a use allowed only if approved by the Special Permit Granting Authority (“SPGA”), in accordance with the special permit review procedures prescribed in this Ordinance. In the EDID the Planning Board is the SPGA.
 - c) Uses Not Permitted.
 - i) “-“ indicates that a use is not allowed in the district.
 - d) Determination of Use Category.
 - i) For specific uses which are not listed but are clearly within a category listed in the Table of Use Regulations, the Building Commissioner shall determine whether the proposed use is permitted, and if so, into which category it will be classified. The Building Commissioner shall note the applicable use classification in the issuance of a building permit on the EDID.
3. Multiple uses in the same structure within the EDID: There shall be no restriction on combining different categories of use within the same building other than those imposed by the State Building Code or other federal, state or local regulations other than the Ordinance.

USE CATEGORY	Master Planned Uses		Non-Master Planned Uses Less Than 5,000 sq ft of Gross Floor Area		Non-Master Planned Uses Greater Than 5,000 sq ft of Gross Floor Area	
	Sub A	Sub B	Sub A	Sub B	Sub A	Sub B
RESIDENTIAL						
Single Family Dwelling	-	-	-	-	-	-
Two Family Dwelling	-	-	-	-	-	-
Three Family Dwelling	-	-	-	-	-	-
Attached Dwelling Development	-	-	-	-	-	-
Multifamily Residential ¹	Y	Y	Y	Y	SP	SP

¹ Residential units may not comprise more than fifty percent (50%) of the gross floor area of the first story of any multifamily residential building. Common amenities, rental and administrative offices, parking or other uses customarily accessory to multifamily residential use shall not count towards this limit. The first stories of each structure containing residential units shall contain one or more commercial uses comprising an area of at least 30

COMMERCIAL						
Active boating, water taxi, recreational boating	Y	Y	SP	SP	SP	SP
Amusement, including indoor entertainment facilities	Y	Y	Y	Y	SP	SP
Arts Center	Y	Y	Y	Y	Y	Y
Auto showrooms for the sale of automobiles and light trucks, and service facilities which are associated with the sales facilities in the same building	Y	Y	-	-	-	-
Bank	Y	Y	SP	SP	SP	SP
Bank with drive-through window(s)	Y	Y	SP	SP	SP	SP
Bar, Pub, Tavern, Cocktail Lounge	Y	Y	SP	SP	SP	SP
Brewery, including on site service and manufacturing	Y	Y	SP	SP	SP	SP
Business, Finance or other Professional Office Use ²	Y	Y	Y	Y	SP	SP
Car wash	-	-	-	-	-	-
Convenience Store	Y	Y	Y	Y	SP	SP
Dance club / night club	Y	Y	-	-	-	-
Entertainment facilities including Concert Venue	Y	Y	-	-	-	-
Fast Order Food Establishment including drive throughs	Y	Y	SP	SP	SP	SP
For Profit Educational Schools, including but not limited to Vocational Schools	Y	Y	Y	Y	SP	SP
Freight or Trucking Terminal	-	Y	-	-	-	-
Gaming Establishment	-	-	-	-	-	-
Gasoline Station	Y	Y	-	-	-	-
Gazebo, outdoor performance space	Y	Y	Y	Y	Y	Y
Grocery Store	Y	Y	-	-	-	-

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 this use table and may be aggregated across multiple sites to achieve the overall objective of the EDID.

² Including, but not limited to offices for high technology and biotech users.

Hotel	Y	Y	Y	Y	SP	SP
Kennel, pet day care establishment	Y	Y	SP	SP	SP	SP
Marina	Y	Y	SP	SP	SP	SP
Medical Services, including Hospitals, Medical Office Buildings, Community Health Centers, and Urgent Care	Y	Y	Y	Y	Y	Y
Membership Club	Y	Y	SP	SP	SP	SP
Motel	-	-	-	-	-	-
Movie theater or cinema	Y	Y	Y	Y	Y	Y
Neighborhood Market	Y	Y	Y	Y	SP	SP
Parking garage (including sub-surface) provided there shall be no door or driveway for vehicles in connection with any public garage within fifty (50) feet of any Residential sub-district boundary line. A parking garage can be a use on a separate lot or an accessory parking garage that is on a separate lot.	Y	Y	SP	SP	SP	SP
Parking, surface lots as a principal use pending the construction of structured parking pursuant to a master plan special permit (To discuss limitations on time and the public)	Y	Y	-	-	-	-
Recreational use such as bowling alley, arcade, billiards/pool hall, roller rink, tennis courts, swimming, theater, etc.	Y	Y	SP	SP	SP	SP
Resort Casino [Discuss with planning staff]	-	-	-	-	-	-
Restaurants, not including Fast Order Food Establishments, and provided that there are no drive-through facilities.	Y	Y	SP	SP	SP	SP
Retail sales and services, including large format Retail	Y	Y	SP	SP	SP	SP
Retail sales & service, w/outside storage	Y	Y	SP	SP	SP	SP
Retail sales & service, w/no outside storage	Y	Y	SP	SP	SP	SP
Service and repair stations for automobile or light truck, but not including gasoline stations	-	-	-	-	-	-
Sports/Fitness Facilities; Health Club and Spa	Y	Y	Y	Y	SP	SP
Taxicab business	-	-	-	-	-	-

Transportation related uses including railroad or street railroad passenger stations including customary accessory services therein; not including switching, storage, or freight yards or sidings.	Y	Y	-	-	-	-
Veterinary or pet grooming establishment	Y	Y	SP	SP	SP	SP
Water Taxi or Water Shuttle	Y	Y	Y	Y	Y	Y
Wholesale	Y	Y	-	-	-	-
INNOVATION						
Advanced/Light Manufacturing	Y	Y	SP	SP	SP	SP
Battery Energy Storage Systems	Y	Y	SP	SP	SP	SP
Converter Station	-	Y	SP	SP	SP	SP
Retail Electric Vehicle Charging Station	Y	Y	Y	Y	SP	SP
Laboratory	Y	Y	SP	SP	SP	SP
Life Science	Y	Y	SP	SP	SP	SP
Life Science (Manufacturing)	Y	Y	SP	SP	SP	SP
Research and Development	Y	Y	SP	SP	SP	SP
INDUSTRIAL						
Assembly Related Uses	-	Y	-	-	SP	SP
Automotive Supply and Repair	-	-	-	-	-	-
Central heating or cooling plant	-	Y	SP	SP	SP	SP
Electric Generation Plants/Substation (C0221-17)	-	Y	-	-	-	-
Heavy manufacturing providing there is no outside storage work and there are no emissions of noxious odors, smoke or noise, and no vibration discernible on the exterior of the building.	-	Y	-	-	-	-
Light manufacturing (excluding scrap metal), producing, processing, fabricating, printing, converting, altering, finishing or assembling, entirely contained within the structure with no associated emissions of noxious odors or noise, on a scale requiring not more than a total of five horsepower or steam pressure in excess of 15 pounds gauge pressure.	-	Y	-	-	SP	SP

Manufacture, assembly, processing, packing or other industrial operations associated with medium to heavy industry which involves machining, welding, shearing, forging, stamping or similar operations.	-	Y	-	-	-	SP
Power, gas or fuel generating facilities.	-	Y	-	-	-	-
Storage and sale of building materials or machinery.	-	Y	-	-	-	SP
Storage of goods in containers where all storage is contained within the building, not including storage of any raw or natural materials.	-	Y	-	-	-	SP
Trucking terminals and freestanding product distribution centers.	-	Y	-	-	-	-
Warehouse, Distribution, including E-Commerce, Last Mile, and Same Day Delivery	-	Y	-	-	-	SP
ACCESSORY USES						
Electric car charging station	Y	Y	Y	Y	Y	Y
Home Occupation	Y	Y	-	-	-	-
Hospitality uses customarily accessory to Hotel, including restaurant, bar, spa, etc.	Y	Y	-	-	-	-
Gas stored in quantities below the maximum allowable quantities (MAQs) established for hazardous materials; High-Hazard Group H occupancies as outlined by the Massachusetts State Building Code 780 CMR, the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00, and their referenced standards	Y	Y	SP	SP	SP	SP
Limo service / driving service	-	-	-	Y	-	SP
Meeting and conference space	Y	Y	Y	Y	SP	SP
Offices of a doctor, dentist or other member of a recognized profession, teacher or musician residing on the premises; provided there is no display or advertising except for a small professional name plate.	Y	Y	Y	-	SP	-
Office	Y	Y	Y	Y	Y	Y
Parking (surface lot) accessory to any permitted principal use (10 or fewer spaces)	Y	Y	Y	Y	Y	Y
Parking (surface lot) accessory to any permitted principal use (greater than ten spaces)	Y	Y	-	-	Y	Y
Solar Uses	Y	Y	Y	Y	Y	Y
Uses accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production.	Y	Y	SP	SP	SP	SP

Wholesale merchandising incidental and subordinate to a primary retail business	Y	Y	Y	Y	Y	Y
EXEMPT						
Agriculture, horticulture or floriculture and the expansion or reconstruction of existing structures thereon for the primary purpose of agriculture, horticulture or floriculture.	Y	Y	Y	Y	Y	Y
Municipal use such as library, fire station, police station, park, and soldiers' and sailors' memorial building.	Y	Y	Y	Y	Y	Y
Public or charitable institutional building not of a correctional nature	Y	Y	Y	Y	Y	Y
Religious use including church, synagogue, mosque, parish house and Sunday School building.	Y	Y	Y	Y	Y	Y
Nonprofit educational use.	Y	Y	Y	Y	Y	Y
PROHIBITED USES						
Adult Bookstore	-	-	-	-	-	-
Adult Club	-	-	-	-	-	-
Adult Theater	-	-	-	-	-	-
Adult Video Store	-	-	-	-	-	-
Body Art/Tattoo Studio	-	-	-	-	-	-
Body Piercing Studio	-	-	-	-	-	-
Bulk storage or processing plants involving the use of flammable or combustible liquids, gases or solids.	-	-	-	-	-	-
Check-Cashing Establishment	-	-	-	-	-	-
Bulk storage or processing plants involving the use of flammable liquids, gases or solids.	-	-	-	-	-	-
Fortune Teller	-	-	-	-	-	-
Gas stored in quantities exceeding the maximum allowable quantities (MAQs) established for hazardous materials where not located within High-Hazard Group H occupancies as outlined by the Massachusetts State Building Code 780 CMR, the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00, and their referenced standards; or gas stored within ten (10) feet of any street line or party lot line, except in the case of	-	-	-	-	-	-
Gun Shop	-	-	-	-	-	-

Industrial operations, either outside or inside the building, which produce outside noxious odors, smoke, steam, or other emissions, or which produce industrial noise or require excessive use of large trucks or trailers or transfer of large amounts of industrial materials.	-	-	-	-	-	-
Industrial plants for the generation of power, steam or any other type of energy involving the use of solid fuel.	-	-	-	-	-	-
Open lot or enclosed storage of coal, coke, sand or similar materials.	-	-	-	-	-	-
Open lot storage, handling or hauling of used materials including, but not limited to building materials, metal junk, scrap, paper, rags or motor vehicles.	-	-	-	-	-	-
Parking (surface lot) as a principal use	-	-	-	-	-	-
Pawn Shop	-	-	-	-	-	-
Salvage operations or junk yard	-	-	-	-	-	-
Uses which produce offensive odors, emissions, fumes, gases, or smoke, which produce noise or vibrations which are discernible beyond the limits of the property lines or which produce dust or waste on the exterior of the building.	-	-	-	-	-	-

E. Parking & Mobility

a. Table of Parking Requirements.

Table of Parking Requirements	
Use	Minimum Required Parking
Bar, Cocktail Lounge, Pub Tavern	1 space for each 6 seats
Churches, Synagogues and other Places of Assembly used as Places of Worship	1 space for each 50 square feet of assembly area
Dwelling, Multifamily	0.75 spaces per unit
Elderly and Handicap Housing	0.4 spaces per unit
Hotel	0.25 Spaces per hotel room
Industrial	1 space per 4,000 SF of GSF
Medical or Dental Office	1 space per 1,000 GSF
Office Use	1 space per 2,000 GSF

Table of Parking Requirements	
Use	Minimum Required Parking
Places of Assembly, including Schools, Auditoriums, Museums, Theaters and Cinemas	1 space for each room plus 1 space for each 6 persons designated for the largest single room occupancy
Restaurants	1 space per 600 SF of dining area
Retail Use	1 space per 600 GSF
Warehouse	1 space per 3,000 GSF
All other uses	To be determined by the Building Commissioner based on a similar use in this table, taking into account data as may be submitted by the Applicant

b. Notes to Table of Parking Requirements.

1. If a change of use from one use to another use is proposed and the new use requires a greater number of parking spaces than the existing use, review by the Building Commissioner is required. Depending on the permitting requirements applicable to the proposed use, review by the Approving Authority may also be required. Required parking can be delivered in any combination of surface, structured parking, freestanding parking garages, (including centralized garages), or parking contained within occupied buildings.
2. When the application of the required parking standards in the Table of Parking Requirements results in a number that includes a fraction, the fraction shall be rounded up to the next whole number if the fraction is 0.5 or more. If the result includes a fraction below 0.5, the fraction shall be rounded down to the next whole number.
3. Parking spaces shall be at least nine feet wide and at least eighteen feet long. At the Applicant's option, up to fifteen percent of required parking spaces may be compact parking spaces, which shall be at least eight feet wide and at least eighteen feet long.
4. Any proposed use or building that would not meet the off-street parking requirements of subsection (5)(a) of this section will be subject to the requirements of Section 35 (Transportation Demand Management).

c. Location of Required Parking.

1. Newly constructed surface parking for new Development Projects shall be located exclusively at the side or rear of a new building relative to any Street right-of-way. Parking for new construction is not permitted to be located

within the required front yard setbacks. Remote parking may be authorized by special permit from the Planning Board.

- d. Reduction of Required Parking. Notwithstanding anything to the contrary herein, any minimum required number of parking spaces may be reduced by the Approving Authority by up to fifty percent (50%) as a condition of special permit, provided the Applicant demonstrates that the fewer parking will not cause excessive congestion, endanger public safety, or that fewer parking spaces will provide positive environmental or other benefits, taking into consideration:
1. The availability of a sufficient amount, in the opinion of the Approving Authority, of available public or commercial parking in the vicinity of the use(s) being served, and including parking dedicated to the use(s) being served; and/or
 2. The availability of a Fixed Public Transportation Stop within six hundred (600) linear feet of a pedestrian entrance to the Development Project, taking into account the proposed use(s) and the extent to which residents, employees and/or patrons of the proposed use(s) may be reasonably expected to access the site via public transit; and/or
 3. The availability of shared use of parking spaces serving other uses having peak user demands at different times, may be permitted at the discretion of the Approving Authority, shared use may be made of required parking spaces by intermittent use establishments such as certain commercial uses or residential uses whose peak parking demand is only at night and by other uses whose peak demand is only during the day. Where such shared parking is authorized, the Approving Authority shall indicate in its written decision the basis for such reduction and may within the special permit impose conditions of use or occupancy appropriate to such reduction.

F. Definitions applicable to EDID

The Definitions set forth in Section 2 of the Zoning Ordinance are applicable herein except as specifically modified in the EDID.

- a. Advanced/Light Manufacturing: Fabrication, processing or assembly employing primarily electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration. Examples include manufacturing of pharmaceuticals, medical devices, computer components, robotics, additive manufacturing and advanced materials.
- b. Battery Energy Storage Systems: The storage of energy, including, but not limited to, from sources such as wind and solar, or other available sources, and subsequent dispersal.

- c. Converter Station: A specialized type of substation which forms the terminal equipment for a high-voltage direct current transmission line that converts direct current to alternating current or the reverse. In addition to the converter, the station usually contains:
1. three-phase alternating current switch gear;
 2. transformers;
 3. capacitors or synchronous condensers for reactive power;
 4. filters for harmonic suppression; and
 5. direct current switch gear
- d. Electric Vehicle Charging Station: As a principal use, a retail location for the charging of electric vehicles, including accessory retail services.
- e. Floor Area Ratio or "FAR": The result of dividing the gross floor area of the building or buildings on a lot by the total area of the lot, expressed as a decimal number. FAR shall not include stairs, utility shafts, mechanical shafts, elevator shafts, electrical rooms, mechanical rooms, telephone rooms, spaces less than seven feet in height, bathrooms, loading docks, and structured parking.
- f. Fixed Public Transportation Stop – A stop on a system using buses, vans, light rail, rail, or other vehicles to operate on a predetermined route according to a predetermined schedule.
- g. Frontage: The distance measured as a straight line along the Right of Way between the intersection of the Right of Way boundary and the lot lines or along the curve of the Right of Way and the intersection of the Right of Way boundary and the lot lines.
- h. Height: The vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the average finished grade at the perimeter of the building. Excluded from the definition of height:
1. On any building located within the EDID, domes, cupolas and other ornamental features, solar collectors, chimneys, ventilators, skylights, tanks, bulkheads, penthouse for stairs, parapets, elevator penthouse, machinery, antennas, transceivers, and other accessory features which are required above roofs may not exceed twenty (20) feet measure vertically from the highest point of the entire building.
 2. On any building located within the EDID, rooftop screens, fully enclosed mechanical penthouses or fences erected to conceal equipment shall not exceed forty (40) feet in height and shall not be included in the height

calculation of the building, provided that such rooftop screens, fully enclosed mechanical penthouses or fences are set back a minimum of ten (10) feet from the edge of the roof of the building.

- i. Laboratory: A designated area within a building equipped to conduct scientific experiments, tests, investigations, research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics, including vivariums. Laboratory shall include Biosafety Level 1 and 2 facilities.
- j. Life Science: Research, development and/or prototype manufacturing utilizing microorganisms, chemical or biological substances, vivariums, or biomechanical equipment in the fields of Life Science, biotechnology, medical, pharmaceutical, environmental science, microbiology, comparative medicine, apparatus, machines and devices for research, development, pharmaceuticals, biomedical technologies, life systems technologies, environmental and biomedical devices manufacturing and advanced and practical application in any such field or areas. Life Science shall include accessory office. Life Science and Biotechnology uses are subject to all federal, state and local regulations and best management practices.
- k. Life Science (Manufacturing): A life science or biotechnology laboratory engaged in the manufacturing of life science technologies and medicines for commercial production to the market, including accessory office.
- l. Lot: A parcel of land under one (1) sole or undivided ownership separate from that of any adjoining lots. A corner lot for the purposes of this Ordinance is any lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other [note: consultants are checking this]. The Applicant shall, for the purposes of this Ordinance, have the privilege of calling either street lot line the front, without reference to the building arrangement.
- m. Open Space (Limited Access): An area of land or outdoor built space such as a square, green, park, linear park, water feature, stormwater garden, landscape buffer, planting zone, balcony, or roof deck which is located and designed for access primarily or exclusively by residents, employees and/or patrons of a Development Project, including provision for access by pedestrians and/or bicyclists for passive or active recreation.
- n. Open Space (Public Access): An area of land or outdoor built space such as a square, green, park, linear park, water feature, stormwater garden, landscape buffer, planting zone, balcony, or roof deck which is located and designed for access by the public, including provision for access by pedestrians and/or bicyclists for passive or active recreation.

- o. Research and Development: Research, development, and testing activities that do not involve the mass manufacturing, fabrication, processing, or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration or similar pollution standard. Research and Development shall include, but is not limited to the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics and vivariums.
- p. Solar Uses: Any photovoltaic, solar energy, or solar thermal system that converts solar energy into electricity or useful forms of energy for water heating, space heating, or space cooling, provided the system is mounted on a building or public structure.
- q. Setback: The shortest horizontal distance from the lot line to the nearest building wall or building part except as otherwise noted.

G. Administration

- a. Master Plan Special Permits
 - 1. Amendments: An increase in floor area ratio, height, ground coverage or trip generation of less than 20%, in and of itself, shall not alone constitute a Major Amendment for purposes of Section 36 of the Ordinance. In addition, changes to uses allocated in Phases approved in a Master Plan Special Permit shall not constitute a Major Amendment, provided that the Director of Planning and Development determines that the overall impacts after the change remain consistent with the impacts identified and mitigated for in the Master Plan Special Permit.
 - 2. Mitigation Phasing: In approving a Master Plan Special Permit pursuant to Section 36 of the Ordinance, if the Planning Board determines, after evaluating the size, complexity, timing and scope of the proposed development, that required mitigation for the Master Plan Development can reasonably be determined at the time of issuance of a Master Plan Special Permit, it may approve a mitigation phasing plan. Alternatively, the Master Plan Special Permit may contain conditions regarding mitigation generally required for the Master Plan Development as a whole and reserving phase-specific mitigation to be determined during site plan review for each separate phase of the development.
 - 3. Vesting of Master Plan Special Permits: Significant investment in site work, environmental remediation work or other work conducted pursuant to (including such work performed prior to approval) and in furtherance of the development described in a Master Plan Special Permit and development authorized by a Master Plan Special Permit within, three (3) years of issuance thereof, shall constitute exercise and vesting of the rights granted under the entire Master Plan Special Permit. Provided the Master Plan Special Permit is thus exercised within three (3) years, the development authorized thereunder

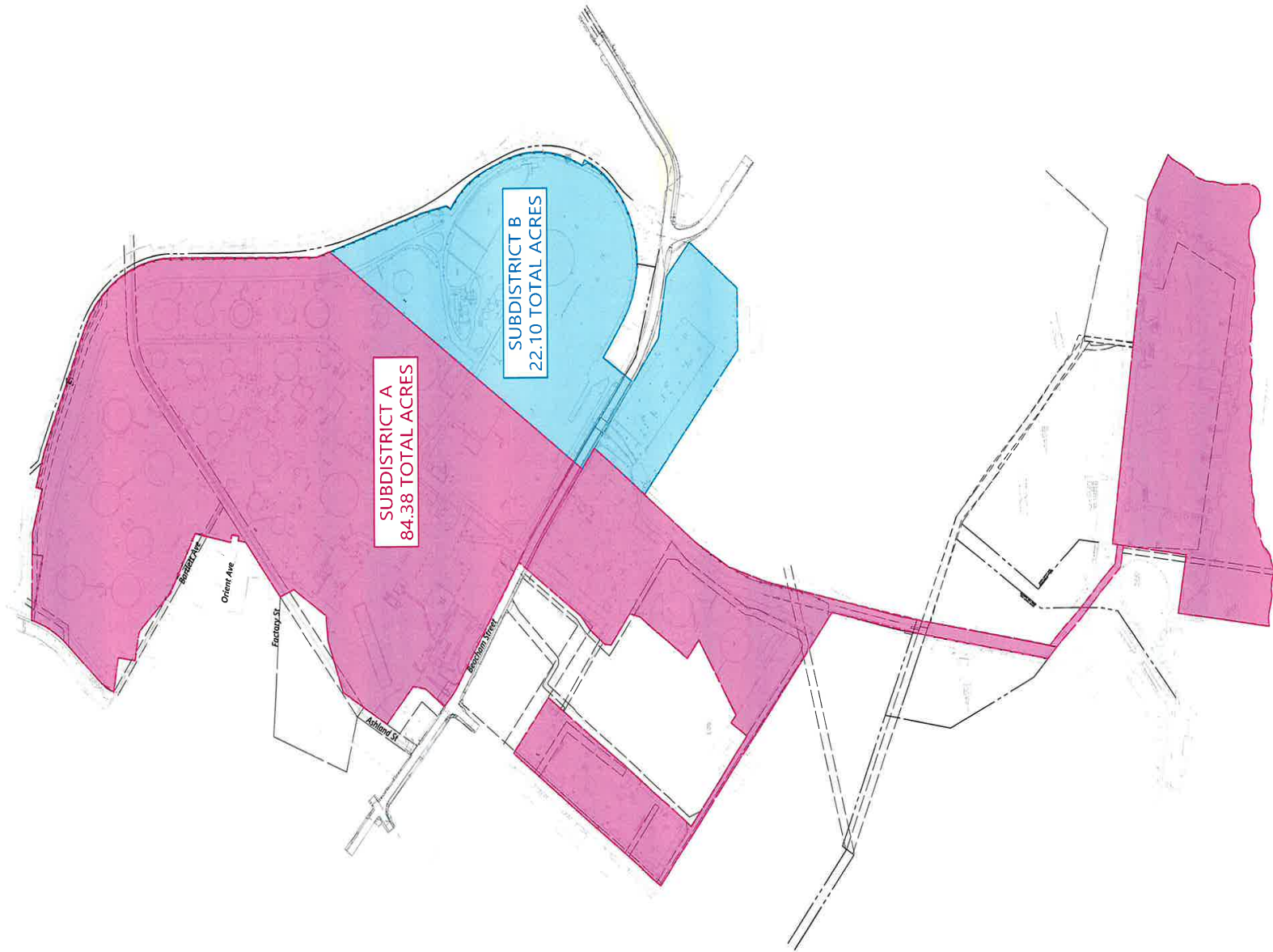
shall not be subject to amendments to this Ordinance enacted after the date of the Planning Board's vote to approve the Master Plan Special Permit, provided that any Major Amendment of the Master Plan Special Permit shall require compliance with the Ordinance as in effect at the time of amendment. If requested, the Building Commissioner shall be authorized to issue a binding written determination establishing that the work performed on-site satisfies the vesting provision of this Section.

b. Waivers:

1. For non-Master Plan projects, the SPGA may, within its reasonable discretion, waive application or other procedural special permit or site plan requirements upon a determination that such waivers are insubstantial and are consistent with the intent and purpose of the EDID, but may only waive zoning requirements through the special permit process.
2. For Master Plan projects the SPGA may approve waivers as provided in Section 36 of the Ordinance.

6761252.5

Legend
 SUBDISTRICT A
 SUBDISTRICT B



Zoning Map Amendment

The Official Zoning Map of the City of Everett shall be amended to include the parcels of land shown on the attached map within the Everett Docklands Innovation District.



C0262-24

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

Agenda Item:

An order requesting approval of an appropriation in the amount of \$72,000,000 by borrowing for building improvements, equipment, and furnishings at the Old Everett High School, located at 548 Broadway

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

July 17, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby request the amount of **\$72,000,000** be appropriated by borrowing for building improvements, equipment, and furnishings at the Old Everett High School, located at 548 Broadway.

This funding would be used for the proposed project to address the important primary objective of alleviating constraints in our current classrooms. It also will allow for the continued use of the parcel for the public health of our residents through the availability of the health and wellness center. It will preserve the space needed to support the essential city functions of maintaining municipal facilities. It also will give us the opportunity to work with the Eliot Family Resource Center to help them continue to service over 7,000 families and provide them with critical human and social service needs conveniently in our community. It would return to the city the benefit of having the Rockwood Auditorium space for educational and community cultural purposes. These are all purposes that have a direct, positive impact on Everett families. The former Everett High School is the only municipal asset that will accommodate all these public purposes.

This funding would be in addition to the request I submitted to the Council in **C0237-24** to use \$10M in ARPA funding to repair the roof at the former Everett High School.

Please note that Superintendent Hart and his team are working to identify funding available to the schools, including a request to reprogram the use of up to \$6M in ESSER funds, to reduce the amount of borrowing we would have to do support this effort. The amount being requested is intended to provide to you a full cost perspective in the event other funds were not available.

Thank you for your favorable consideration.

Respectfully submitted,

A handwritten signature in blue ink that reads "Carlo De Maria". The signature is written in a cursive style with a large initial 'C'.

Carlo DeMaria
Mayor



July 17, 2024
City of Everett, Massachusetts
CITY 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:

That the City hereby appropriates the amount of Seventy-Two Million Dollars (\$72,000,000) to be funded by borrowing for building improvements, equipment, and furnishings at the Old Everett High School, located at 548 Broadway, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.

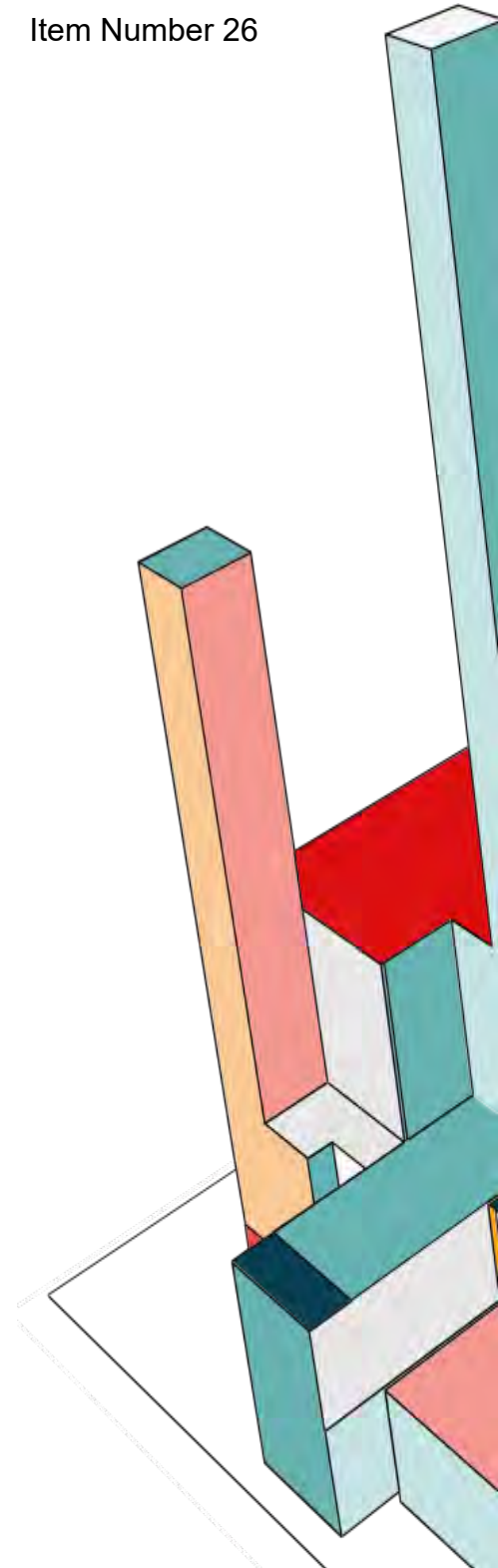
EVERETT PUBLIC SCHOOLS

*An Opportunity to Create Vibrant Academic
Learning Experiences*

**Addressing Overcrowding
through the utilization of
Old Everett High School**

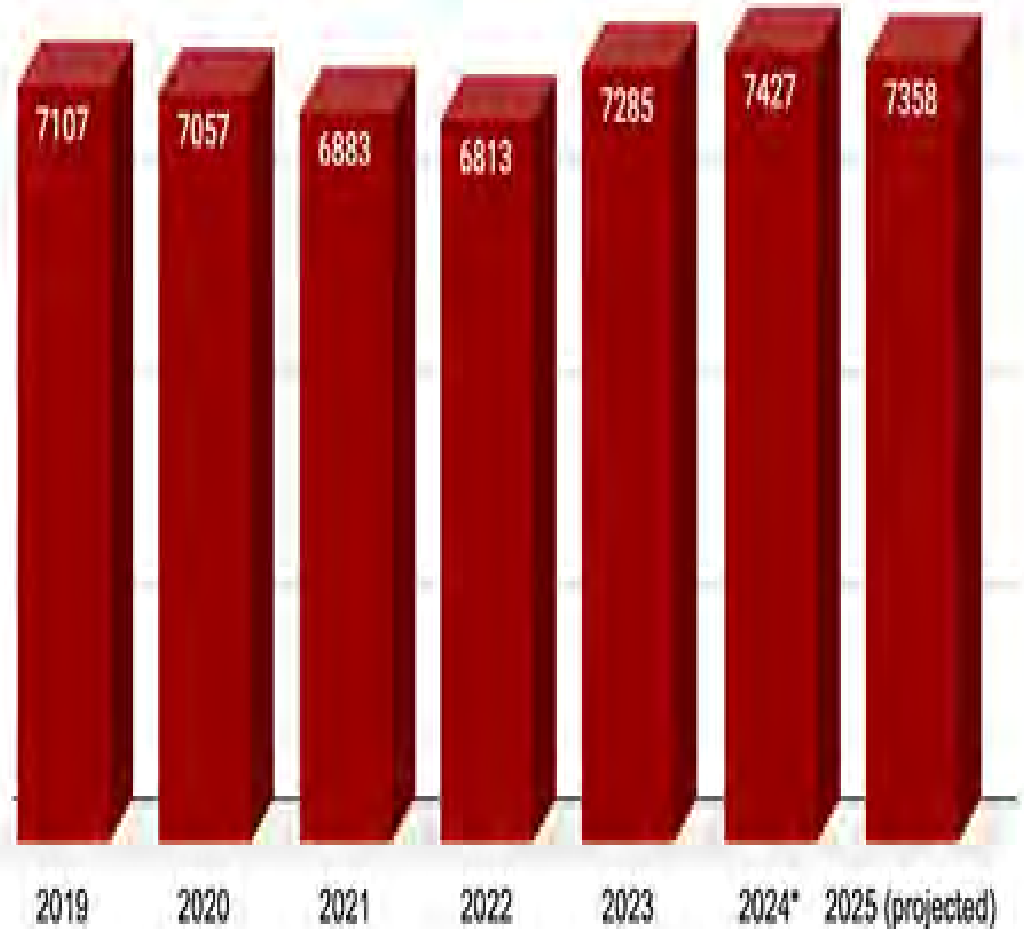
CONTEXT

- More than **7,400 students** in grades Pre-K through 12 and **more than 1,100 employees across 10 schools** and one administration building.
- Significant overcrowding issues in the High School, with more than 2,200 students in a space that was not made to accommodate that rate of enrollment.
- And on the K-8 level, **every grade and every school is experiencing significant space challenges and overcrowding.**
- The Keverian, Lafayette, Madeline English, Parlin, and Whittier are significantly affected in **Grades 6-8.**





EPS Enrollment Comparison



*Note 2024 is based on EOY enrollment that 2025 projections do not factor in yet

ENROLLMENT VS INTENDED CAPACITY

School	Built For	2024 Enrollment	
Whittier	550	639	
Layfayette	800	1022	
Keverian	650	869	
Parlin	700	1011	
Madeline English	800	790	



REALITY OF OVERCROWDING ON STUDENT LEARNING

- *Three A's* - *All* spaces in *All* schools are utilized at *All* times.
- Limited opportunities for movement within classrooms, which hinders collaborative learning.
- Art, Music, Health, Theater, World Languages, & more are **delivered on carts not in dedicated classrooms** which impacts learning and creativity.
- There is only one school with a true Library.
- **Lunches** begin as early as 10:20 a.m. and go as late as 1:20 p.m.



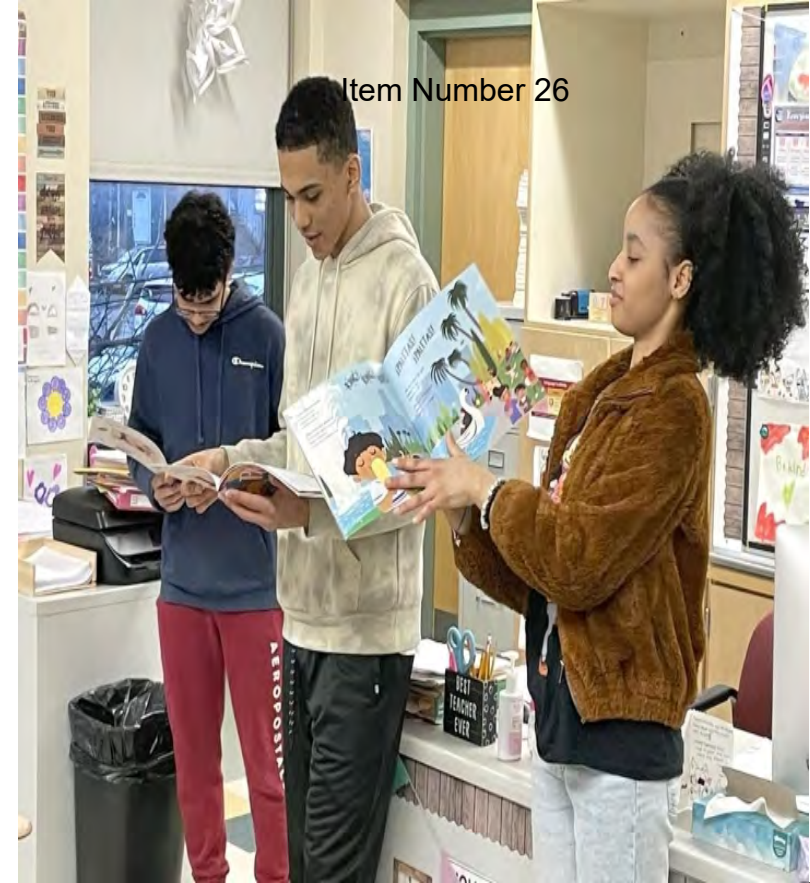
REALITY OF OVERCROWDING ON STUDENT LEARNING *CONTINUED*

- PT, OT, tutoring and interventionist services are **done in hallways and converted closet space**.
- Multiple classes are run in the gyms during every period.
- Can be an **impact on employee moral** with non-teaching areas turned into learning space. There is no space for teachers to collaborate together.
- Inclusion Teachers do not have their own classrooms, shared space with general education classrooms.
- **No room for Social Workers and Clinicians to adequately help the most vulnerable students.**



INFLECTION POINT

- Problem has been brewing for years, but we are at an inflection point.
- Hard choices will need to be determined soon because of space constraints.
- We have state and federal requirements for learning environments. We may need to forgo electives like vocational education, languages, even Pre-K due to space.



**WE CAN DO BETTER.
THERE IS A SOLUTION.
IMAGINE THE POSSIBILITY!**



- ✓ Renovating Old Everett High School allows us to **keep our current Pre-K Program** intact and build a robust academic Learning Experience for a **7-8 Grade Academy Model**.
- ✓ Pope John's proposed design is for only 900 students, while **OEHS's design is for 1100.**
- ✓ **This is a building that has already been utilized as a school in the past.**



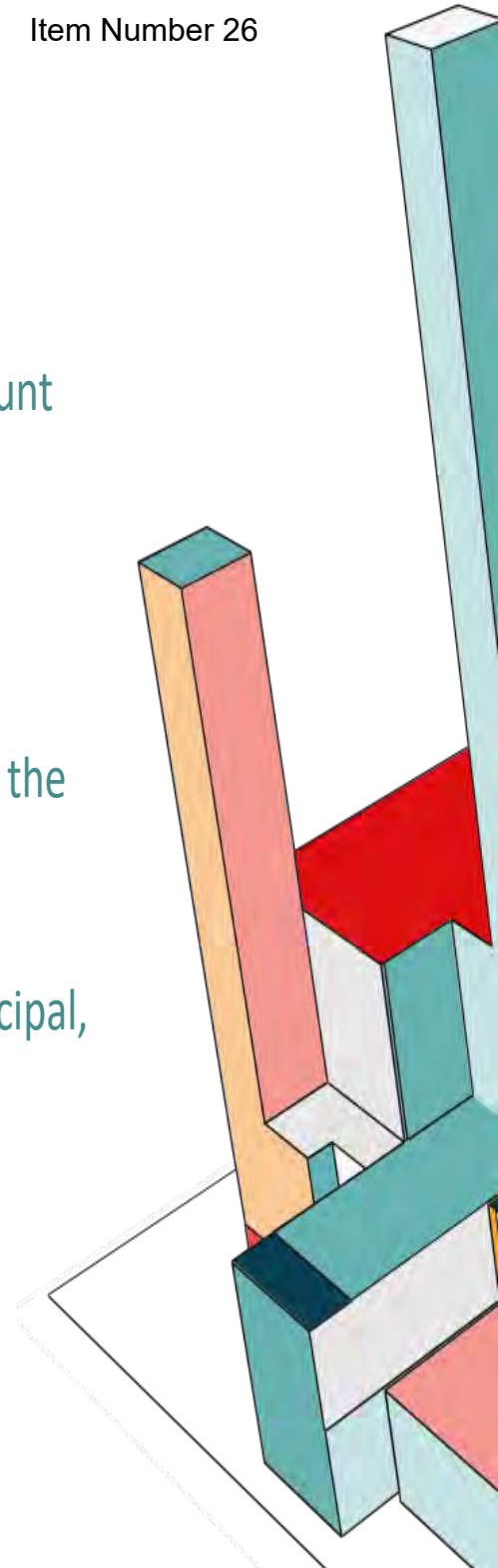
WE CAN DO BETTER. THERE IS A SOLUTION. **IMAGINE THE POSSIBILITY!**



- ✓ By moving the 7th and 8th grades together at Old Everett High, not only do we provide a more enriching academic experience for those two grades, we help alleviate overcrowding in the schools the grades are leaving.
- ✓ We would lower class size in the other schools which would allow teachers to structure their lessons differently, allowing for a more student-centered approach.
- ✓ We could then create world language in the 6th grade, giving the students opportunity to be exposed to diverse cultures.
- ✓ And the 7th and 8th grades could have more focused courses to better prepare them for high school.
- ✓ There will be more space in all grades for:
 - ❖ Art *in a classroom*, not on a cart
 - ❖ Music *in a classroom*, not a note on a board
 - ❖ Social Emotional Interventions *in private space*, not in the hallway
 - ❖ OT, PT and other interventions *in a classroom*, not in a closet

HOW DO WE DO IT?

- We work collaboratively to renovate Old Everett High School as a Middle School as described in detail through the feasibility study done by the Mount Vernon Group.
- The City will utilize \$10M of ARPA funds to fix the roof.
- We can utilize current desks and furniture in 7th and 8th grades to move to the new Middle School.
- We can plan for adequate staffing for positions of Principal, Assistant Principal, Nurse, Administrative Assistant and 2-3 custodians.



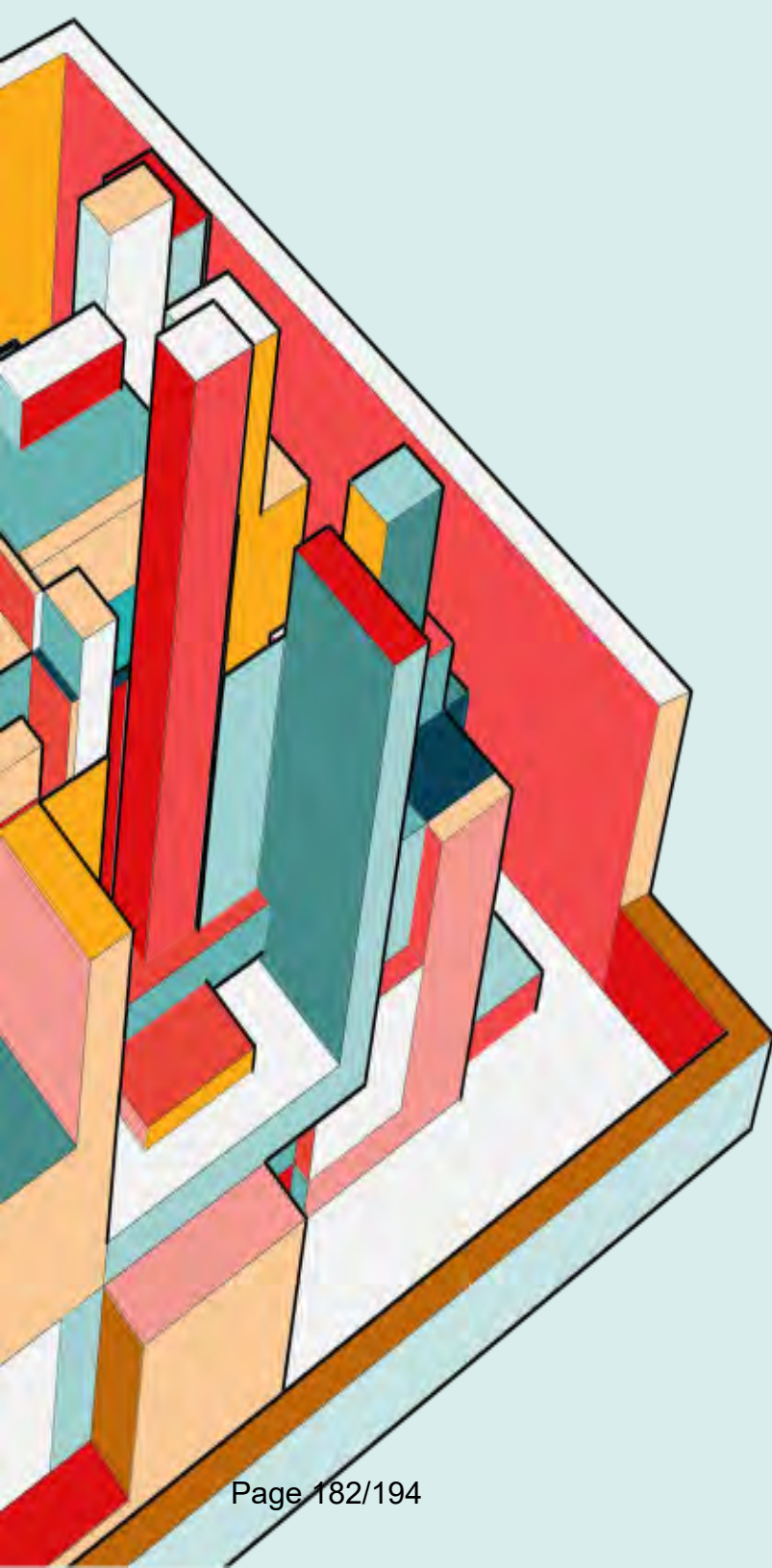
A POSITIVE IMPACT FOR THE ENTIRE COMMUNITY

- ✓ Children and Families in the Pre-K program are not displaced.
- ✓ A Meaningful Learning Environment is Created for Grades 7 and 8.
- ✓ Overcrowding is eased at all other K-8 schools in the District.
- ✓ Other additional spaces can be utilized safely and programmed by the City.



THIS IS A MOMENT IN TIME

Will we use this moment in time
to collaborate and
utilize the resources available to make a
difference for our students and the community?

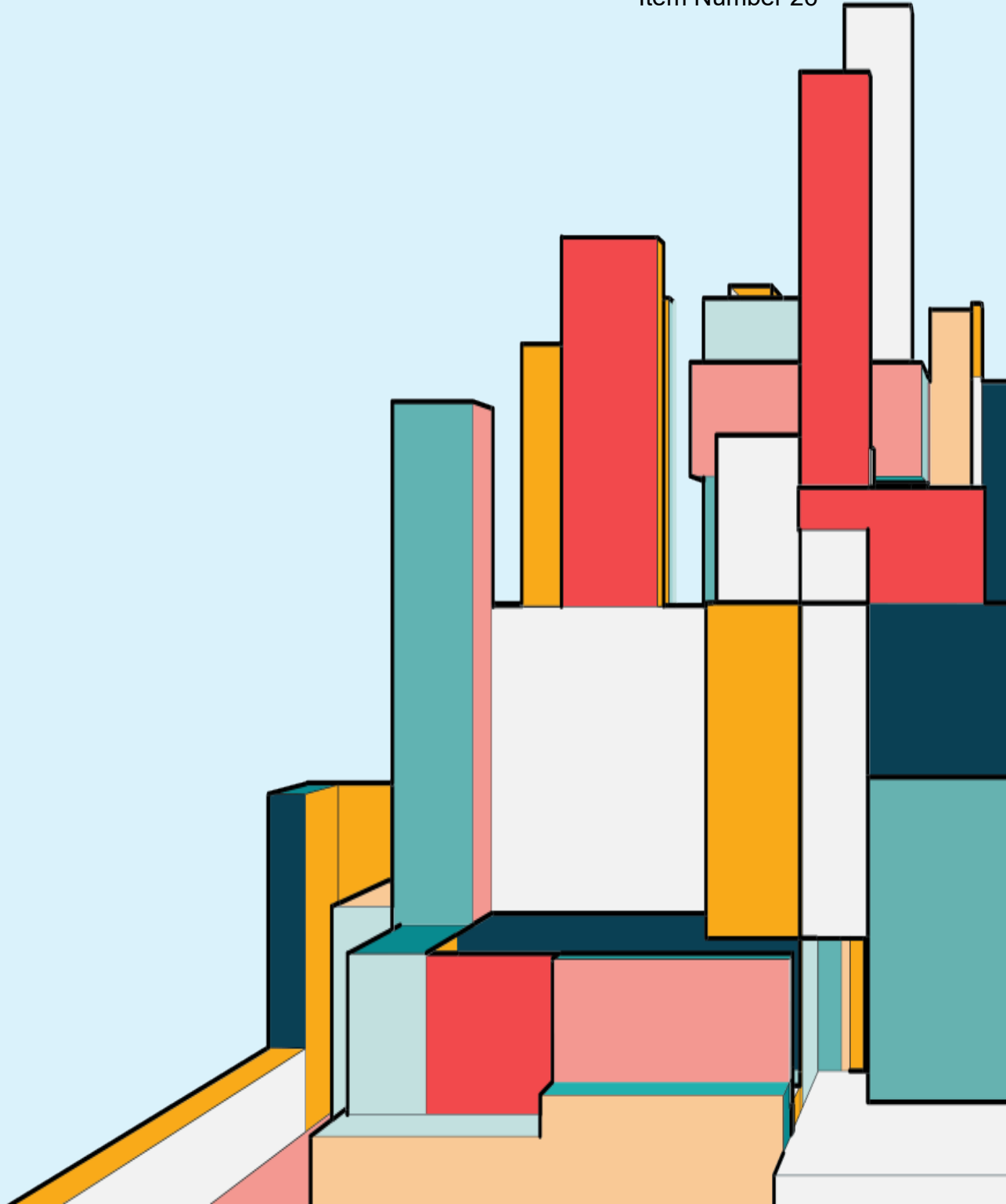


THANK YOU!

William D. Hart

Superintendent

Everett Public Schools





C0270-24

To: Mayor and City Council

From: Councilor Anthony DiPierro

Date: September 9, 2024

Agenda Item:

A Resolution requesting a representative of 3-1-1 to appear to speak about The City's baiting program and preventative measures for rodents.

Background and Explanation:

Attachments:



C0271-24

To: Mayor and City Council
From: Councilor Anthony DiPierro
Date: September 9, 2024

Agenda Item:

A Resolution requesting an update from the administration on plans to equip public buildings and spaces with free public WIFI for residents to utilize.

Background and Explanation:

Attachments:



City of
Everett
Massachusetts

C0274-24

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: September 9, 2024

Agenda Item:

That the police traffic division place a speed monitor on the lower end of Irving St. at the request of residents.

Background and Explanation:

Attachments:



C0278-24

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: September 9, 2024

Agenda Item:

That the administration provide an update on the number and status of ARPA applications received from organizations and next steps.

Background and Explanation:

Attachments:



C0279-24

To: Mayor and City Council

From: Councilor Stephanie Martins, Councilor Holly D. Garcia

Date: September 9, 2024

Agenda Item:

That the administration and engineering department consider conducting an audit of the construction work taking place in the city to check for potholes, bad paving and patching, and materials left behind by contractors and consider adopting a punchlist of expectations to be met/items to be completed prior to payment being issued.

Background and Explanation:

Attachments:



C0280-24

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: September 9, 2024

Agenda Item:

That the administration consider hiring a full time ARPA Director instead of using consultants to manage the allocation and disbursement of funds.

Background and Explanation:

Attachments:



C0285-24

To: Mayor and City Council

From: Councilor Anthony DiPierro, Councilor Stephanie V. Smith, Councilor Stephanie Martins

Date: September 9, 2024

Agenda Item:

Requesting that The City implement and enforce a cap on residential stickers issued per household

Background and Explanation:

Attachments:



C0289-24

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: September 9, 2024

Agenda Item:

That the City provides an update of ARPA fund status and balances

Background and Explanation:

Attachments:



C0290-24

To: Mayor and City Council

From: Councilor Peter Pietrantonio

Date: September 9, 2024

Agenda Item:

That EPD Chief Strong update the City Council on how his first couple of months have gone as Chief of Police and if he has implemented any new policies under his direction.

Background and Explanation:

Attachments:



C0293-24

To: Mayor and City Council

From: Councilor Peter Pietrantonio

Date: September 9, 2024

Agenda Item:

That the Director of Transportation Jay Monty provide an update on the intersection crosswalk at Tileston and Kelvin St

Background and Explanation:

Attachments:



C0294-24

To: Mayor and City Council
From: Councilor Holly D. Garcia
Date: September 9, 2024

Agenda Item:

That the city addresses the parking issues on Timothy Ave at the request of homeowners

Background and Explanation:

Attachments: