

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

PLANNING BOARD MEMBERSHIP

Frederick Cafasso – *Chairman*
Leo Pizzano, Jr. – *Member*
Michael O'Connor – *Member*
Shayane Rangel – *Member*
James Tarr – *Member*
Michael Hart – *Alternate*



PLANNING DEPARTMENT STAFF

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

**Notice is Hereby Given there will be a Meeting of the Everett Planning Board
at Everett City Hall, 3rd Floor, Speaker George Keverian Room
on Monday, October 7th, 2024 at 6:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. Site Plan Review & Inclusionary Zoning Special Permit – 118 Main Street** – Proposal for the demolition of an existing two-family dwelling and the construction of a three-story, 12-unit multi-family dwelling, 2 of which shall be deed-restricted affordable, with no parking. The proposed work will also include new utilities, including fire service and roof infiltration system. 118 Main Street is a parcel of land in the Business District and is referenced by Assessor's Department as E0-05-000152.

III. New Business

- 2. Application for Waiver of Site Plan Review – 403 Main Street** – Proposal for Waiver of Site Plan Review for 403 Main Street, which contemplates modifications to an approved plan for the site voted upon by the Planning Board on June 5, 2023. The original approval called for the construction of 16-residential units along with a 9-space parking garage facility at grade. The present application seeks to make interior modifications to floors two and three as well as add a third penthouse unit on the fourth story of the structure, resulting in a total of 21-residential units. There will be no changes to the design or materiality of the building as originally-approved. 403 Main Street is a parcel of land referenced by Assessor's Department as D0-01-000026 and D0-01-000027.

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3. **Site Plan Review – 19 Paris Street** – Proposal for the redevelopment of a 7,033 square foot site, presently occupied by a two-family, 2.5-story residential structure, which would be razed to construct a four-story building with five (5) attached townhouses, all of which are proposed as 3-Bedroom units. The lot would also accommodate a separated garage structure. In total, the parcel would contain ten (10) parking spaces for the residents of the project – five (5) enclosed in the garage and five (5) exterior spaces. 19 Paris Street is a parcel of land referenced by Assessor’s Department as K0-08-000006.

4. **Site Plan Review & Inclusionary Zoning Special Permit – 749 Broadway** – Proposal for the construction of a five-story mixed-use structure with 3 retail spaces and 50 residential units, 8 of which shall be deed-restricted as affordable, with underground parking on a currently-vacant parcel of land totaling 12,933 sq. ft. 749 Broadway is a parcel of land referenced by Assessors Department as N0-05-000189.

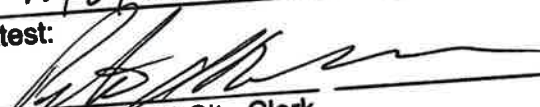
IV. Meeting Minutes

1. **September 5th, 2024**

V. Staff Communications

VI. Next Meeting: *Tuesday, November 12, 2024*

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

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A- Sections 18-25
on 10/3/2024 at 3:35 P
Attest: 
Assistant City Clerk