

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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PLANNING BOARD MEMBERSHIP

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



PLANNING DEPARTMENT STAFF

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

**Notice is Hereby Given there will be a Meeting of the Everett Planning Board
at Everett City Hall, 3rd Floor, Speaker George Keverian Room
on Tuesday, November 12th, 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.

Since the opening of the public hearing before the Planning Board, this proposal has been reduced to now include only 9 units of housing. Therefore, the project no longer seeks an Inclusionary Zoning Special Permit.

(Continued from August 5, 2024)

- 2. 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.

(Continued from October 7, 2024)

- 3. 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.
(Continued from October 7, 2024)

III. New Business

- 4. Site Plan Review & Inclusionary Zoning Special Permit – 373 Second Street & 15 Garden Street** – Proposal for the redevelopment of a 90,009 sq. ft. lot formerly occupied by an industrial manufacturing structure, to construct a 7-story, mixed-use building with a total of 273 residential units, 28 of which shall be deed-restricted as affordable, 3,427 sq. ft. of retail space, and a parking garage containing 339 parking spaces. 373 Second Street and 15 Garden Street are parcels of land located in the Commercial Triangle Economic Development District and are referenced by Assessor’s Department as K0-05-000191 and K0-05-000222.

IV. Meeting Minutes

- 1. October 7th, 2024**

V. Staff Communications


VI. Next Meeting: *Monday, December 2, 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 11/6/2024 at 1:55 P

Attest:


Assistant City Clerk