

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

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2024 DEC 30 P 4: 19

## PLANNING BOARD MEMBERSHIP

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



## PLANNING DEPARTMENT STAFF

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

**Notice is Hereby Given there will be a Meeting of the Everett Planning Board  
at Everett City Hall, 3<sup>rd</sup> Floor, Speaker George Keverian Room  
on Monday, January 6<sup>th</sup>, 2025 at 6:00 pm**

## Planning Board Agenda

### I. Roll Call of Members

### II. Old Business

- 1. 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.  
(Continued from November 12, 2024)

- 2. Site Plan Review & Inclusionary Zoning Special Permit – 6 Norman Street** – Proposal for the redevelopment of a 43,843 sq. ft. lot currently occupied by a warehouse garage structure, to construct a 6-story residential building with a total of 110 residential units, 11 of which shall be deed-restricted as affordable, a parking garage containing 19 parking spaces, and a surface parking lot containing 24 parking spaces. 6 Norman Street is a parcel of land referenced by Assessor's Department as G0-01-000226.  
(Continued from December 2, 2024)

**(\*\* Applicant requested a Continuance until the February 3, 2025 Meeting \*\*)**

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

### III. New Business

on 12/30/2024 at 4:19 P

Attest:

  
Assistant City Clerk

3. **Minor Modification to Approved Site Plan – 657 Broadway** – Approved on May 6, 2024, Proponent received approval to construct a 3-story residential structure on a 6,290 sq. ft. lot with a basement at street level containing nine (9) two-bedroom units and open spaces for residents’ use on the sides and rear of the proposed structure. Proponent now seeks to alter the aesthetic of the building, amending the color scheme and materials from what was originally approved.
4. **Site Plan Review & Inclusionary Zoning Special Permit – 43 Corey Street** – Proposal for the redevelopment of a 15,796 sq. ft. lot, currently occupied by a two-and-a-half-story dwelling with an accessory barn structure, to construct a three-story mixed-use structure containing nineteen (19) residential units, three (3) of which are proposed to be designated as deed-restricted affordable, 1,240 sq. ft. of ground-floor retail space, and a podium parking structure containing 26 parking spaces. 43 Corey Street is a parcel of land located within the Dwelling District and is referenced by Assessor’s Department as C0-04-000038.
5. **Site Plan Review & Inclusionary Zoning Special Permit – 64 Corey Street** – Proposal for the renovation and addition to convert an existing three-family dwelling sitting on a 7,529 sq. ft. site to a ten (10) unit multifamily dwelling, of which two (2) of the units are proposed to be designated as deed-restricted affordable. The proposed construction consists of a 460 sq. ft. addition to the existing three-family dwelling, and retaining the existing five (5) parking spaces for the project. 64 Corey Street is a parcel of land located within the Business District and is referenced by Assessor’s Department as E0-02-000087.
6. **Zoning Amendment – Section 32, “Inclusionary Zoning”** - Proposal to amend Section 32 (“Inclusionary Zoning”) of the City of Everett Zoning Ordinance in the following ways:

All occurrences of the phrase “Department of Housing and Community Development” in the section are hereby replaced with the phrase “Executive Office of Housing and Livable Communities”.

Subsection (d)(1) is hereby amended by deleting the current version of the subsection and replacing it with the following new version of the subsection:

- (1) A number of units equal to at least 15% of the units at 80% AMI or at least 10% of the units at 60% AMI in a development subject to this section at the discretion of the Planning Board shall be established as affordable units in any 1 or combination of methods provided for below (“affordable housing requirement”):

Subsection (d)(5) is hereby amended by deleting the current version of the subsection and replacing it with the following new version of the subsection:

- (5) The planning board may, at its discretion, reduce the affordable unit requirement in a development to ten percent 10% of the total number of dwelling units in a development with an AMI of 80% or to 7% of the total number of dwelling units in a development with an AMI of 60% if the development meets either (or both) of the following requirements:

- a. The project site has a recorded activity and use limitation (AUL) and requires environmental remediation; or
- b. The project site is located within a FEMA flood district.

Subsections (f)(1) and (f)(4) are hereby deleted and the remaining subsequent subsections in subsection (f) are re-sequenced accordingly.

Subsection (g) is hereby deleted and the remaining subsequent subsections in Section 32 are re-sequenced accordingly.

#### **IV. Meeting Minutes**

##### **1. December 2, 2024**

#### **V. Staff Communications**

#### **VI. Next Meeting: Monday, February 3<sup>rd</sup>, 2025**

*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.*