

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, February 3rd, 2025 at 6:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. 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)
- 2. 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.
(Continued from January 6, 2025)
- 3. 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.

(Continued from January 6, 2025)

- 4. 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.
(Continued from January 6, 2025)

III. New Business

- 5. Site Plan Review – 34 Baldwin Avenue** – Proposal for the redevelopment of a 5,040 sq. ft. parcel of land, demolishing an existing two-car garage and constructing a three-story, 6-unit multifamily dwelling with a 1,540 sq. ft. footprint. 34 Baldwin Avenue is a parcel of land located in the Dwelling District and is referenced by Assessor's Department as D0-03-000168.
- 6. Application for Waiver of Site Plan Review – 141 Garland Street** – Proposal for Waiver of Site Plan Review for 141 Garland Street, which contemplates to add two units to an existing two-family structure, resulting in a four-unit, multifamily structure. The request to waive Site Plan Review is due to the fact that work will be confined to the interior of the building, resulting in no expansion of the building's existing footprint. 141 Garland Street is a parcel of land located in the Dwelling District and is referenced by Assessor's Department as M0-06-000135.
- 7. Application for Waiver of Site Plan Review – 38 Pleasant Street** – Proposal for Waiver of Site Plan Review for 38 Pleasant Street, which contemplates to alter the existing one family dwelling by adding 4 units to the interior and adding a single unit to the existing carriage house/barn on the second floor, for a total of 6 residential units. Applicant states that no new structures are to be built and that this work will preserve a historic structure, removing the existing barn door to allow for indoor parking. 38 Pleasant Street is a parcel of land located in the Dwelling District and is referenced by Assessor's Department as C0-05-000071.

IV. Meeting Minutes

- 1. January 3, 2025**

V. Staff Communications

VI. **Next Meeting:** *Monday, March 3, 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.

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

on 1/30/2025 at 5:10 P

Attest:



Assistant City Clerk