

The Committee on Legislative Affairs & Elections met on Monday, February 24, 2025 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Robert Van Campen, presiding, Councilors Stephanie Smith, Katy Rogers and Stephanie Martins, as Ex-Officio. Member absent was Councilor Michael Marchese.

Communication received from Councilor Marchese that he would be away out of State and unable to attend.

The Committee considered an Ordinance offered by Councilor Robert Van Campen: An Ordinance regulating the demolition of historical structures in the City of Everett.

City Clerk Sergio Cornelio, Assistant City Solicitor Keith Slattery, Director of Planning Matt Lattanzi, Acting City Assessor Ron Keohan and Chairman of Historical Commission Larry Arinello were also present.

Chairman Van Campen explained that the reason for the proposed Ordinance was due to the significant overdevelopment of the City in which two family homes were being torn down to make room for a development of a six to eight unit family housing. He noted that there were a significant number of historical buildings in the City in which this proposed Ordinance would protect against profit seeking developers. He mentioned that this may not stop the development but would pause it to allow a process to be followed. He stated that it also forces the developer to seek a better option for the property. Councilor Rogers asked what the current definition of historical properties was and Mr. Arinello responded that it included 6800 structures that were built prior to 1940. Chairman Van Campen remarked that the 1940 date was a starting point for us and could be further categorized by age – category – historical register. Councilor Rogers suggested that the City of Chelsea policies on historical designations be looked at. Mr. Cornelio informed the Committee that the City of Everett had no structures with a Federal designation but confirmed that there were 180 structures recognized by the State of Massachusetts. Chairman Van Campen provided Councilor Rogers with an explanation of the process as outlined in the proposed ordinance. Councilor Rogers announced that she supported the effort but expressed concern over the six month pause in the proposal. Councilor Martins stated that she was a little confused with the proposal since she didn't want to see historical buildings demolished at all especially if at the end of process outlined in the ordinance a demolition could still be allowed. Councilor Smith inquired if the Zoning Board of Appeals could allow developers an exemption from the proposed Ordinance and Chairman Van Campen noted that was the reason he did not want this as part of the zoning ordinances so it couldn't be overridden by ZBA. Solicitor Slattery confirmed that it could be listed as a condition for development. Councilor Smith also announced that she supports 100% especially after hearing that it would be taking away from ZBA overriding, but she suggested changing any language with the word "may" to "must". Councilor Martins asked the invited guests if they liked and supported the proposal and all agreed they did. Councilor Rogers stated that she would like to see three categories to help reduce the 6800 structures built prior to 1940. Assessor Keohan cautioned that many properties listed in the Assessors office that showed a 1900 construction date was because no actual date

was known when it was actually constructed. Chairman Van Campen requested that Director of ISD David Palumbo be invited to the next committee meeting with the number of demolition permits issued over the past 3 years. He also asked Mr. Cornelio to check with other communities to insure that the proposed Ordinance is in line with what they have on the books.

The Committee voted: To grant further time and that Director of ISD David Palumbo be invited to the next committee meeting with the number of demolition permits issued over the past 3 years.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

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The Committee considered an Order offered by Councilors Stephanie Smith, Robert Van Campen and Stephanie Martins: An Order amending the Everett City Council Rules regarding pre-planned expenses for travel and conference fees.

Councilor Smith explained that the intent was to bring the City Council in line with the travel policies of the rest of other city employees. However, she noted that she had spoken with Chief Financial officer Eric Demas prior to the meeting and he suggested that the language included in the City wide policy also be included in the City Council rules which he agreed to provide prior to the next meeting.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees