

# 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, 3<sup>rd</sup> Floor, Speaker George Keverian Room  
on Monday, March 3<sup>rd</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 – 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. 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

- 3. Site Plan Review – 313 Elm Street** – Proposal for the construction of a second floor addition to an existing mixed-use building as well as an interior renovation of portions of the structure. The existing building is occupied by two (2) commercial tenants (salon/spa

& restaurant/bar) and two (2) residential units. The proposal seeks to convert the restaurant/bar into residential units as well as construct additional units on the added second floor, resulting in an eight (8) unit mixed-use project. The proposal will result in no alteration to the existing footprint and no additional site work is contemplated beyond installation of a new fire service. 313-315 Elm Street is a parcel of land referenced by Assessors Department as N0-01-000159.

4. **Zoning Recodification & Corresponding Zoning Map** – Proposal to amend the City of Everett Zoning Ordinance by replacing, in its entirety, the existing Zoning Ordinance for the City of Everett with a newly proposed Zoning Ordinance. The updated Zoning Map, which accompanies this Zoning Recodification and would replace the existing Zoning Map, establishes the new and updated Zoning Districts throughout the City.

#### IV. Meeting Minutes

1. January 6, 2025
2. [February 3, 2025 still being drafted]

#### V. Staff Communications

#### VI. Next Meeting: Monday, April 7, 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 2/26/25 at 3:39 p.m.  
Attest: Sergio Cornelio  
Sergio Cornelio City Clerk