

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, April 7th, 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. 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.
(Continued from March 3, 2025)

III. New Business

- 3. Endorsement of an ANR Plan – 15 Lewis Street** – Proposal for endorsement of an Approval Not Required ("ANR") Plan. 15 Lewis Street is a parcel of land referenced by Assessor's Department as K0-08-000157.

4. **Endorsement of an ANR Plan – 0 South Farm and 51 Robin Street** – Proposal for endorsement of an Approval Not Required (“ANR”) Plan. 0 South Farm and 51 Robin Street are parcels of land referenced by Assessors Department as H0-05-00162A & H0-05-00162B.
5. **Endorsement of an ANR Plan – 52 Beacham Street** – Proposal for endorsement of an Approval Not Required (“ANR”) Plan. 52 Beacham Street is a parcel of land referenced by Assessors Department as H0-01-00130.
6. **Site Plan Review – 368-370 Ferry Street** – Proposal for the redevelopment of a 3,328 sq. ft. lot currently occupied by a 4-unit building, which seeks to raze the existing structure and construct a 9-unit multifamily dwelling with 0 parking spaces. 368-370 Ferry Street is a parcel of land located in the Business District and is referenced by Assessors Department as B0-03-000004.
7. **Site Plan Review & Inclusionary Zoning Special Permit – 108 Ferry Street & 141 High Street** – Proposal for the redevelopment of two parcels totaling 14,235 sq. ft. of land, which seeks to raze the existing mixed-use structure on the Ferry Street parcel as well as the single family structure on High Street and construct a new, mixed-use building containing 1,950 sq. ft. of restaurant space (with a 16-seat capacity) and podium parking structure on the ground floor, three floors of residential units plus a penthouse unit resulting in a total of twenty (20) units – three (3) of which are proposed to be designated as deed-restricted affordable – and a total of 34 parking spaces. The resulting structure will have a height of ~49’ above ground-level. 108 Ferry Street is a parcel of land located in the Business District and is referenced by Assessors Department as L0-03-000243. 141 High Street is a parcel of land located in the Dwelling District and is referenced by Assessors Department as L0-03-00024401.

[Due to an error in the published Legal Notice, this matter will NOT be discussed during this evening’s meeting and, instead, will be opened on the May 5th Planning Board meeting in accordance with an updated Legal Notice to be published in the coming weeks.]

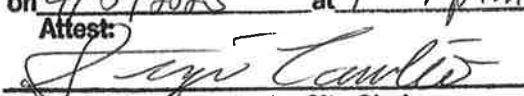
IV. Meeting Minutes

1. February 3, 2025
2. March 3, 2025

V. Staff Communications

VI. Next Meeting: Monday, May 5, 2025

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

on 4/3/2025 at 1:01 p.m.
 Attest: 
 Sergio Cornello City Clerk

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.