

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, May 5th, 2025 at 6:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. 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

- 2. 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.
(Matter informally introduced for comment on April 7, 2025. This May 5th meeting represents the first public hearing on the item.)
- 3. 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.

- 4. Master Plan Special Permit – 52 Beacham Street** – This Master Plan seeks approval for a variety of uses on multiple parcels of land within the Everett Docklands Innovation District totaling 106.21-acres of land. Totaling approximately 5.04-million square feet of development, the Master Plan anticipates a mix of uses including, but not limited to, residential, manufacturing, industrial, lab/office, and research & development. Supporting these new uses are over 10,000 linear feet of new roads and infrastructure and over 15-acres of open space and public parks. The Master Plan area encompasses parcels referenced by Assessors Department as H0-01-000130, H0-05-00162A, H0-05-00162B, H0-10-000069, and H0-11-000080.


IV. Meeting Minutes

1. April 7, 2025

V. Staff Communications

VI. Next Meeting: *Monday, June 2, 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 5/01/2025 at 11:37 AM
Attest

Sergio Cornello City Clerk