

# 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, June 2<sup>nd</sup>, 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)
- 2. 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.
- 3. 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.

### III. New Business

4. **Minor Amendment to Previously-Approved Site Plan – 27 Spalding Street** – By decision rendered by the Planning Board on March 7, 2022 and extended on June 3, 2024, a proposal to redevelop a 3,028 sq. ft. lot containing 4 residential units (all of which were 3-BR) and 4 parking spaces within a 5-story, 55' high building with an FAR of 2.67 was approved. Applicant seeks now to amend the previously-approved site plan, reducing the height of the building down to 3-stories (35') with an FAR of 1.35, while maintaining the 4-units and 4 parking spaces. The 4 residential units are broken down as 2 1-BRs and 2 2BRs, resulting in a decrease in the total number of bedrooms from the previously-approved plan.
5. **Minor Amendment to Previously-Approved Site Plan – 31 Spalding Street** – By decision rendered by the Planning Board on March 7, 2022 and extended on June 3, 2024, a proposal to redevelop a 5,204 sq. ft. lot containing 9 residential units (broken down as 1 1-BR, 5 2-BRs, and 2 3-BRs) and 8 parking spaces within a 4-story, 45' building with an FAR of 2.3 was approved. Applicant now seeks to amend the previously-approved site plan, reducing the height of the building down to 4-stories (45') with an FAR of 2.3, while maintaining the 9 units and 8 parking spaces. The 9 residential units are broken down as 2 1-BRs and 7 2-BRs, resulting in a decrease in the number of bedrooms from the previously-approved plan.

### IV. Meeting Minutes

1. March 3, 2025
2. April 7, 2025

### V. Staff Communications

### VI. Next Meeting: Monday, August 4, 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 5/29/2025 at 4:13 P  
Attest:

  
Assistant City Clerk