

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*
Stephanie McColaugh – *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, August 4th, 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. 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.
(Continued from May 5, 2025)

III. New Business

- 3. Site Plan Review – 217 Beacham Street** – Proposal pertains to a 62,161 sq. ft. lot, currently used as a paved lot for commercial vehicles, to add “Construction Lay Down Yard” as an additional use to the previously-permitted and retained uses of the site. The

additional use would allow for the storage of construction material and would require no site improvements. 217 Beacham Street is a parcel of land referenced by Assessor's Department as H0-15-000003.

4. **Review and Adoption of Everett's Housing Production Plan ("HPP")** – Review and Provide recommendation on the City of Everett's 2025 Housing Production Plan, drafted in conjunction with the Metropolitan Area Planning Council (MAPC). This five year plan assists municipalities to better understand local housing needs and development constraints/opportunities with the ultimate goal of establishing a clearer vision for future housing development.

IV. Meeting Minutes

1. May 5, 2025
2. June 2, 2025


V. Staff Communications

VI. Next Meeting: Tuesday, September 2nd, 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 July 30, 2025 at 1:08 p.m.
Attest:


City Clerk

EVERETT CITY CLERK'S OFFICE
REC'D 2025 JUL 30 PM 1:08