

# 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 Molinar – 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 Tuesday, September 2<sup>nd</sup>, 2025 at 6:00 pm**

## Planning Board Agenda

### I. Roll Call of Members

### II. Old Business

- 1. 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. Totalling 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

- 2. Site Plan Review – 163 Ferry Street** – Proposal for the construction of a three-and-a-half story building containing one retail space and twenty-three (23) residential units, four (4) of which are proposed as deed-restricted affordable, and zero (0) parking spaces. The Project Site is currently occupied by a used-car lot and the redevelopment will result in the installation new landscaping, utility services, and stormwater management facility. 163 Ferry Street is a parcel of land referenced by Assessors Department as M0-08-000150.
- 3. Request for Waiver of Site Plan Review – 8 Mystic View Road (Gateway)** – Proponent requests a Waiver of Site Plan Review, as the proposed project consists solely of interior renovations to an existing 12,241 sq. ft. commercial structure.

4. **Endorsement of an Approval Not Required (ANR) Plan – 611-613 Broadway –**  
Proposal for endorsement of an Approval Not Required (“ANR”) Plan. 611-613  
Broadway is a parcel of land referenced by Assessor’s Department as M0-01-000086 and  
M0-01-000085.

**IV. Meeting Minutes**

1. August 4, 2025

**V. Staff Communications**

**VI. Next Meeting:** *Monday, October 6<sup>th</sup>, 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 8/27/2025 at 10:43 A

Attest:

  
Assistant City Clerk