

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, November 10th, 2025 at 6:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. Site Plan Review & Inclusionary Zoning Special Permit – 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.
(Continued from September 2, 2025)
- 2. Site Plan Review and Inclusionary Zoning Special Permit – 252-254 Ferry Street – Proposal** for the interior renovation to an existing 6-unit multifamily dwelling to convert the dwelling into a 16-unit multifamily dwelling, 3 of which shall be deed-restricted as affordable. 252-254 Ferry Street is located within the Dwelling District and is referenced by Assessor's Department as M0-02-000158.
(Continued from October 6, 2025)
- 3. Site Plan Review – 756 Broadway – Proposal** for the construction of a 678 sq. ft. addition to an existing four (4)-unit dwelling and interior renovation to convert the structure into a six (6)-unit multifamily dwelling. 756 Broadway is located within the Business District and is referenced by Assessor's Department as A0-03-000169.
(Continued from October 6, 2025)

III. New Business

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. 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.

(This matter was originally introduced on May 5, 2025. The matter is being re-introduced as a new public hearing)

IV. Meeting Minutes

1. September 2, 2025
2. October 6, 2025

V. Staff Communications

VI. Next Meeting: Monday, December 1st, 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.

According to the provisions of Mass. General Laws
Chapter 30A- Sections 18-25

on 11/6/2025 at 9:21 Am
Attest:


Assistant City Clerk