

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

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2025 NOV 26 A 8:30

## 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, 3<sup>rd</sup> Floor, Speaker George Keverian Room  
on Monday, December 1<sup>st</sup>, 2025 at 6:00 pm**

## Planning Board Agenda

### I. Roll Call of Members

### II. Old Business

- 1. 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)**

- 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 November 10, 2025)**

### III. New Business

- 3. Informal Introduction – 75-89 Norman Street –** This is an informal introduction to the Planning Board – no vote will be rendered on the project; rather, this will serve as a preliminary presentation to the Board to solicit feedback prior to an official submission.

This project proposes to construct two residential buildings on what currently stands as an undeveloped parcel of land. The resulting two structures are proposed to contain 653 residential units, 66 of which would be deed-restricted as affordable, and 294 on-site parking spaces.

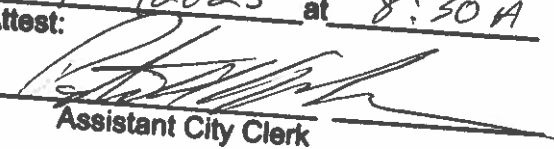
**IV. Meeting Minutes**

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

**V. Staff Communications**

**VI. Next Meeting:** *Monday, January 5<sup>th</sup>, 2026*

*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 11/26/2025 at 8:30 A  
Attest:   
Assistant City Clerk