

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

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2026 JAN 28 P 4: 19

## 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, February 2<sup>nd</sup>, 2026 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 Assessor's Department as H0-01-000130, H0-05-00162A, H0-05-00162B, H0-10-000069, and H0-11-000080.  
**(Continued from November 10, 2025)**
- 3. Site Plan Review & Inclusionary Zoning Special Permit – 75-89 Norman Street –**  
Proposal for the redevelopment of multiple parcels of land totaling approximately 4-acres of land, which presently contain multiple industrial structures. The redevelopment seeks to demolish the existing structures and construct two residential structures containing a total of 653 residential units, 66 of which shall be deed-restricted as affordable, and 294

parking spaces onsite. 75, 77, 79, and 89 Norman Street are parcels of land located within the Riverfront Overlay District and are referenced by Assessor's Department as G0-3A-000011, G0-3A-00011A, G0-3A-000012, and G0-3A-000014.

**(Continued from January 6, 2026)**

- 4. Request for Waiver of Site Plan Review – 1934 Revere Beach Parkway** – Proponent (East Coast Billiards, LLC) seeks a waiver from Site Plan Review for the adaptive reuse of an existing commercial space at 1934 Revere Beach Parkway. The proposal involves interior modifications only, seeking to convert a former brewery/taproom into a billiards hall/indoor recreational entertainment venue. No exterior alterations, site changes, or modifications to parking, access, or circulation are proposed.

**(Continued from January 6, 2026)**

### III. New Business

- 5. Zoning Amendment – Section 37** – Proposal to amend the Section 37 (Everett Docklands Innovation District / “EDID”) of the City’s Zoning Ordinance to add **Data Centers** to the prohibited uses portion of the section’s Use Category Table.

**(Item referred by the City Council to the Planning Board on January 12, 2026)**

- 6. Minor Amendment – 66-68 Tileston Street** – This project, which was approved by the Planning Board on August 5, 2024, seeks multiple amendments to the approved Decision: (1) A reduction in the total amount of brick on the project, removing the masonry on the second floor; (2) A reduction in the number of EV-ready parking spaces from 12 to 4.

- 7. Inclusionary Zoning Special Permit Amendment – 99 East Elm Street** – Approved by the Planning Board on April 4, 2022, this project contemplates the redevelopment of a 1.38-acre site, currently occupied by an industrial structure, to construct a five-story mixed-use structure over a podium of parking containing 190 residential units. By the instant application, the project Proponent seeks a reduction to the Inclusionary Zoning Special Permit granted by the Planning Board on April 4, 2022. In accordance with Section 32(D)(5), which allows reductions to the affordable unit requirement where the Project Site requires significant environmental remediation, the Proponent seeks to reduce the number of deed-restricted affordable units from 29 units (15%) to 19 units (10%).

- 8. Minor Amendment – 141 Garland Street** – Proponent was granted approval of a Waiver of Site Plan Review by the Planning Board on February 3, 2025 to redevelop an existing two-unit residential structure into a four-unit residential structure through interior renovations. During construction, the drainage system implemented differed from what was originally-presented and approved. The Proponent seeks the Planning Board’s approval of the updated drainage to the property.

### IV. Meeting Minutes

### V. Staff Communications

Posted in accordance with the provisions of Mass. General Laws Chapter 30A- Sections 18-25

on 1/28/2026 at 4:19 P

Attest:

  
Assistant City Clerk

**VI. Next Meeting:** *Monday, March 2<sup>nd</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.*