

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

EVERETT CITY CLERK'S OFFICE
REC'D 2026 FEB 06 AM 7:44

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, March 2nd, 2026 at 6:00 pm**

Planning Board Agenda

I. Roll Call of Members

II. Old Business

- 1. 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)
- 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)
- 3. 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)

4. **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)

5. **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.
(Continued from February 2, 2026)

III. New Business

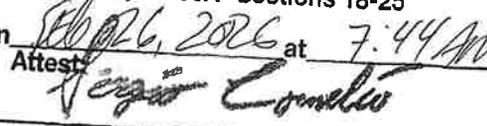
6. **Minor Amendment – 19 Paris Street** – Proponent seeks approval for minor amendments to the aesthetics of a 5-unit condominium project approved by the Planning Board on November 12, 2024. The changes proposed include the removal of balconies from the top floor and the switching of window color from black to white.

IV. Meeting Minutes

V. Staff Communications

VI. **Next Meeting:** Monday, March 2nd, 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 Feb 26, 2026 at 7:44 AM
Attest: 
Sergio Cornelio City Clerk

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