

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

PLANNING BOARD MEMBERSHIP

Frederick Cafasso – *Chairman*
Leo Pizzano, Jr. – *Member*
Shayane Rangel – *Member*
James Tarr – *Member*
Michael Hart – *Member*
Stephanie McColaugh – *Alternate*
Thawanna Pessoa – *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, April 6th, 2026 at 6:00 pm**

Planning Board Agenda

EVERETT CITY CLERK'S OFFICE
REC'D 2025 APR 2 PM 4:28

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. 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)
(Item Continued by the Planning Board from February 2, 2026)

III. New Business

4. **Site Plan Review – 22-26 Elm Road** – Proposal for the redevelopment of a 5,010 sq. ft. parcel of land currently occupied by a multifamily structure and garage. By the present application, Applicant seeks to construct an addition to the existing dwelling, demolish the existing garage structure, and perform an interior fit-up to the existing dwelling, resulting in a three-story dwelling containing seven (7) units and a surface parking lot containing 6 parking spaces. 22-26 Elm Road is a parcel of land located in the Dwelling District and is referenced by Assessor's Department as D0-05-000032.
5. **Endorsement of an ANR Plan – 1 Elwood Street** – Proposal for endorsement of an Approval Not Required ("ANR") Plan. 1 Elwood Street is a parcel of land referenced by Assessor's Department as A0-01-000068.

IV. Meeting Minutes

V. Staff Communications

VI. Next Meeting: Monday, May 4th, 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.

EVERETT CITY CLERK'S OFFICE
REC'D 2026 APR 2 PM4:28

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

on April 2, 2026 at 4:28 pm

Attest



Sergio Cornelio City Clerk