

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
EVERETT CITY CLERK'S OFFICE
REC'D 2026 MAY 27 10:55
Matthew Lattanzi, Esq. – *Planning Director*

Jeannie Vitukevich – *Administrative Assistant*
Main Office Line: 617-394-2334

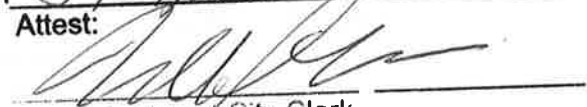
**Notice is Hereby Given there will be a Meeting of the Everett Planning Board
at Everett City Hall, 3rd Floor, Speaker George Keverian Room
on Monday, June 1st, 2026 at 6:00 PM**
Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A- Sections 18-25

Planning Board Agenda

I. Roll Call of Members

II. Old Business

on 5/27/2026 at 3:55 PM
Attest:


Matthew Lattanzi, Esq.
City Clerk

- 1. Site Plan Review & Inclusionary Zoning Special Permit – 75-89 Norman Street (PB2026-1)** – 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 (PB2025-22)** – 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. Site Plan Review – 22-26 Elm Road (PB2026-8)** – 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.

III. New Business

4. **Endorsement of an Approval Not Required (ANR) Plan – 141 Irving Street (PB2026-11)** – Proposal for endorsement of an Approval Not Required (“ANR”) Plan. 141 Irving Street is a parcel of land located within the Dwelling District and is referenced by Assessor's Department as L0-04-000094.
5. **Informal Introduction – 533-539 Ferry Street (PB2026-12)** – 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. The proposed project combines three lots into one large irregularly-shaped lot with an area of 15,100 sq. ft. The Applicant proposes to raze the existing two-floor duplex residential structure and the one-story commercial structure on the Site, and to expand and reconstruct the existing three-story mixed-use building (currently located at 533 Ferry Street) to erect a three-story mixed-use building with two commercial units on the first floor and a total of fifteen (15) residential units one the first, second, and third floors. 533-539 Ferry Street are multiple parcels of land located in the Business District and are referenced by Assessor's Department as A0-04-000052 & A0-04-000050.
6. **Zoning Amendment – Proposed Amendment to Section 2 (“Definitions”) and to Create a New Section 38 (“Data Centers”) (PB2026-13)** – Referred by the City Council on April 27, 2026, the proposed Zoning Amendment seeks to create new definitions for “Computer Room”, “Data Center”, “Data Center (Small)”, and “Data Center (Large)”, as well as create Citywide regulations pertaining to the review and permitting of Data Centers.

IV. Meeting Minutes

V. Staff Communications

1. Planning Board Fee Schedule Discussion

VI. Next Meeting: Monday, August 3rd, 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.