

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

EVERETT CITY CLERK'S OFFICE
REC'D 2026 JUL 30 PM 12:21

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
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, August 3rd, 2026 at 6:00 pm**

Planning Board Agenda

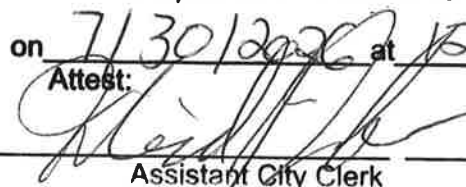
I. Roll Call of Members

II. Old Business

- 1. Site Plan Review & Inclusionary Zoning Special Permit – 75-89 Norman Street (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)

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

on 7/30/2026 at 12:21 PM
Attest:

Assistant City Clerk

3. **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.
(Continued from June 1, 2026)
4. **Endorsement of a Preliminary Subdivision Plan – 52 Beacham Street (PB2026-10)** – Applicant seeks Planning Board approval of a Preliminary Subdivision Plan at 52 Beacham Street to subdivide a total of 88.6 acres of land into 12 individual lots with a length of roads totaling 1,344 feet.
(Continued from June 1, 2026)

III. New Business

5. **Site Plan Review & Inclusionary Zoning Special Permit – 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.
(Matter was informally introduced at the June 1st meeting to solicit preliminary feedback from the Board; This represents the first public hearing on the matter)
6. **Site Plan Review & Inclusionary Zoning Special Permit – 380 Second Street (PB2026-13)** – Proposal for the redevelopment of a 70,649 square foot site, which is currently occupied an industrial warehouse and parking lot. The proposed redevelopment contemplates the demolition of the existing structure and the construction of a mixed-use building containing 310 residential units, 31 of which are proposed to be deed-restricted as affordable, 3,875 sq. ft. of ground-floor retail, and structured parking containing 91 parking spaces. 380 Second Street is a parcel of land referenced by Assessor’s Department as K0-06-000041.
7. **Site Plan Review – 16 Liberty Street (PB2026-14)** – Proposal is for the redevelopment of an 8,016 square foot site, which is currently occupied by a 2-family home and detached garage. The proposed redevelopment contemplates the demolition of the 2-family home and detached garage and construct a 3-story residential structure containing 6 units. The proposal also contemplates 12 surface parking spaces in the rear of the structure. 16 Liberty Street are parcels of land referenced by Assessor’s Department as C0-03-000168

& C0-03-000169.

8. **Minor Amendment to Site Plan – 141 Garland Street (PB2026-6a)** – Applicant received approval in 2025 to convert an existing 2-unit structure into a 4-unit structure (adding a unit to the basement and another to the third floor) with 8 parking spaces. After construction, staff performed an inspection of the site, noting a few differences between the approved plan and the as-built, including location of the trash, addition of an exterior staircase, and locations/sizes of green space. Applicant is now back before the Board seeking an amendment to the previous approval, incorporating the differences and updating their renderings to reflect such.
9. **Minor Amendment to Approved Site Plan – 260 Elm Street (PB2022-36a)** – Applicant received approval in January of 2023 to raze an existing single-family residential structure and construct a new, three-story dwelling containing 9 residential units and seven parking spaces. After construction was completed, the City was made aware of discrepancies between the landscaping plan approved by the Planning Board and what was actually built. Applicant now seeks Planning Board approval to modify the approved site plan to reflect the built condition.
10. **Linkage Fee Update (PB2026-15)** – Planning Department to provide an update on the applicable Linkage Fee rates for 2026 in accordance with

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.

