



# City of Everett

BOARD OF APPEALS

484 BROADWAY

EVERETT, MASSACHUSETTS 02149

PHONE 617-381-7445 FAX 617-394-2433

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA

2019 JAN 10 P 1:20

JOSEPH DESISTO, III – Chairman  
STEVEN OCONNOR – Member  
JOHN CHRISTOFORO – Member  
MICHAEL DANTONE – Member  
RICHARD ZULLO – Member  
ROGER THISTLE – Asst. Member  
MARY GERACE – Asst. Member  
KIMBERLY RAUSEO – Clerk

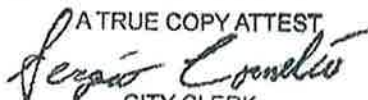
Speaker George Keverian Room  
3rd Floor – City Hall  
Meetings – 7:00 PM  
1st and 3rd Mondays

## DECISION

A hearing was held before the Board of Appeals on **Monday, January 7, 2019** in Everett City Hall, at 7:00 P.M., on the petition of **New England Power Company d/b/a National Grid and Massachusetts Electric Company d/b/a National Grid, 40 Sylvan Road, Waltham, MA 02451 (RE: 1A & 1B Charlton Street, Everett, MA 02149) praying for Variances** of the Zoning Ordinance of the City of Everett, as applied to: **Applicant is seeking approval of variances from 12-foot maximum front yard setback and minimum 3-story height requirements in connection with the construction and installation of a new 11.5 kV-13.8kV electric substation at the property 1A & 1B Charlton Street, Everett, Massachusetts. Application is being submitted pursuant to Section 11.A, requesting Variances from the maximum front yard setback and the minimum height (stories) requirements as set forth in the Table of Dimensional Standards under Section 30.F.1 and the Table of Height Allowances under Section 30.F.3 of the Zoning Ordinance. The property is located in the Lower Broadway Economic Development District, Waterfront Mixed Use Sub-District and the Resort Casino Overlay District.**

All persons interested were duly notified to be present at said hearing. After consideration, it was unanimously voted by the Board (5 in favor, 0 opposed, 0 abstained). to grant the requested Variances to construct and install the electric substation proposed building with the conditions that the proposed landscaping plan is subject to review and approval by the Planning Board as part of site plan review and that the Inspector of Buildings shall issue a building permit for the proposed building prior to construction, for the following reasons:

The Board was of the opinion that the soil conditions, shape or topography of the land and/or structures especially affect the land and/or structures, but not generally the zoning district in which it is located and that literal enforcement of the provisions of the Zoning Ordinance would involve substantial hardship. Desirable relief can be granted without detriment to the public good and without nullifying or derogating from the intent or purpose of the Zoning Ordinance of the City of Everett.

A TRUE COPY ATTEST  
  
CITY CLERK

  
Joseph DeSisto, III, Chairman  
BOARD OF APPEALS

**NOTE:** These Variances will be considered invalid if permit is not obtained at the Office of the Building Inspector within one year from effective date.

If you wish to appeal this decision, you have twenty (20) days in which to do so. Appeals shall be made pursuant to Chapter 40A, Section 17 of the Massachusetts General Laws.



**Everett Public Schools**  
Administration Building

**Frederick F. Foresteire**  
*Superintendent*

**Kevin J. Shaw**  
*Assistant Superintendent*

**Charles F. Obremski**  
*Assistant Superintendent of  
Business Affairs*

**Janice M. Gauthier**  
*Director of Curriculum*

December 17, 2018

Berardino D'Onofrio, Chairman  
Everett School Committee

Dear Mr. D'Onofrio:

This letter is to inform you I am retiring at the end of the day, Tuesday, December 18, 2018.

It has been a wonderful fifty-two and one half years!

Sincerely yours,

Frederick F. Foresteire  
Superintendent of Schools

FFF:gg

cc: C. Obremski  
L. Genuardo

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA  
2018 DEC 20 P 7 26 1

18 DEC 17 PM 3:28



## City of Everett

BOARD OF APPEALS

484 BROADWAY

EVERETT, MASSACHUSETTS 02149

PHONE 617-381-7445 FAX 617-394-2400

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA

JAN 10 AM 11:46

JOSEPH DESISTO, III – Chairman  
STEVEN OCONNOR – Member  
MICHAEL DANTONE – Member  
RICHARD ZULLO – Member  
ROGER THISTLE – Assoc. Member  
MARY GERACE – Assoc. Member  
KIMBERLY RAUSEO - Clerk

Speaker George Keverian Room  
3rd Floor – City Hal  
Meetings – 7:00 PM  
1<sup>st</sup> and 3<sup>rd</sup> Mondays

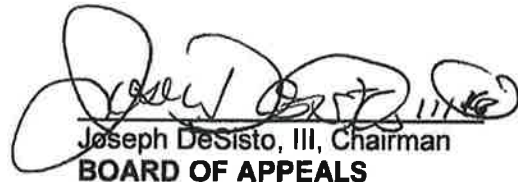
### DECISION

A hearing was held before the Board on **Monday, January 7, 2019** in Everett City Hall, at 7:00 P.M., on the petition of **68 Tremont Street, LLC, 101 Station Landing, Suite 2200, Medford, MA 02155 (RE: 3 Air Force Road, Everett, MA 02149) praying for a Variance** of the Building Zone Ordinance of the City, as applied to: **Applicant seeks a permit for the construction of an outdoor parking facility consisting of 625 spaces with an enclosed bus shelter located in the Riverfront Overlay District on 6.5 acres of land. The project is proposed pursuant to plan titled "Rivergreen Parking Facility" submitted by Bohler Engineering, rev date 10/25/2018 pages 1-17.**

### REASON FOR DENIAL

The City of Everett Zoning Ordinances APPENDIX A section 26 (b) Uses: does not specifically allow an outdoor parking facility as a principle use. The applicant must seek relief in the form of a use variance from the Everett Zoning Board of Appeals.

All persons interested were duly notified to be present at said hearing. There was a request made by the petitioner that this be postponed until Monday, February 4, 2019 as the peer review was not complete. There was a motion made to postpone the petition and it was seconded by the board and it was granted for the petition to be postponed until Monday, February 4, 2019.

  
Joseph DeSisto, III, Chairman  
BOARD OF APPEALS



**City of Everett**  
**BOARD OF APPEALS**  
**484 BROADWAY**  
**EVERETT, MASSACHUSETTS 02149**  
**PHONE 617-381-7445 FAX 617-394-2433**

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA

2019 JAN 10 A 11:46

JOSEPH DESISTO, III – Chairman  
STEVEN OCONNOR – Member  
MICHAEL DANTONE – Member  
RICHARD ZULLO – Member  
ROGER THISTLE – Assoc. Member  
MARY GERACE – Assoc. Member  
KIMBERLY RAUSEO - Clerk

Speaker George Keverian Room  
3rd Floor – City Hal  
Meetings – 7:00 PM  
1<sup>st</sup> and 3<sup>rd</sup> Mondays

**DECISION**

A hearing was held before the Board on **Monday, January 7, 2019** in Everett City Hall, at 7:00 P.M., on the petition of **Donovan Bailey, 2 Oakland Street, Malden, MA 02148 (RE: 141-151 Bow Street, Everett, MA 02149)** praying for a **Special Permit** of the Building Zone Ordinance of the City, as applied to: **The applicant seeks a permit to alter the existing nonconforming use of a portion of the structure to include the use "live entertainment", which is not specifically allowed in the Lower Broadway Residential Multi-Family District.**

**Permit was denied in accordance to the City of Everett Zoning Ordinance Section 30 § 9(B) Non-conforming Structures and Uses.**

*"Existing non-conforming structure or uses may be extended or altered, provided that such extension, alteration or change of use shall be permitted only upon the grant of a special permit by the Zoning Board of Appeals after a public hearing and a finding that such extension, alteration or change of use shall not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure."*

All persons interested were duly notified to be present at said hearing. There was a request made by the Board that this petition be postponed until Monday, February 4, 2019 as the petitioner was not present. There was a motion made to postpone the petition and it was seconded by the board and it was granted for the petition to be postponed until Monday, February 4, 2019.

  
Joseph DeSisto, III, Chairman  
**BOARD OF APPEALS**