

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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Frederick Cafasso-*Chairman*
Nancy Koury
Anthony Medeiros
Leo Pizzano, Jr.
Michael O'Connor



Speaker George Keverian Room
3rd Floor - City Hall
2nd & 4th Mondays
7:00 pm

Jeannie Vitukevich - Clerk

MINUTES Planning Board Meeting February 25, 2019

- I. **Roll Call of Members:** Frederick Cafasso, Anthony Medeiros, Michael O'Connor and Leo Pizzano, Jr. were present. Nancy Koury was absent. The meeting was called to order at 7:06 pm.

Representing the Planning Department: Clerk Jeannie Vitukevich, Senior Planner Michael Vivaldi, Director, Tony Sousa. Robin Stein and Jonathan Silverstein, both of Counsel of KP Law.

II. Public Hearing

1. **Special Permit – Inclusionary Zoning – 322 – 324 Ferry Street – Andrew Philbin**

Present in Interest – Paul A. Delory, Esq., Representative

P. Delory explained the applicant is filing their special permit application for the Inclusionary Zoning requirement, Section 32. He went on to remind the Board that the Site Plan was completed in November 2018 to redevelop the lodging house into 19-unit studio apartment. The three (3) units identified for the affordable deed-restricted units will be 3, 5 and 13. These three units will include one unit on each floor. The affirmative fair marketing housing plan (the lottery) will begin approximately 90 days prior to the Occupancy of the property.

Mary Dustin, 3 Blanchard Avenue, commented she did not receive notification of the second meeting during the Site Plan permit review held in October / November 2018.

L. Pizzano commented the application 'checked' 'Density Bonus', but the applicant is NOT seeking a density bonus for this project. It was made public the applicant is not seeking a density bonus.

P. Delory distributed his suggested edits to the draft Special Permit decision, the Board discussed and voted his draft. The gross floor area of the two affordable units were revised as there were a few typographical errors and P. Delory amended the size of the units.

F. Cafasso questioned if this decision identified that the residents would not be given 'Resident Parking' Stickers and M. Vivaldi and T. Sousa both replied yes.

L. Pizzano, Jr. made a motion to close the public hearing and approve the Special Permit decision with conditions as amended for 322-324 Ferry Street and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 4-0-0.

2. Site Plan – 85-87 Boston Street – 111 Boston Street, LLC & East Elm Street Realty, LLC

Present in Interest – Anthony Rossi, Esq. Representative for applicant
John McDermott, Esq. Representative for applicant
Jai Khalsa, AIA, Khalsa Design
Jeffery Dirk, P.T.O.E of Vanasse & Associates, Inc.
Richard Salvo, P.E., Engineering Alliance
Don Pinto, Esq. representative for petitioner

A. Rossi explained the background of how this redevelopment application project is different from the previous redevelopment project; stating that this proposal includes 650-units of multifamily apartments versus the previous submittal included 545-apartments, this proposal breaks down to 439 one-bedroom units, 98 studio apartments and 113 two-bedroom units. This current proposal includes 17 less two-bedroom units and 68 additional parking spaces on-site for visitor parking than the original scope.

The amount of commercial space has increased with this new application from 12,500 to 13,500 square feet. The building height increased one foot, the height of each floor was reduced to be able to add an extra story from 6-stories to 7-stories. It is anticipated when FEMA revises their Middlesex County FEMA Floodplain Flood Insurance Rate Map (FIRM), the property will be within the FEMA Floodplain, so to compensate for this, we raised the elevations for the commercial space above the floodplain and the apartments will be built over the elevated parking.

J. Khalsa explained this proposal just tweaked the previous design, these buildings will be 7-stories and basically the same height and organization as before. J. Khalsa explained the property is surrounded by Boston, Vale and East Elm Streets and entrance points from each street. The ground floor level will be the storage, bicycle storage, and trash rooms. The retail was raised 4-5 feet to be outside of the floodplain, the amenity spaces were relocated and outside of the floodplain. He went on to describe how one will access the retail areas from Vale Street, explaining there will be staircases to the retail area.

J. Khalsa described the second floor level, where the residential units begin and the upper level of the retail area. The parking structure increased 68 additional spaces to 832 total parking spaces. The location of the utility areas and water meters have remained, however, the electric mechanical services have been relocated to the second floor to move them outside of the floodplain. We still maintained the tenant common spaces, community spaces, too.

The exterior elevations will be very similar as previously; the dimensions, patterns and use of the materials will be the same. The main difference is the entrance ways to the retail will be a little different. The floor-to-floor heights will be 8.5 feet versus the previous 10.5 feet proposal and this is where we picked up the extra story, but still keeping the appearance very similar as it was before.

The façade will be metal panel, fiber cement and brick façade; we are using architectural grillage at the ground floor to support plant life and create for some screening of the parking

structure. The typical unit layout have not changed, the studio units will be 550 square feet, the two-bedroom units will be 960 square feet and the one-bedroom units will be 630 square feet.

R. Salvo explained the civil engineering concepts of the Site Plan, the footprint of the project remains the same and the shapes of the building will be identical. The biggest change is the zoning district, this new project proposal will comply with all of the dimensional requirements of the new Commercial Triangle district, see plans for additional detail.

There were two points where the changes were made, the sidewalk along Vale Street was raised to get the retail out of the floodplain, in 2016 Suffolk County was remapped for the floodplain was at elevation 10. The elevated retail space will be at elevation 17 which will be out of the anticipated floodplain.

According to FEMA, it is permissible to have access to the buildings, storage and parking within the floodplain, but the living space and retail will need to be out of the floodplain. He went on to describe other points of the site plan. The drainage calculations remain identical and will completely mitigate the 25-year storm. The post development 100-year storm was not able to

Due to the new Commercial Triangle zoning requirements, the required parking layout parking one bedroom require one space per unit or 439 spaces, studios require 0.5 space per unit or 49 spaces, two-bedroom units require two spaces per unit or 226 spaces, the retail area of 13,500 square feet requires 45 spaces, and the storage area was calculated to have 5 spaces; total required parking equates to 764 parking spaces whereas we designed for 832 parking spaces, which provides a surplus of 68 parking spaces. We believe this Site Plan is abundantly compliant for the parking.

Anthony Rossi explained that the applicant hired Vanasse & Associates to supplement the previous traffic study. J. Dirk presented the revised traffic analysis of the project, explained the increase in the number of units will not be significant increase of traffic. Additionally, the linkage to public transport and have bicycle stations nearby, we believe the increased units will not be significant for the amount of peak hour trips.

L. Pizzano requested to receive a copy of the previous architectural elevations. J. Khalsa responded to the member's questions, showing the previously approved scheme, and then presenting the proposed architectural scheme will be identical scheme.

L. Pizzano questioned if the previous conditions of approval between the Planning Board and the Board of Appeals; A. Rossi responded that the applicant will be happy to implement any of the previous conditions as part of this new decision for this project proposal.

There was discussion of the creation of Locust Street by other developers and L. Pizzano requested to receive the supplemental information prior to the next meeting. We never got an answer regarding the lights at the intersection.

L. Pizzano questioned how will the State manage the additional people using the public transportation (Silver Line and/or Commuter Rail). A. Rossi responded that he will research into his request. A. Rossi added that the mixture of their new residential units includes far more studio and one-bedroom units (approximately 80%); while the traffic analysis reflects has to calculate the number of trips and more people live without vehicles.

Dino Iafrate, 107 Boston Street, commented that he is opposed to the project development; especially commenting on the current status of the traffic patterns, all this development will

‘cripple’ the other people of Everett. He is concerned about the current sewer system will be able to manage future daily loads of water / sewer. I am concerned the system will overload.

William Gear, commented that he is also opposed to the future development. He supported the comments by D. Iafrate. W. Gear questioned the previous proposal did not include an access / egress on East Elm and now the current proposal is designed with an access / egress.

L. Pizzano, Jr. asked the applicant how he can answer D. Iafrate regarding his flooding issues and A. Rossi responded that they are putting a new system in. I spoke with Julius and he informed us that he and Chelsea have been working together and repaired the two major lines that collapsed. They addressed this issue and it has helped the flooding and the sewer drainage is being upgraded with Chelsea and Everett.

R. Salvo explained that they went above and the sewer system should be fine. We went over it with the Engineering Department and made changes. They asked us to tie it in on Boston Street because of the capacity it can hold. It is an 18” sewer.

There was discussion of the ability of the existing infrastructure to be able to manage the future stormwater and sewer system; residents were concerned of whether the existing infrastructure could manage the added increase in the number of units.

M. Vivaldi raised the concern of the City to improve East Elm Street from Boston Street through the extent of their frontage. Additionally, provided the comments from Jay Monty, the transportation planner for several comments. The comments were shared with the applicant’s representative the following day.

Councilor Michael McLaughlin submitted a letter of support for the project proposal, dated February 25, 2019, it was read into the record.

D. Iafrate raised an issue of the relocation of the utility / telephone poles to his side of Boston Street.

T. Sousa recommended that the Board make a motion to initiate a peer review of the traffic analysis, not to exceed \$10,000.00. All members were in approval to initiate the peer review.

L. Pizzano, Jr. made a motion to begin the 3rd party peer review of the applicant’s submitted traffic analysis. A. Medeiros seconded the motion. All members were in favor.

L. Pizzano made a motion to continue the public hearing for Site Plan – 85-87 Boston to Monday, April 8, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; the motion carried 4-0-0.

3. Special Permit – IZ Section 32 – 111 Boston Street, LLC & East Elm Street Realty, LLC

Present in Interest – Anthony Rossi, Esq. Representative for applicant
John McDermott, Esq. Representative for applicant

M. Dermott explained that their Team is currently in discussion with an affirmative fair marketing firm known as Maloney Properties, also approved by DHCD; they anticipate to complete a contract with the consultant and hope to provide their draft marketing plan prior to the next meeting.

A. Rossi requested to continue the special permit public hearing to April 8, 2019 so to align with the timing of the Site Plan public hearing.

L. Pizzano made a motion to continue the public hearing for Special Permit – 85-87 Boston Street until Monday, April 8, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 4-0-0.

III. Old Business - None.

V. New Business –

Discuss and Vote - Site Plan Decision – 68 Tremont Street, LLC - Rivergreen Drive

Present in Interest – Chris Gordon, President, Encore Development
Zoya Puri, Project Manager, Encore Development
John Tocco, Director of Government Affairs, Encore Development

C. Gordon explained they are generally in agreement with the proposed conditions, M. Vivaldi led the discussion by reviewing the draft decision, focusing on the condition that dealt with the removal of phosphorus. Greg St. Louis is asking for 29% removal prior to occupancy and C. Gordon said we thought once we redeveloped the site this would be done and we thought Greg agreed to this. This being our 5th meeting on this he should be here.

T. Sousa read Greg's last email communication to the board and applicant and recommended to keep it simple and keep the language final phosphorus. The Planning Board can condition it.

Z. Puri expressed to the Board it is a temporary 3 year parking lot. I know phosphorus is important to the City and Chris said our request would be to do this down the road when we develop on it.

T. Sousa said you still have to file the Stormwater application as required under Section 15 of the Everett Administrative Code, so I guess the Engineering Director could condition those times in which the applicant works on Sundays; Z. Puri agreed with this idea and the condition that they would request approval prior to working on Sundays.

T. Sousa asked who the applicant has hired to complete the work; Z. Puri replied Argus and Greg will receive the reports.

C. Gordon expressed to the Board that phosphorus will increase the weeds in the river, but the parking lot won't cause this in 3 years. When something else is put on that site this could happen.

J. Silverstein recommended the Board may amend the phrasing of the specific condition to allow some flexibility of the applicant and the Engineering Director to review the percent of total phosphorus removal rates in the future; explaining that the applicant will work with the Engineering Director in 'Good Faith' to achieve the requested rates for the parking lot and future development will need to comply with the DEP MS4 standards and then the Board could vote with this change. The Board agreed to this change.

L. Pizzano, Jr. made a motion to approve the the Site Plan decision as amended for 68 Tremont Street, LLC. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 4-0-0.

V. Approval of Meeting Minutes -

The Planning Board tabled the meeting minutes of January 28, 2019 as the minutes were not completed. Motion made and approved.

VI. Director's Updates -

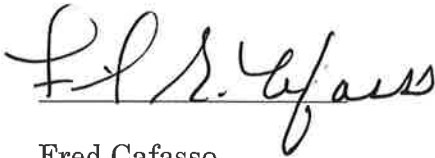
VII. Adjourn -

L. Pizzano made a motion to adjourn the Planning Board meeting. A. Medeiros seconded the motion and all members were in favor.

The Board made a motion to adjourn its meeting at 9:35 pm.

Approved by Planning Board: March 25, 2019

Signatures:



Fred Cafasso
Chairman
Everett Planning Board



Michael Vivaldi, AICP
Senior Planner
Department of Planning and Development

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