

2019 MAY 14 A 10:42
CITY OF EVERETT, MA
CITY CLERK'S OFFICE

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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 April 22, 2019

- I. **Roll Call of Members:** Frederick Cafasso, Nancy Koury, Michael O'Connor and Leo Pizzano, Jr. were present. Anthony Medeiros was absent. The meeting was called to order at 7:03 pm.

Representing the Planning Department: Clerk Jeannie Vitukevich, Michael Vivaldi, Matt Lattanzi and James Soper were also present.

II. Public Hearing

1. Special Permit – Inclusionary Zoning – 605 Broadway, 605 Broadway, LLC

M. Vivaldi explained the applicant is requesting to continue the Special Permit application to Monday, May 13, 2019 Planning Board meeting.

L. Pizzano made a motion to continue the special permit public hearing for 605 Broadway to May 13, 2019. N. Koury seconded the motion. All members were in favor of the motion; motion carried 4-0-0.

2. Zoning Amendment – Business District – City of Everett

M. Lattanzi distributed a revised Section 6 – Business District zoning ordinance for the Planning Board to review and discuss. M. Vivaldi elaborated on some of the changes that had occurred between the old version and the most recent version.

M. Lattanzi explained reformatted Section 6 and explained the staff borrowed some of the revisions and terminology from the existing Commercial Triangle zoning district. M. Vivaldi explained the goal of the Section 6 – Business District is meant to update and modernize the zoning ordinance so to provide some uses ‘By-Right’ and then some by ‘Special Permit’.

M. Vivaldi opened the discussion with the Board to consider other types of ‘land uses’, such as gasoline station and/or retail service.

The group discussed reducing the height limit for buildings in this zoning district to 50 feet or 4-stories.

N. Koury wanted to clarify that a height limit of 50 feet may not be enough to include certain mechanic equipment on rooftops. J. Soper explained the height limit definition can provide terminology to permit the mechanical equipment to exceed the height limitation; however the Board would like to propose the change is permissible. There was discussion about mechanical equipment for sustainable energy (i.e. solar panels and wind energy) on the rooftop and permitting these type of mechanicals to exceed the height limit and area.

L. Pizzano, Jr. made a motion to continue the Zoning Amendment – Business District to May 13, 2019 and N. Koury seconded the motion. All members were in favor of the motion. Motion carried 4-0-0.

3. Planning Board Fee Schedule – City of Everett

M. Vivaldi requested more time to prepare the draft Fee Schedule to the Board.

L. Pizzano, Jr. made a motion to continue the Planning Board Fee Schedule to May 13, 2019 and N. Koury seconded the motion. All members were in favor of the motion. Motion carried 4-0-0.

III. Old Business - None.

IV. New Business –

- Request to Extend 2017 Stormwater Decision – 85-87 Boston St. & 111 Boston Street
John McDermott, Esq. of Rossi Law presented the applicant’s request to extend the previous 2017 Stormwater Management Decision for the subject property. He explained that none of the stormwater infrastructure has changed from the previous plan and there will be no increase of impervious areas nor any significant change. Additionally, now that his client has received approval for the Site Plan, the legal counsel is requesting the Planning Board extend the Section 28 & Section 29 Stormwater Decision for 85-87 Boston Street and 111 Boston Street for one (1) year until June 2020.

L. Pizzano, Jr. made a motion to approve the extension of the 2017 Stormwater Management Decision for 85-87 Boston Street and 111 Boston Street until June 2020. All members were in favor of the motion. Motion carried 4-0-0.

- Request to Amend Site Plan Decision for 16 Laurel Street – Cristian Marcu
Dariusz Zywna, of DV Partners, LLC and current owners of the property, presented his request to amend for the 2018 Site Plan decision to move the timeline of getting access over the MBTA / Tennessee Gas easement from ‘Prior to Building Permit’ until ‘Prior to Certificate of Occupancy’ which will allow the project to start construction and continue to seek the necessary easement over the ‘R-O-W’ to connect their property to the Northern Strand

Bicycle Trail, this request pertains to condition #18 of the Site Plan decision. D. Zywina believes the ramp will be a benefit to the project and the Community.

M. Vivaldi explained he will write an 'Addendum' to the Site Plan with Exhibit A – Letter dated April 5, 2019 and file it with the City Clerk in the coming days.

L Pizzano, Jr. made a motion to approve the request to amend condition #18 of the 2018 Site Plan decision for 6-16 Laurel Street from 'Prior to Building Permit' until 'Prior to Certificate of Occupancy' and N. Koury seconded the motion. All members were in favor of the motion. Motion carried 4-0-0.

- Request to Endorse Site Plan for 16 Laurel Street – Cristian Marcu
Darius Zywina, of DV Partners, LLC explained he believes he has revised the Site Plan according to the 'Conditional Approval'. M. Vivaldi agreed and recommended endorsement of the Site Plan for 16 Laurel Street.

L Pizzano, Jr. made a motion to approve the request to endorse the Site Plan decision for 6-16 Laurel Street and N. Koury seconded the motion. All members were in favor of the motion. Motion carried 4-0-0. The Board endorsed the Site Plan.

V. Approval of Meeting Minutes -

The Planning Department did not complete the minutes of the April 8, 2019 in time for the meeting; the Board tabled the April 8, 2019 meeting minutes to its next regularly scheduled meeting.

VI. Director's Updates –

VII. Adjourn –

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

The Board adjourned at 8:05 pm.

Approved by Planning Board: May 13, 2019

Signatures:



Fred Cafasso
Chairman
Everett Planning Board



Michael Vivaldi, AICP
Senior Planner
Department of Planning and Development

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