

The Committee on Community & Business Development met on Monday, May 20, 2019.

Members present were Councilor Rosa DiFlorio, presiding, Councilors John McKinnon and Peter Napolitano.

Member absent was Councilor Fred Capone.

Communication received from Councilor Fred Capone that he would be unable to attend due to illness.

The Committee considered a Petition offered by Councilor Richard Dell Isola, as President: A Auto Body Repair license renewal for Accurate Collision at 36 Mystic Street.

City Clerk Sergio Cornelio and Petitioner Adam Haddad were also present as were abutters Rocco Vigorito and Joe Caruso.

The Committee acknowledged that the matter was previously in Committee with the Petitioner looking to expand the business operating hours from 6am to 10pm with the Committee expressing concern about expanding the closing time since all other auto body repair shops close at 7pm. Upon questioning from the Committee, Mr. Cornelio informed the members that there were 55 other auto body/auto mechanical shops operating in the City of Everett with the majority operating from 8am to 6pm. The Committee members expressed concern with the proposed start time of 6am and the proposed closing time of 10pm. Mr. Cornelio noted that there were no other similar businesses operating within the City of Everett with those operating hours. Abutters Caruso and Vigorito spoke in opposition to the expanded hours of operation. Councilor McKinnon conveyed his concern that if the extended hours of operation were granted it would create a domino effect where other similar businesses would demand the same operating hours.

The Committee voted: To report back to the City Council with an unfavorable recommendation.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

The Committee on Community & Business Development met on Monday, May 20, 2019.

Members present were Councilor Rosa DiFlorio, presiding, Councilors John McKinnon and Peter Napolitano.

Member absent was Councilor Fred Capone.

Communication received from Councilor Fred Capone that he would be unable to attend due to illness.

The Committee considered an Order offered by Councilor Richard Dell Isola, as President: an Order to accept MGL Chapter 64G, Section 3(D)(b) as follows; Imposing upon the operator a community impact fee of not more than three (3%) percent of the total amount of rent for each transfer of occupancy of a short term rental unit that is located within a two family or three family dwelling that includes the operator's primary residence in the City of Everett.

City Clerk Sergio Cornelio, Assistant City Solicitor Matt Lattanzi and City Clerk Consultant David Flood were also present.

Mr. Lattanzi provided a brief overview of the MGL Act related to Short Term rentals. He reminded the Committee that the City Council had passed an Ordinance back in February that would regulate short term housing in the City of Everett which would also require that a 6% motel/hotel/rooming tax be applied to these rentals. He noted that this new State Act if adopted would allow the City of Everett to collect an additional 3% community impact fee that would be placed by the City in a revolving type fund to be utilized for affordable housing projects with the funds being allocated upon City Council approval. He explained that this Act was passed by the State Legislature due to short term rentals taking away vital community housing with the new fee helping to offset the housing loss by providing affordable housing opportunities. Mr. Cornelio informed the Committee that there were approximately 100 short term rentals listed in the City of Everett that rent units for less than 31 days via a reservation through a booking agent. Mr. Flood advised the Committee that the City Council would need to accept the proposed Acts by May 31<sup>st</sup> in order for it to take effect by July 1<sup>st</sup>.

The Committee voted: To report back to the City Council with a recommendation for Favorable action.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

The Committee on Community & Business Development met on Monday, May 20, 2019.

Members present were Councilor Rosa DiFlorio, presiding, Councilors John McKinnon and Peter Napolitano.

Member absent was Councilor Fred Capone.

Communication received from Councilor Fred Capone that he would be unable to attend due to illness.

The Committee considered an Order offered by Councilor Richard Dell Isola, as President: That the Everett City Council considers a new Open Air Parking license for Ministerio Monte De Sion at 108-114 Spring Street.

City Clerk Sergio Cornelio was also present. Petitioner Minister Jokson Montoya was invited but was not present.

The Committee was of the impression that the parking was being obtained for the parishioners of the church but was informed by Mr. Cornelio that it appeared that it would also be utilized as part of a vehicle charity program. The members expressed concern about this potential use and requested that the Petitioner be invited to appear at the next regular City Council meeting on May 28<sup>th</sup> to explain the intent of this license.

The Committee voted: To report back to the City Council no recommendation with a request that the Petitioner appear at the May 28<sup>th</sup> City Council meeting to explain the intent of the license requested.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

The Committee on Community & Business Development met on Monday, May 20, 2019.

Members present were Councilor Rosa DiFlorio, presiding, Councilors John McKinnon and Peter Napolitano.

Member absent was Councilor Fred Capone.

Communication received from Councilor Fred Capone that he would be unable to attend due to illness.

The Committee considered an Order offered by Councilor Richard Dell Isola, as President: an Order to accept MGL Chapter 64G, Section 3(D)(a) as follows; Imposing upon the operator a community impact fee of not more than three (3%) percent of the total amount of rent for each transfer of occupancy of a professional managed unit that is located within the City of Everett.

City Clerk Sergio Cornelio, Assistant City Solicitor Matt Lattanzi and City Clerk Consultant David Flood were also present.

Mr. Lattanzi provided a brief overview of the MGL Act related to Short Term rentals. He reminded the Committee that the City Council had passed an Ordinance back in February that would regulate short term housing in the City of Everett which would also require that a 6% motel/hotel/rooming tax be applied to these rentals. He noted that this new State Act if adopted would allow the City of Everett to collect an additional 3% community impact fee that would be placed by the City in a revolving type fund to be utilized for affordable housing projects with the funds being allocated upon City Council approval. He explained that this Act was passed by the State Legislature due to short term rentals taking away vital community housing with the new fee helping to offset the housing loss by providing affordable housing opportunities. Mr. Cornelio informed the Committee that there were approximately 100 short term rentals listed in the City of Everett that rent units for less than 31 days via a reservation through a booking agent. Mr. Flood advised the Committee that the City Council would need to accept the proposed Acts by May 31<sup>st</sup> in order for it to take effect by July 1<sup>st</sup>.

The Committee voted: To report back to the City Council with a recommendation for Favorable action.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

The Committee on Community & Business Development met on Monday, May 20, 2019.

Members present were Councilor Rosa DiFlorio, presiding, Councilors John McKinnon and Peter Napolitano.

Member absent was Councilor Fred Capone.

Communication received from Councilor Fred Capone that he would be unable to attend due to illness.

The Committee considered an Order offered by Councilor Richard Dell Isola, as President: That the Everett City Council considers a new class two motor vehicle dealer license for Best Cars Auto Sales at 3 Everett Avenue.

City Clerk Sergio Cornelio and Petitioner Peterson Frederico were also present.

Mr. Cornelio informed the Committee that there was a current class two motor vehicle dealer license at this location however it would now be under new ownership. The Committee was informed further that all City Department paperwork had been received and approved for this site. Madam Chairman DiFlorio welcomed Mr. Frederico to the City of Everett and respectfully requested that he follow all the rules required for his operation.

The Committee voted: To report back to the City Council with a recommendation for Favorable action.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

The Committee on Community & Business Development met on Monday, May 20, 2019.

Members present were Councilor Rosa DiFlorio, presiding, Councilors John McKinnon and Peter Napolitano.

Member absent was Councilor Fred Capone.

Communication received from Councilor Fred Capone that he would be unable to attend due to illness.

The Committee considered a Resolution offered by Councilor Rosa DiFlorio: That Planning and Development come to this meeting to explain what information is given to new residents moving into the City.

City Clerk Sergio Cornelio and Director of Planning and Development Tony Sousa were also present.

Mr. Sousa discussed the sample packet he presented to the City Council at the regular meeting on May 13th. He announced that the packet provided would be updated over the summer as a collaborative effort with other city departments. He noted that the new packet would be multi-lingual and that in addition they would be working to update the City website and portal that would also include the City Council roster. Councilor Napolitano remarked that he liked what he saw but expressed concern that if it contained too much information it wouldn't get read, but he concurred about the importance of updating the online information which he deemed critical. Mr. Sousa concurred that they wanted to avoid information overload and mentioned that the plan would be to provide separate packets for homeowners/visitors/hotels that would related specifically to those categories with some packets outlining important homeowner information while others could outline the restaurants/activities/festivals within the community. Mr. Cornelio agreed that it would be a team effort pertaining to the distribution of these new packets. He stated that they would capture new residents via new voters/new student enrollments/311/ and local real estate agents. Councilor Napolitano suggested utilizing Banker and Trades publications as well. Councilor DiFlorio requested that the new packets be provided to senior homes as well. Mr. Sousa agreed to provide the City Council with an updated packet around the first week in September.

The Committee voted: To report back to the City Council with a recommendation to refer to Tony Sousa with a request that he provide the entire City Council with a sample of the new packet around the first week of September.

Respectfully Submitted,

John W. Burley  
Clerk of Committees