

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA

2019 JUN 11 P 4: 11

# 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  
3<sup>rd</sup> Floor - City Hall  
2<sup>nd</sup> & 4<sup>th</sup> Mondays  
7:00 pm

Jeannie Vitukevich - Clerk

## MINUTES Planning Board Meeting May 13, 2019

- I. **Roll Call of Members:** Frederick Cafasso, Nancy Koury, Anthony Medeiros, Michael O'Connor and Leo Pizzano, Jr. were present. The meeting was called to order at 7:05 pm.

**Representing the Planning Department:** Clerk Jeannie Vitukevich, Michael Vivaldi, Matt Lattanzi and Robin Stein 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, June 10, 2019 Planning Board meeting.

L. Pizzano made a motion to continue the special permit public hearing for 605 Broadway to Monday, June 10, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

#### 2. Site Plan & Special Permit – 30 Beacham Street – 30 Beacham St., LLC

Present in Interest – Paul Delory, Esq., representative  
Andrew Delory, Esq., representative  
Andreas Tsitos, applicant & owner  
Roy Tiano, P.E, Engineering Alliance, Inc.  
Scott Fitzgerald, construction consultant  
Mark Major, AIA of BMY Architects  
Scott Thornton, P.T.O.E, VAI

P. Delory introduced himself and his Team. He gave an overview of the permit application, explaining the specific special permit applications that they are seeking for the development. P.

Delory explained the existing conditions of the property and the general vicinity of the neighborhood, referred to as the 'Lynde' neighborhood. The existing building was the former headquarters of the Exxon Corporation built in the 1940. There was significant amount of asbestos that needed to be abated. P. Delory presented two renderings which are supposed to represent the 'before and after' their construction. The proposal includes to create an additional three-stories above the existing building for a total of six-stories. Mr. Tsitos proposes to include infrastructure sidewalk improvements along Bow and partial Ashland Streets through its frontage as part of the mitigation. The project proposes 47 parking spaces in lieu of the required 51 parking spaces in favor of green space along the side and some passive seating, providing 20% open space on the lot.

The parcel is approximately 25,074 square feet, the existing footprint will remain the same, proposing 51-units, with 47 standard units and 4-units for individuals with special needs under ADA. The applicant proposes to create 17-20% open space on the parcel where none exists today. Amenities will include a fitness room, some tenant storage, bicycle racks inside and outside are being proposed, a roof deck with a seating area. Apartment size will vary from 455 square feet to 585 square feet with the handicap units in the range of 700 square feet. The building will include three (3) handicap apartments in the basement. All apartments will be constructed as one-bedroom units, the property owner will pay the monthly water & sewer bills, but tenants will be responsible for the telephone, cable and electricity.

The exterior will have the existing masonry that's on the plan and halfway up there will be fiber panels, composite trim and Juliet balconies on the top. The vents will match the color of the brick or other panel. As part of the infrastructure improvements, the two light poles out front will match the Encore street lights. Then there will be a few lights going down Ashland Street and in the back parking lot there will be three (3) 27-foot tall black lights so it will be well lit. Parking spaces will be assigned spaces. Originally we showed a firepit, but the Fire Department was not happy with this design so we changed it to a sitting area. There will be snow removal.

P. Delory explained we are asking for relief in two areas. The first issue is the need for a special permit for the expansion of the existing building for a multifamily use; the second issue we are seeking is the allowance for a density bonus; specifically the minimum lot size (26,572) is slightly larger than the subject lot of (25,074), a difference of about 1,400 square feet. The maximum allowable FAR is 1.5 vs. the project proposes 1.61). The maximum allowable height is 65 ft. and this project proposes 74 ft. P. Delory went to express the applicant's reason for granting the density bonus as the project will improve infrastructure, green space and the project is built to comply with the MA Stretch Code. If it is in the public interest, P. Delory explained that the development will increase the open space requirement of 20%.

Under the existing Ordinance of Section 32, the project requires 15% Inclusionary zoning would consist of 7.65 units, but the Ordinance gives the Planning Board can reduce it to 10% if there are environmental remediation, which would be 5 units. The property has been labeled as an RAO – Response Action Outcome and once they begin construction there will be a tremendous expense to remediate the property. But if there is an Activity Use Limitation (AUL) the Board can reduce the affordability to 5% which would reduce the number of units to 2. The property does not have an AUL, but I believe there is enough room to consider there is enough cause to reduce it to 5% and that would equate 2 units. The applicant will replace the sidewalks all the way around on both sides and will reconstruct the street and the applicant has reached out and working with the adjacent brewery that will be required to make infrastructure improvements as part of the mitigation.

L. Pizzano, Jr. questioned the applicant regarding the proposed height of the building. So it looks like the building will be 77' 6" +/- feet and M. May replied the height of the building is measured from the average grade for a height of 74 feet. Leo explained you have a parapet way up high and if they can't look out. People are going to climb up to look out I suggest you make it lower so the residents can see out. Mark agreed to consider lowering the height of the parapet on the roof and said this is a good suggestion. Leo commented if you include the parapet, the height increases to 90 feet. The density bonus with the minimum lot size and the floor ratio there isn't a problem but recommended the applicant consider removing one-story of the height of the building, which would allow the project to meet parking and landscaping open space. Leo asked if the easement for the parking restriction along the boundary on the property was recorded and Paul replied yes, it is all taken care of. L. Pizzano went on to elaborate you are located in the Lower Broadway Multi-Family district, a medium density area. Leo questioned the size of the proposed commercial sign, he believes the sign is too big for the area and the purposes, these dimensions are: 6'8" x 7'2". A. Delory commented that the original thought was to include all the businesses along Ashland Street.

L. Pizzano, Jr. feels the sign is too big. P. Delory explained to the board that the sign was not our idea it was the Planning Director who asked us to have Down the Road Brewery on it. Leo said you can have them on it I just think it should be smaller.

P. Delory explained that the existing building has 11 foot ceilings and if we don't build up what is the alternative and Leo replied stay at 65 feet. I think it is too tall. I suggest you consider reducing the building a story, more green space, parking and keep the building height to 65 feet.

L. Pizzano, Jr. questioned Fire Chief Carli if he reviewed the height of the parapet and whether his department is satisfied with the project proposal? Chief Carli replied we reviewed the Site Plan, parapets can be an issue, but we do not want to impede the design of this project, the Everett Fire Dept. will work with the developer to make it work. M. Vivaldi questioned if it is fully sprinklered and P. Delory replied 'yes' and complies with all the required MA building codes.

N. Koury commented that one particular point she liked about the height of the proposed building is that it is a little taller as I believe it will provide a buffer to the oil tanks behind the property. The only question I have then is - what will the people on the back looking out at, can you include sometime of landscaping to minimize the effect. P. Delory responded that they are restricted to the extent that they can abate the 'view' of the oil tanks as it is an entire field.

A. Delory expressed that the applicant along with '*Down the Road*' Brewery will be upgrading and dressing up the area. Additionally, I believe additional restaurants will be opening in the near future, too.

P. Delory said we can landscape it a little. Exxon will install 'No Smoking' signs and the existing 8 foot fence is owned by Exxon along the property, which does not leave us room.

N. Koury asked about the storage room and if there is a bike rack. P. Delory replied that the storage room is inside and there will be bike racks inside and outside of the building.

N. Koury asked if there was a way to get a scaled rendering of the sign so we can see the relationship of the sign to the building. I like the two columns, but can't tell if it is too big. A. Delory asked if there is a preference the Board has to where the sign goes and Leo said no, it is fine where it is. It is just the size that is in question. The drive aisle will be 21-22 feet wide.

N. Koury asked where the 51 separate meters will be placed and P. Delory responded all 51 electrical meters will be placed inside the building while there will be one gas meter will be outside the building. M. Vivaldi asked if each unit will have laundry with dryers and P. Delory answered yes, each unit will have their own laundry unit. T. Medeiros asked if the residents would have individual air condition units and P. Delory responded yes, ductless in each unit.

N. Koury asked where will the Uber or Lyft drivers meet their customers and P. Delory responded there will be a 22 foot lane, in which traffic will be one way travel, with plenty of room to stop by the building.

T. Medeiros asked if there is any activity with the tanks and P. Delory said as far as he knows they are not active.

M. Vivaldi said that Director of Engineering, Greg St. Louis, respectfully requested more time to respond to the Site Plan provide his comments.

L. Pizzano, Jr. made a motion to continue the Site Plan & Special Permit for 30 Beacham Street to Monday, May 28, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

### **3. Special Permit – Inclusionary Zoning – 30 Beacham Street – 30 Beacham St LLC**

Present in Interest – Paul Delory, Esq., representative  
Andrew Delory, Esq., representative  
Andreas Tsitos, applicant & owner  
Roy Tiano, P.E  
Scott Fitzgerald, representative  
Mark Major, AIA  
Scott Thornton, VAI

L. Pizzano, Jr. expressed to the applicant you don't have an AUL for the property, therefore I do recommend 10% affordability.

F. Cafasso asked three times if anyone was in favor or opposed to this and no one replied, therefore they closed the Public Hearing.

L. Pizzano, Jr. made a motion to continue the Special Permit for Inclusionary Zoning at 30 Beacham Street until the next meeting on May 28, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

### **4. Zoning Amendment – Business District – City of Everett**

L Pizzano, Jr. made a motion to continue the Zoning Amendment – Business District to June 10, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

### **5. 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 June 10, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

### **III. Old Business - None.**

#### IV. New Business –

- Request to Approve Minor Modification – Encore Boston Harbor – 3 Charlton Street

This was approved by the board a couple of years ago for 78 parking spaces. We are here tonight requesting a minor modification. We are requesting a battery storage equipment area to help with the needs of the casino. The National Grid wall is staying and sliding the landscaping a little to the East, with increasing landscaping and reducing to 76 parking spaces.

M. Vivaldi explained each skid is 1 battery and there is 16 skids. 4 clusters of 4 gives you the 16 skids.

Pam the landscaper went over the plant material, height and elevations. And F. Cafasso Said so the wall is still higher than the battery packs and Pam responded yes.

L. Pizzano, Jr. asked if this is back up power and Peter Campo said no, they are green initiative solar panels. Dan Cameron from National Grid said they have already discussed this and we are a big proponent of this technology.

Chief Carli said we have done some extensive research on this and ultimately fire fighting is new with this and it uses a lot of water. Myself and one of my fireman went to Vermont and to Denver to attend a conference about this and we are fully trained on it now.

M. Vivaldi said the original plan showed 83 parking spaces and once the building is less needed it will reduce the need of parking spaces. Although it was built like a warehouse, it is currently being used as an office use with multiple engineers working in the office. Is the Fire Department ok with the parking and Chief Carli said he is ok with the parking they have reasonable access to the building.

L. Pizzano, Jr. made a motion to approve the minor modification for Encore Boston Harbor at 3 Charlton Street. A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

- Request to Approve the Minor Modification – 1A & 1B Charlton Street – National Grid

Joshua Smith and Pam Shadley had no objections with request for minor modification of Encore Boston Harbor. The only thing J. Smith would like to make clear to the Board is that part of the landscaping National Grid is not responsible for. Condition #21 National Grid should maintain landscaping, but that obligation will continue along the Service Road but not the Easterly side.

L Pizzano, Jr. made a motion to approve the request for the minor modification of the Site Plan and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

- Request to Endorse Site Plan for Lower Broadway Parking Lot – Encore Boston Harbor  
Natalie Brown, of Encore Boston Harbor.

N. Brown said we have reviewed the stormwater with Greg St. Louis, the city engineer and he is ok with the calculations. We added to the Ride Share lot portable lavatories and trash receptacles. L. Pizzano, Jr. said you added 2 booths and Natalie replied yes 1 booth for the

City which will operate the parking lot and the 2<sup>nd</sup> booth is for Ride Share and Wynn Development will operate this.

L Pizzano, Jr. made a motion to endorse the Site Plan decision for Lower Broadway Community Parking Lot and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0. The Board endorsed the Site Plan.

**V. Approval of Meeting Minutes -**

L. Pizzano made a motion to approve the minutes of April 8, 2019 and April 22, 2019.

**VI. Director's Updates -**

M. Vivaldi told the Board that prior to the Casino opening the City will have to have a joint Public Hearing between the Planning Board and the City Council regarding make a determination that the application of Encore Boston Harbor project complies with the M.G.L 121A as described below.

1. The proposed project area satisfies the definition of a "blighted open," "decadent" or "substandard area".
2. The project is not in contravention of any zoning, subdivision, health or building ordinance or rules and regulations of the City.
3. The project does not conflict with the City's Master Plan and, in fact, is completely consistent with the City's Lower Broadway Master Plan and the Everett Central Waterfront Municipal Harbor Plan.
4. The project is not detrimental to the best interests of the public or the City or to the best interests of public safety and convenience.
5. The project is consistent with the most suitable development of the City.
6. The project constitutes a public use and benefit.
7. Since the project area was vacant prior to construction of the project, no relocation plan for residents of or businesses within the project area was necessary.

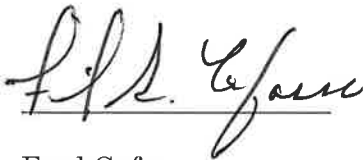
**VII. Adjourn -**

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

The Board adjourned at 8:45 pm.

Approved by Planning Board: June 10, 2019

Signatures:



Fred Cafasso  
Chairman  
Everett Planning Board



Michael Vivaldi, AICP  
Senior Planner  
Department of Planning and Development

RECEIVED  
CITY CLERKS OFFICE  
EVERETT, MA  
2019 JUN 11 P 4:11