

Posted in accordance with the provisions of Mass. General Laws Chapter 30A - Sections 18-25

on 4/22/21 at <sup>3:53 P</sup> **City of Everett**

Attest:

  
AGSsf. City Clerk  
PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

PLANNING BOARD OFFICE  
EVERETT, MA  
2021 APR 22 P 3:53

**PLANNING BOARD MEMBERSHIP**

Frederick Cafasso – *Chairman*  
Leo Pizzano, Jr. – *Member*  
Michael O'Connor – *Member*  
Shayane Rangel – *Member*  
George D'Angelo – *Member*  
James Tarr – *Alternate*  
Phil Mastrocola – *Alternate*



**PLANNING DEPARTMENT STAFF**

Matthew Lattanzi, Esq. – Acting Planning Director  
Jay Monty – Transportation Director  
Tom Philbin – Conservation Planner  
Jeannie Vitukevich – Administrative Assistant

Main Office Line: 617-394-2334

**Notice is Hereby Given there will be a Meeting of the Everett Planning Board on  
Monday, April 26<sup>th</sup>, 2021 at 7:00 pm  
Planning Board Agenda**

**AGENDA FOR REMOTE PARTICIPATION MEETING**

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Everett Planning Board shall be meeting remotely until further notice. The audioconferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the City's website. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the city's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.*

*This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the City and City Clerk's websites. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.*

***For this meeting, members of the public who wish to watch, listen or provide comment during the meeting may do so in the following manner:***

***The Meeting Will Be Live to View at 7:00pm on YouTube***

***<https://www.youtube.com/channel/UCdwaOnTb-geJaekx02IH54Q>***

*Public Participation will be allowed only with dialing a toll-free phone number at +1 646 558 8656 to participate in the meeting. When prompted, enter meeting ID # "936 9176 1591" and then follow the instructions to join the meeting.*

*For Applicants, Representatives, and Planning Board Members, please follow this link or enter it into your browser to join the meeting:*

***<https://ci-everett-ma.zoom.us/j/93691761591?pwd=d0NVYzJLRWVCCUIVa29nS2F5ZThjZz09>***

*The Zoom meeting room will be opened at 6:30pm. During portions of the meeting in which public comment is permitted, members of the public may call into the meeting at the above number. Members of the public can,*

alternatively, email his/her question before the start of the meeting to [Matt.Lattanzi@ci.everett.ma.us](mailto:Matt.Lattanzi@ci.everett.ma.us)

All Planning Board Agenda Items are available to view at: <http://www.cityofeverett.com/449/Planning-Board>  
Any questions/comments about the Planning Board agenda or process of accessing agenda items, meeting minutes, ZOOM platform, previously recorded meetings, and public participation process, please contact Planning Board Administrator, Matt Lattanzi: [matt.lattanzi@ci.everett.ma.us](mailto:matt.lattanzi@ci.everett.ma.us)

## **I. Roll Call of Members**

## **II. Old Business**

1. **Site Plan Review – Second & Vine St.** – Proposal to demolish the existing structures on the Premises located at 12 & 24 Vine Street and 337-349 Second Street, Everett, Massachusetts and to construct a new 6-story building with 320 residential units, of which 16 units are proposed to be affordable, with approximately 4,000 sf of ground-floor retail space along with a parking garage. The Premises is bounded by Second Street, Boston Street, Vine Street, and Third Street and is designated by the Assessor's Department as Parcel Nos. K05-000067, K05-000068 & K05-000176 and is located in the Commercial Triangle Economic Development District.  
**(Continued from October 13, 2020)**
  
2. **Site Plan Review & Special Permit – 319 Broadway** – Proposal to raze an existing single-family dwelling with large-detached garage and construct a five-story residential building consisting of twenty (20) one-bedroom units, three (3) of which will be designated as affordable units. The area of the Subject Lot is 7,180 sq. ft. and is designated as Assessor's Parcel No. K0-000107.  
**(Continued from March 8, 2021)**
  
3. **Site Plan Review – 48 Nichols** – Proposal for redevelopment, including the demolition of an existing single-family house and the construction of a new three-story nine-unit residential building, of a parcel of land located at 48 Nichols Street, that being a parcel of land referenced by Assessor's Department as M0-08-000178.  
**(Continued from April 12, 2021)**

## **III. New Business**

1. **Approval of Easement – 85 Boston Street** – Per the approved Site Plan Decision of 85 Boston Street dated February 23, 2021, specifically Condition 19 (b) (iv), the Applicant seeks Board approval for their easement granted to the City for a bike share station.

## **IV. Meeting Minutes –**

## **V. Staff Communications –**

## **VI. Next Meeting: Monday, May 10, 2021**

**The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be also brought up for discussion to the extent permitted by law.**