

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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, May 10th, 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 # "917 6606 1584" 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/91766061584>

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

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

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 – 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)
- 3. 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.
(Continued from April 26, 2021)

III. New Business

- 1. Informal Introduction and Vote on Peer Review – 35 Garvey Street** – The applicant will make a presentation regarding a proposal to construct a mixed-use property with 450 units of housing with retail. Planning Board shall vote to determine a suitable amount of funds that the applicant shall provide for Peer Review.
- 2. Application by Sullivan & Worcester LLP for Endorsement of an Approval Not Required (ANR) Plan – 85 Boston Street** – Proposal to subdivide an existing Parcel (Parcel III) into Lot A & Parcel B, and to combine Lot A with existing lot. Parcel B is not to be considered a buildable lot. Resulting Lot A will meet frontage and area requirements. Applicant therefore submits said proposal for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.
- 3. Site Plan Review – 106 Nichols Street** – Proposal for an addition to the rear of an existing three-story, three-family brick building. The proposed addition is three-stories high, with parking on the Ground Level, two residential units on the Second Floor, and two residential units on the Third Floor. The additional four units being proposed would bring the property to a total of seven (7) residential units. The parcel of land located at 106 Nichols Street is referenced by Assessor’s

Department as M0-07-000087.

4. **Site Plan Review – 14 Harding Avenue** –Proposal for the construction of a three-story, four-unit condominium on vacant land at the corner of Harding Avenue and Elm Street. The parcel of land located at 14 Harding Avenue is referenced by Assessor’s Department as N0-04-000016.
5. **Site Plan Review – 217 Beacham Street** – Proposal for redevelopment of an existing partially-paved commercial vehicle and trailer storage yard, to create a revitalized commercial vehicle storage lot, which will include a new paved lot with two defined driveways, fencing, lighting, and stormwater improvements. The site, which is approximately 1.427 acres of land, is referenced by Assessor’s Department as H0-15-000003.

IV. Meeting Minutes –

V. Staff Communications –

VI. Next Meeting: *Monday, May 24, 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.