



City of Everett
BOARD OF APPEALS
484 BROADWAY
EVERETT, MASSACHUSETTS 02149
PHONE 617-381-7445 FAX 617-394-2433

MARY GERACE – Chairman
MICHEAL DANTONE - Member
PAUL COLAMETA – Member
ROGER THISTLE – ASST. Member
JOHN FRAISER - ASST. Member
ROBERTA SUPPA - Clerk

Speaker George Keverian Room
3rd Floor – City Hall
1st and 3rd Mondays
7:00 P.M.

AGENDA

Meeting, Monday May 18, 2020
Everett City Hall 7:00 P.M.

Order of Business

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 Zoning Board of Appeals 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 and comment will be allowed by dialing **617-394-2224** or sending an email james.soper@ci.everett.ma.us and requesting access code to participate in the meeting.

The Zoom meeting room will be open for 6:30 pm and it is advised that you join the meeting as early as possible. During portions of the meeting in which public comment is permitted, members of the public will be allowed into the meeting to participate.

Members of the public can alternatively email his/her comment before the start of the meeting to rsuppa@ci.everett.ma.us for it to be read into the record.

All Zoning Board Agenda Items are available to view at:

<http://www.ci.everett.ma.us/DocumentCenter/View/5953/983-Broadway-Package>

<http://www.ci.everett.ma.us/DocumentCenter/View/5954/302-Broadway>

<http://www.ci.everett.ma.us/DocumentCenter/View/5955/28-30-Carlson-St>

<http://www.ci.everett.ma.us/DocumentCenter/View/5956/15-17-ARGYLE-ST>

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 Board Secretary Roberta Suppa: rsuppa@ci.everett.ma.us

1. Call to Order

2. Roll Call of Members

3. Old Business

- a. Petition #2458 REX-E, LLC – Variance
 - i. Re: 983 Broadway, Everett, MA 02149
 - ii. Reason for Denial – The owner/applicant proposes to raze the existing structure and reconstruct a new nine (9) unit three (3) story residential structure. The corner lot is located within the Business District with an area of 5000 sf Relief required in the form of a variance.

- b. Petition #2467 - Constantino Pannullo, Anna D. TRS – Variance
 - i. Re: 15-17 Argyle Street, Everett, MA 02149
 - ii. Reason for Denial - Applicant seeks a building permit to convert a structure from a two (2) family dwelling into a three (3) family dwelling located within a Dwelling District on the above 3734 sf lot. Relief required in the form of a variance.

- c. Petition #2469 – Mr. Eduardo Matosinho – Variance
 - i. Re: 28 -30 Carlson Street, Everett, MA 02149
 - ii. Reason for Denial - The applicant proposed two (2) structures on a single lot and therefore must seek relief in the form of a variance. The current and proposed floor plans propose a floor to area ratio (FAR) of 1.17 exceeding the maximum requirement of .5. The proposed front yard is only 8’-2” +/-.

- d. Petition #2470 – Mr. Ken Kenworthy – Variance
 - i. Re: 302 Broadway, Everett, MA 02149
 - ii. Applicant currently has a building permit # B-19-668 to construct a ten (10) unit residential structure containing fifteen (15) parking spaces at the above-mentioned property. The Board of Appeals issued a parking variance on June 5, 2017, allowing for the shortage of five (5) parking spaces. Applicate now seeks increase the residential unit count to (15) without change to the existing structure dimensions, while providing fifteen (15) parking spaces.

4. Other Business

5. Approval of minutes

6. Staff Communications

7. The listings of matters are 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 also be brought up for discussion in the extent permitted by law.

8. Adjournment

NOTES TO REMOTE MEETINGS

1. All or any of the members of the public body may choose to participate in a public meeting via remote access. Meetings may be virtual, in their entirety.
2. The public will not be allowed into a Board/Committee meeting, even where there are any members of the public body and/or town staff or official(s) physically present at the meeting location during the meeting. “Public comment” portions of meetings will be temporarily suspended.
3. However, the public will be provided with alternative access through which they can watch or listen to meetings “in real time,” and meeting notices will specify the manner in which members of the public may access audio or video of the meeting as it is occurring.
4. If, despite our best efforts, our technological capabilities do not adequately support public access to virtual or remote meetings, the town will ensure that an audio or video recording, transcript, or other comprehensive record of the proceedings at the meeting is posted on the town’s website as soon as possible after the meeting.
5. Notices for public hearings will contain additional information about how the public may participate via electronic/technological means.

6. For executive session meetings, public access to the meeting will be limited to the open session portion(s) of the meeting only. Public access to any audio, video, internet or web-based broadcast of the meeting will be discontinued when the public body enters executive session.
7. Where individuals have a right, or are required, to attend a public meeting or hearing, including executive session meetings, they will be provided with information about how to participate in the meeting/hearing remotely.
8. Meeting notices will still be posted at least 48 hours in advance (not counting Saturdays, Sundays, or legal holidays), unless it is an emergency meeting as defined under the Open Meeting Law (in which event, the meeting notice will be posted with as much advanced notice as is possible in the circumstances). Minutes will still be taken.

Signed: _____

Mary Gerace, Chairman

A copy of the applications is on file in the Office of the City Clerk located at City Hall, 484 Broadway, Everett, MA and can be inspected during regular business hours.

Please contact the Zoning Board if Appeals with any questions or concerns at 617-394-2498
Posted in Accordance with the Provisions of M.L.G Chapter 30A- Sections 18-25

On _____

City Clerk