

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149



Speaker George Keverian Room
3rd Floor-City Hall

Notice is Hereby Given there will be a Meeting of the Everett Planning Board on Monday, August 24, 2020 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 +1 646 876 9923 US to participate in the meeting. When prompted, enter meeting ID # "720 777 3164" and the 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://zoom.us/j/7207773164>*
- *Follow this link or enter it into your web browser to open the Zoom website at <https://zoom.us/join>. Enter meeting ID # "720 777 3164" as directed on the webpage and click "Join". Follow the on-screen instructions to join the meeting.*

The Zoom meeting room will be open for 6:30 pm. 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 comment before the start of the meeting to Shane.O'Brien@ci.everett.ma.us for it to be read into the record.

*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 Tony Sousa at Shane.O'Brien@ci.everett.ma.us*

I. Roll Call of Members

II. Old Business

1. **Site Plan Review – 110 Tremont St** - Proposal to redevelop a former industrial building into a 48-unit (two story structure) residential building as shown on plans entitled “110 Tremont St by Lafreniere Architects” (the “Site Plan”) on a parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as D0-04-000007. (Continued from July 20, 2020) **CONTINUED TO SEPTEMBER 14, 2020 MEETING**
2. **Site Plan Review – 178-180 Elm St** – Proposal to renovate and redevelop a current mixed-use building and reconstruct second-story then add third—floor to building within current building footprint. The upper two floors will each contain four (4) residential apartments as shown on the plans entitled “Mixed Use Building Residential Addition, 178 Elm St by Kritikos Architects” being a parcel of land referenced by Assessor’s Department as N0-03-000042. (Continued from July 20, 2020)

III. New Business

3. **Zoning Amendment – Section 38 of Appendix “A” – Housing Production Conversion Ordinance (PUBLIC NOTICE INADEQUATE, CONTINUED TO SEPTEMBER 14, 2020)**

To provide for the creation of new housing units within existing structures. To promote the public safety and wellbeing of the occupants and neighborhood. To provide zoning and parking incentives to property owners desiring to increase the number of dwelling units within the same structure with no increase to floor area or envelope

“In existing structures where there is an increase in the number of dwelling units with no increase to the floor area ration (FAR) or the building envelope; no new parking spaces shall be provided. This exception shall remain in effect for a period of 5 year(s) after ordained.”

4. **Minor Modification to Site Plan Review – 85-87 and 119 (111) Boston St** – Waiver of Stormwater Permit through Planning Board and proceed with review through DPW in accordance to Section 15 and Section 15A.
5. **Special Permit - Inclusionary Zoning – 85-87 and 119 (111) Boston St** - The project consists of two six-story mixed use buildings with 650 rental units, whereas 33 units will be affordable units. The project parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as K0-04-000006 & K0-04-000045. **(PUBLIC NOTICE INADEQUATE, CONTINUED TO SEPTEMBER 14, 2020)**
6. **Special Permit Amendment - Inclusionary Zoning – 302 Broadway** - The project consists of a multifamily apartment building with 15 rental units (previously 10 units), whereas 2 units will be affordable units (previously was one unit). The project parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as E0-03-000140. **(PUBLIC NOTICE INADEQUATE, CONTINUED TO SEPTEMBER 14, 2020)**
7. **Minor Modification to Site Plan Review – 108-112 Main St** – Increase FAR from 1.49 to 1.5 by adding 100 sq. feet to building.

8. **Site Plan Review and Special Permit for Inclusionary Zoning – 536 Broadway -** Proposal to redevelop a former Masonic Hall to a residential eleven (11) unit building with one of the units being an affordable unit as shown on plans entitled “Renovations to Everett Masonic Lodge, 536 Broadway, Everett MA” (the “Site Plan”) on a parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as C0-05-000098 located in Business District. **(PUBLIC NOTICE INADEQUATE, CONTINUED TO SEPTEMBER 14, 2020)**
9. **Site Plan Review and Special Permit– 1690 Revere Beach Parkway -** Proposal to build 800 transit-oriented development residential units with 15,000 sq. of commercial space (5,000 sq. feet located in Chelsea) with three of the buildings in Everett and one in Chelsea as shown on plans entitled “Proposed Site Documents for Grossman Companies, Inc, Proposed Mixed-Use Development” (the “Site Plan”) on a parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as K0-04-000084 located in the Commercial Triangle Economic Development District**(PUBLIC NOTICE INADEQUATE, CONTINUED TO SEPTEMBER 14, 2020)**
10. **Site Plan Review and Special Permit for Inclusionary Zoning – 6 Norman St -** Proposal to build a 66 unit (5-story structure) as shown on plans entitled “Norman St. Residences” (the “Site Plan”) on a parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as G0-01-000226 located in the River Front District. In Accordance to Section 32, three (3) of the 66 units are proposed to be affordable units. **(PUBLIC NOTICE INADEQUATE, CONTINUED TO SEPTEMBER 14, 2020)**
11. **Site Plan Review – 983 Broadway -** to build a 5 unit (four story structure) as shown on plans entitled “Site Plan for Board of Appeals #983 Broadway, Everett, MA 02149” (the “Site Plan”) on a parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as A0-01-000147. **(PUBLIC NOTICE INADEQUATE, CONTINUED TO SEPTEMBER 14, 2020)**

IV. Meeting Minutes – June 22, 2020

V. Staff Communications

VI. Next Meeting: *September 14, 2020*

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.

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

on Aug. 24, 2020 4:13pm
Attest. [Signature]

City Clerk

CITY CLERK'S OFFICE
EVERETT, MA
2020 AUG 24 P 4:13