

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

Frederick Cafasso - *Chairman*  
Jeannie Vitukevich - *Clerk*



Speaker George Keverian Room  
3<sup>rd</sup> Floor-City Hall

**Notice is Hereby Given there will be a Meeting of the Everett Planning Board on Tuesday,  
April 28, 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:*

- *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.*
- *Participants can dial a toll-free phone number at 877-853-5257 to join the meeting. When prompted, enter meeting ID #"720 777 3164" and the follow the instructions to join the meeting.*

The meeting will be opened at 6:30pm to allow members of the public to test their audio. During portions of the meeting in which public comment is permitted, members of the public who have his/her hand in Zoom will be called on to offer comment. In order to raise a hand, members of the public using the Zoom computer or phone application may click the "Raise Hand" button; members of the public dialing in may press "\*9" to raise their hand to speak. Members of the public can alternatively email his/her comment before the start of the meeting to [shane.o'brien@ci.everett.ma.us](mailto:shane.o'brien@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 Land Use Planner, Shane O'Brien: [Shane.O'Brien@ci.everett.ma.us](mailto:Shane.O'Brien@ci.everett.ma.us)*

**I. Roll Call of Members**

**II. Public Hearings:**

**Old Business: (continued)**

- 1.) **Site Plan Review - 35-45 Garvey St** – The Board will conduct a public hearing to consider the above-listed application in connection with the proposal to construct a 591 unit residential complex with 7,388 sq. feet of retail space, 764 parking spaces in two (2) eight-story Type IIIA buildings that share an at-grade outdoor pedestrian courtyard and associated infrastructure as referenced in (the “Site Plan”) being a parcel of land referenced by Assessor’s Department as K0-08-00088.

*This matter is continued from April 14, 2020*

- 2.) **Inclusionary Zoning - 35-45 Garvey St** – The Board will conduct a public hearing to consider the above-listed application in connection with the proposal to construct a 591 unit residential complex with 7,388 sq. feet of retail space, 764 parking spaces in two (2) eight-story Type IIIA buildings that share an at-grade outdoor pedestrian courtyard and associated infrastructure as referenced in (the “Site Plan”) being a parcel of land referenced by Assessor’s Department as K0-08-00088.

*This matter is continued from April 14, 2020*

- 3.) **Site Plan Review – 983 Broadway** – The Board will conduct a public hearing to consider the above-listed application in connection with the proposal to build a 9 residential unit building (three story structure) as shown on plans entitled “Site Plan for Board of Appeals #983 Broadway” (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.

*This matter is continued from April 14, 2020*

**II. Other Business:**

- 4.) **Minor Modification to Previously Approval Site Plan – 1A and 1B Charlton St; Hendersonville Substation** – Applicant is presenting changes to landscaping plan that differs from previously endorsed Site Plan, overall layout remains the same.
- 5.) **Project Update and Progress Report – 1760 Revere Beach Parkway (The Pioneer)** – Applicant is presenting a progress report of site plan changes, timeline of progress, and final project completion materials.

**III. Meeting Minutes – March 9, 2020 & April 14, 2020**

**IV. Staff Communications – Agenda Date Changes**

**V. Next Meeting: *April 28, 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.**