

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

Passed in accordance with the
provisions of the General Laws
Chapter 23A - Sections 18-25
on Feb. 25, 2020 at 11:22 AM
Attest: [Signature]
City Clerk

Frederick Cafasso-*Chairman*
George D'Angelo
Michael O'Connor
Leo Pizzano, Jr.
Shayane Rangel
James Tarr (Alternate)
Philip Mastrocola (Alternate)



Speaker George Keverian Room
3rd Floor - City Hall
2nd & 4th Mondays
7:00 pm

Jeannie Vitukevich - Clerk

MINUTES Planning Board Meeting January 13, 2020

2020 FEB 25 A 11: 22
RECEIVED
CITY CLERKS OFFICE
EVERETT, MA

I. **Roll Call of Members:** Frederick Cafasso, Leo Pizzano, Jr., Michael O'Connor, George D'Angelo, Shayane Rangel, Philip Mastrocola (alternate) were present and James Tarr (alternate) was absent. The meeting was called to order at 7:00 pm.

Representing the Planning Department: Jeannie Vitukevich, Shane O'Brien and Director, Tony Sousa were present.

II. Public Hearing

1. Site Plan Review – 35-45 Garvey St.

S. O'Brien explained that they are continuing the Public Hearing and read the Legal Notice.

L. Pizzano, Jr. made a motion to reopen the Public Hearing for Site Plan Review for 35-45 Garvey Street. M. O'Connor seconded it and all members were in favor.

Peter Bartash presented a slide show of the status, updates and displayed material samples that the Board requested at the last meeting. We had a preliminary meeting on a Peer Review for traffic and Site Engineering and briefed them with the questions and concerns of the Board. Today we submitted our Affordable Housing Plan and we know the Board will need time to review it.

We spoke to the neighbors and have decided to add an additional parcel of land, which will allow us to add a parking garage. This parcel was the Marble Site Parcel. This will allow us to reduce the height. Garvey Street will only be used for emergencies and the intersection of Second Street will be heavily used.

Tamara Roy from Stantec reviewed the changes and showed the new site plan. The parking spaces went from 766 to 982. The buildings have become simplified. The original plan showed 5 levels of housing with 3 levels of parking under it. Now the new plan has 6 levels of housing with 1 level of parking under it, plus a parking garage with 5 levels. We are looking at screening for it. Our firm

has used fabric on other projects. I brought samples and would like the Board's opinion. The Board also asked for some samples of the building materials we are going to use. I brought some brick samples and was thinking of a warmer brick building, white brick with a special feature of a durable copper frame.

Peter explained to the Board that this could be a potential future district. If and when it happens, if the demand is there then the garage spaces can be leased out.

G. D'Angelo asked how the parking will be divided and Peter replied that they haven't planned it yet, but approximately 60 spaces on the first floor for the Retail.

P. Mastrocola asked if they have the same amount of units and Peter said yes.

F. Cafasso asked which street the emergency exit was on and would it be locked. Peter replied this exit would be on Garvey Street. It will be gated, locked and only used for an emergency.

L. Pizzano, Jr. asked if they could bring vent penetration samples next time and Peter said yes.

T. Sousa expressed to the Board that we may not have all of the peer review back by the 27th, but hopefully by the following meeting on February 10th.

L. Pizzano, Jr. made a motion to continue the Site Plan Review for 35-45 Garvey St. until the next meeting on Monday, January 27, 2020. M. O'Connor seconded the motion and all members were in favor.

2. Inclusionary Zoning – 35-45 Garvey St.

L. Pizzano, Jr. made a motion to continue the Inclusionary Zoning for 35-45 Garvey St. until the next meeting on Monday, January 27, 2020. M. O'Connor seconded the motion and all members were in favor.

3. Site Plan Review – 65 Norman St.

L. Pizzano, Jr. made a motion to reopen the Public Hearing for the Site Plan Review for 65 Norman St. M. O'Connor seconded the motion and all members were in favor.

David O'Neil thanked the Board for having them back and he is representing for the applicant. This will be the first residential project in that area. He explained that this present site of Capital Leasing recently subdivided their land. It is a 5.0 acre site on the corner of Norman Street and Airforce Road. This is a tremendous opportunity with some challenges. It will be right near Nightshift, Short Path Distillery, Bone Up and right near new park land.

Today we responded to questions and concerns of the Planning and Engineering Departments and neighbors and will answer any questions.

Dan Lee, the Division President from Lennar Multifamily Communities expressed to the Board that they submitted answers to the list of comments and concerns of the Board and Staff today. Regarding exhaust, landscaping, shadow parking and a pedestrian plan.

Tom Schultz from the Architect Team said one thing we heard from the Board was to avoid vents that are sticking out over the side of the building. Tom showed a rendered image with examples of the buildings they have done. It is additional cost, but we agree to do it. We will hide the vents and have a brick façade.

Katya Podsiadlo the Landscape Architect went over the Landscaping. She explained that there will be 3 main components:

- Community Open Space
- New Residency Area
- Bio diversity – native plants

There will also be 2 Courtyards:

- Active Space – the Pool area
- More of a resting area

By removing the shipping containers and opening up this area we can put a new gathering spot for the neighborhood. We will add Public sidewalks, paving and bike racks. We were thinking of an open container in the front and back for an entry way. Once we transform this area we will be able to have larger gatherings and block parties. We will plant some trees and shrubs. It will be a community gathering area for the neighborhood and we are proposing to build a small path with benches. If we need more parking spaces, we can add it without losing this community area. We will put picnic tables and sitting area for large events when the neighborhood has block parties.

Steve from Boehler Engineering explained that this project is right on the connection of Airforce Road, Norman Street, down to the DPW. There are easements, right of ways and pathways and folks can walk thru the landscape.

D. O'Neil feels the project is showing the possibility of shadow parking. If we don't supply parking, but if needed can be added later. Right now it is an area of storage containers that will be an area of green space. I know the Peer Review is in the works but we haven't heard any feedback yet. We are hoping to move forward and able to go for zoning relief soon. We will answer any questions of the Board.

L. Pizzano, Jr. asked if it will be grass or turf and Katya said no it will be real grass. Leo asked if they could bring samples of the vents and Tom said he will bring them next meeting.

G. D'Angelo asked how they access the garage and Steve said they drive into the garage and park. There will be 88 spaces inside the garage.

L. Pizzano, Jr. asked how they compensated for the parking spaces and Steve said we are including the number based with 48 spaces, requesting a variance and making it green space for now and if needed in the future we can add the spaces.

F. Cavass said I don't see how you can do this and David explained we will count calculations and report if the garage spaces are not being used it is ok and if we find it is over used we will need to add the parking. This way they are not parking on the streets. The benefit will be for the city.

S. O'Brien expressed to the board that we recommended to put all the parking within the garage and leave open space.

T. Sousa also explained that a condition would be to monitor 2 years of the parking. David said so we would build without the spaces, do the monitoring and have the reserve.

M. O'Connor asked if we need it down the line would they come back to us and Tony responded, yes with a condition in place and we give it a chance, then they would come back to us if needed. Tony told the Board; I think we should encourage it and if it doesn't work out then they come back to us. You also might want to add some drainage.

L. Pizzano, Jr. told them that this is a much better looking Plan.

J. Soper told them when you come to the Zoning Board on the 45 Spaces that aren't there, I think you need to increase the number.

S. O'Brien suggested to go to the Zoning Board with a lesser number and modify the Site Plan if needed.

J. Soper spoke regarding the landscape, fencing and the wall. The Fire Department might need to make a rescue they need access for Public safety. I don't want to see Galvanize Steel with their Steel across your property.

D. O'Neil responded that there are easement rights and we cannot put our stock on their space and they can't put anything on ours. It will be up to us to make sure that we do not violate any easement rights. We have a good relationship with them and will be a good neighbor. They run a loud operation and we won't want the residents complaining about the noise, so we told them we will sound proof the building.

J. Soper has concerns on the safety. If you take the bike path and Airforce Road then how would you get to Nightshift. You would have to walk by those Galvanizing trucks. Tom explained that there is no egress on the Northern Side of the property.

D. O'Neil said I think you solve that by having a well maintained sidewalk and green space that we agreed to, but Jim said they can cut thru unless you put a gate. I don't want to see pedestrians in harm's way. David said maybe signage would be key.

L. Pizzano, Jr. said if they do relocate the Stadium down there that pedestrians might cut thru to get to the Stadium. I am slow concerned with Duncan Galvanizing, when they are operating, they are really loud. Are you going to sound proof the walls and windows and Tom responded that they are sound proofing them both and will bring samples to the next meeting.

G. D'Angelo asked if these areas in question are private property and Tom replied yes, it is private property and they did agree to remove all the scrap metal.

T. Sousa asked if maybe they put a sidewalk along the back. Chris Regnier explained to the Board that we have studied these easements and it was done when Airforce Road

wasn't open to the public. Since then it has been taken by the city and the Public has access now. We have no right to the easement. The northly property line we are building a sidewalk. The other easement that's on our property we have to keep open for Duncan Galvanizing and we do not have a right to put a sidewalk because Duncan has a right to drive their trucks over it. Duncan Galvanizing has a great business and I don't see them going anywhere, so we are being good neighbors.

L. Pizzano, Jr. Duncan Galvanizing produces fumes that are vented thru high stacks. I hope you considered that fumes will go into your 6th story, into your building with your fresh air intake. Please keep this in mind. Your right I don't think they are going anywhere, because there is no place for them to go.

L. Pizzano, Jr. made a motion to continue the Site Plan Review Public Hearing until the next meeting on Monday, January 27, 2020. M. O'Connor seconded the motion and all members were in favor.

III. New Business: None

IV. Old Business: None

V. Meeting Minutes – Shane asked the Board if they would look over and approve the minutes from the December 9th meeting. The October 28th minutes are not completed yet.

L. Pizzano, Jr. made a motion to except the meeting minutes from December 9, 2019. S. Rangel seconded the motion and all members were in favor.

VI. Director's Updates – Peer Review Update for 34-45 Garvey St. & 65 Norman St.

T. Sousa told the Board we met with Garvey Street Wednesday and next week we are meeting with Norman Street. The Peer Reviewer will be at the next meeting. Tony is asking them to zone into that area and to come up with some recommendations.

VII. Next Meeting – Monday, January 27, 2020

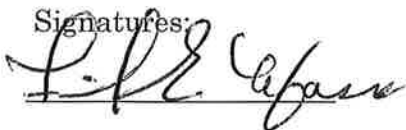
Adjourn –

L. Pizzano made a motion to adjourn the Planning Board meeting. M. O'Connor seconded the motion and all members were in favor.

The Board adjourned at 8:40 pm.

Approved by Planning Board: 2/10/20

Signatures:



Frederick Cafasso
Chairman
Everett Planning Board



Shane O'Brien
Land Use Planner
Department of Planning and Development