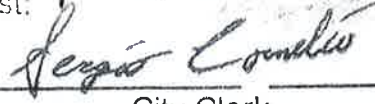


Posted in accordance with the provisions of Mass. General Laws Chapter 30A - Sections 18-25

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

on Sept. 2, 2020 at 1:14pm  
Attest:

  
City Clerk

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



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

Jeannie Vitukevich - Clerk

## MINUTES Planning Board Meeting January 27, 2020

2020 SEP - 2 P 1:14  
CITY CLERK'S OFFICE  
EVERETT, MA

**Roll Call of Members:** Frederick Cafasso, Leo Pizzano, Michael O'Connor, Shayane Rangel, George D'Angelo, Philip Mastrocola, and James Tarr present. The meeting was called to order at 7:05 pm.

**Representing the Planning Department:** Shane O'Brien, and Atty. Robin Stein of KP Law were also present.

### II. Public Meeting

#### 1. Site Plan Review – 166-172 School St/4-6 Norwood St

The applicant provided an email request for a continuance to the February 10, 2020 meeting

Motion to Continue to next meeting (February 10, 2020) and keep the Public Hearing portion open  
**Motion made by Pizzano seconded by O'Conner, all members in favor 5-0.**

#### 2. Site Plan Review and Inclusionary Zoning – 35-45 Garvey St, Capital Hall Partners LLC (continued from January 13, 2020 meeting)

Peter Bartash, representing the applicant, and the applicant is looking forward to hearing the feedback from the peer review from Howard Stein Hudson in regard to the traffic information.

Keri Pyke of Howard Stein Hudson (peer review consultant for the City) explains the peer review letter sent over to the applicant in regard to their comments. She discussed the scope of the peer review. She discussed the traffic counts and how HSH agreed with their count index and count numbers feasibility. HSH reviewed the impact on how the size of the project and the project trip impact for the area (as the project has residential uses and retail space as well). Ms. Pyke discussed that the applicant should pursue other forms of transportation and look into transit to reduce the amount of vehicle trips generated from the project. Ms. Pyke suggested a ratio of 1:1 for bicycle parking for the property. The applicant is now proposing a parking structure in the rear of the site

to have additional parking for the site. The applicant has been working with the City on a cross-section on Second St for possible future Silver Line expansion. HSH asked for information about truck turning radiuses for the loading zones. HSH agrees that the roads adjacent to the site are difficult areas with high levels of traffic, but it is limiting due to the congestion in the area.

Leo Pizzano had questions regarding the methodology of review regarding to this site to other particular sites with less traffic. Additionally asked if an intersection could be below an “F” rating, as the intersection currently exists as an “F” grade. He asked if there have been discussions with the state and MassDOT for monitoring to better understand project impacts the current traffic in the area. DOT has not been responsive in the area.

Giles Ham traffic consultant with Vanasse & Associates representing the applicant discussed the project and used elements from the City of Everett’s traffic plan and study for the area. The applicant will be providing a response to all the comments from HSH and they are in agreement with most comments from HSH. There is going to be electric vehicle stations on the site, but they disagree that there should be 50 on-site as suggested by HSH, but agree that more stations can be installed at the site. The applicant has provided a robust Transportation Demand Management plan, and will reach out to Encore Casino’s shuttle service as a possible solution to handle traffic.

Peter Bartash stated that the project meets the goals of the Commercial Triangle zoning area, and understands the site’s impact for the present will be different then when the project exists 10-15 years from now.

Phil Mastocola had concerns about school buses in the area. Mr. Bartash stated that there will be an allocated area for a pick-up/drop-off location for the site.

Chariman Cafasso stated that we do not have busing in the City, so it remains an issue.

Motion to Continue to next meeting (February 10, 2020) and keep the Public Hearing portion open  
**Motion made by Pizzano seconded by O’Connor, all members in favor 5-0.**

Mr. O’Brien asked if the chairman could take some items out of order for the Hendersonville Substation and 99 Bow St.

**3. Final Site Plan Endorsement for Hendersonville Substation (Planning Board Endorsement) 1A & 1B Charlton St**

Daniel McIntyre from National Grid is looking to start the construction of the substation and looking to receive endorsement of the proposal. Mr. O’Brien explained the applicant has met the requirements of the Planning Board for allowance of endorsement of the Site Plan.

**Motion to endorse made by Pizzano seconded by O’Conner, all members in favor 5-0 by roll call vote.**

**4. 99 Bow St – Site Plan Extension (1 Year)**

Atty. Andrew Delorey from Delorey Law is asking for the extension for the approval which was approved in April of 2018, but there is an occupancy and legal matter that is being resolved. The applicant would still be pursuing developing the site.

**Motion to approve extension to April 2021 made by Pizzano seconded by O’Conner, all members in favor 5-0.**

**5. Site Plan Review - 65 Norman St (continued from January 13, 2020 meeting)**

David O'Neil representing the applicant with counsel Chris Regnier, Zack Richards from Bohler Engineering, Patrick Cleary (co-developer), Steve Matrorono (Bohler), Katya Podsiadlo (Verdant LA), and Dan Lee (LMC). The peer review consultant from HSH is here to discuss the project, so they defer to her presentation.

Keri Pyke (HSH) looked at the standards for the transportation of the proposed site. There weren't any other speculative developments in the area, but the applicant did include a growth rate of the area. Pedestrians do not have an impossible walk to a T-station at Wellington compared to other projects so there are benefits of the proposal to reach rapid transit. The BlueBikes station on Norman St would be relocated off the road and onto the Site. The applicant will be working with the proposed TMA and have a TDM plan for the Site to give the residents a better selection of transportation options. HSH suggests to unbundle parking from the rent to reduce parking. Additionally asked about the autoturn function for large trucks and emergency vehicles.

Leo Pizzano asked about the charter School and Adams school traffic functions to be considered as part of the traffic patterns and impacts. Traffic is going to be negatively impacted regardless toward Main St by the site.

David O'Neil stated that the traffic consultant has not received the final report by HSH, but will respond at the next meeting for comment. The applicant provided an update with the form of a visual presentation. He discussed the investment of the City to the Park at RiverGreen and how to the site connects toward it.

Tom Schultz from The Architect Team provided an update and changes to the materials from the last meeting. He discussed the façade brick material and window material and how it would handle light and the design of it.

Leo Pizzano asked if the bottom of the deck will be designed, and Mr. Schultz responded that the decks will have shielded. Mr. Pizzano wants to have issues with the galvanizing plant and how the site can address its location to the plant. There were also questions about the venting system and making sure that the design is appropriate to the area.

Mr. O'Neil will be presenting those additional changes at a future meeting as well as including additional information for Inclusionary Zoning and other site improvements that involve parking.

Chairman Cafasso asked when the applicant will be going before the Zoning Board and Mr. O'Neil hasn't determined when they will be going before the ZBA yet, but will have to.

Motion to Continue to next meeting (February 10, 2020) and keep the Public Hearing portion open  
**Motion made by Pizzano seconded by O'Connor, all members in favor 5-0.**

**V. Approval of Meeting Minutes –**

There are none for this month

**VI. Director's Updates – None****VII. Next Meetings – February 10, 2020****VIII. Adjourn –**

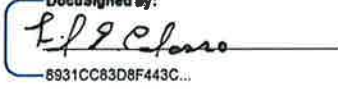
L. Pizzano made a motion to adjourn the Planning Board meeting. M O'Connor seconded the motion and all members were in favor.

The Board adjourned at 8:35 pm.

Approved by Planning Board: \_\_\_\_\_ May 27, 2020

Signatures:

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Frederick Cafasso  
Chairman  
Everett Planning Board

DocuSigned by:

  
CF09F766F75F486...

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