

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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 March 9, 2020

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

Representing the Planning Department: Jeannie Vitukevich, Shane O'Brien, Director, Tony Sousa and Robin Stein, legal counsel from Kopelman and Paige were present.

II, Public Hearing:

Old Business: (continued)

1. Proposed Amendment that the Zoning Ordinance be amended by adding a new section: Section 34: Short Term Rentals

S. O'Brien gave the board a quick synopsis and explained that this is old business that was continued from last meeting.

J. Tarr expressed that he reviewed everything and he would prefer to restrict large developments and limit it to 20% or if the Board Members would like a different percentage.

L. Pizzano, Jr. asked if this is a new section and Shane replied yes.

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The Board opened the Hearing to Public Comment –

T. Sousa spoke to the Board and told them that the City Clerk, Sergio Cornello is here to explain this to you.

S. Cornello expressed to the Board that he was sorry he missed the last meeting because he had to be at the Council meeting and they meet the same day and time as the Planning Board. I felt it was important for me to come in front of you. Mr. Lattanzi, myself, Tony and Jim Soper worked many hours on this and I understand Mr. Tarr's concerns with restrictions. We thought it was fair that in the areas that weren't residential districts. They have to have a property manager.

Many people are operating without a license and Jim Soper's office is taking it over from my office and the licensing Board and Mr. Soper's office will control it.

I just wanted to let the Board know how important it is to do this, so we can control it. I am hoping you pass it tonight and get it on the council agenda.

T. Sousa explained that we acted on the Ordinance itself. Tonight if you wish you recommend to the council the Licensing Commission to grant these licenses and the License Committee can create and regulate some rules. Therefore, if the Board votes favorable recommendation then it goes to the Council to vote on it.

R. Stein explained it would go to the council in 12 more days.

F. Cafasso asked, if we pass this on to the City Council and the Licensing Board regulates it would they have to come back to us and Tony said no.

S. Cornello explained they can't disregard what you recommend but they can add some rules. They have discretion like fees.

L. Pizzano, Jr. asked Sergio I am a long time owner occupied and we have a tax exemption to have people live there and now comes and rents out 10 rooms does he get this exemption? Sergio said yes, as long as he lives there. Leo said so I am living there with 2 families and he lives there with 10 and Sergio said yes..

P. Mastrocola asked what if there is a complaint and there is an offsite manager, do they have a timeframe to make it right? Sergio said, that is where regulations and policies come in with the Licensing Board. He thanked the Board for letting him speak.

F. Cafasso asked if we can have Public comment and Robin said no, The Public Hearing is closed.

L. Pizzano, Jr. made an unfavorable motion on Section 34: Short Term Rentals and no one seconded it.

M. O'Connor made a favorable motion, to except the Proposed Amendment adding to the Zoning Ordinance Section 34: Short Term Rentals and refer it to the City Council. G. D'Angelo seconded the motion and the motion carried 4-1-0.

Old Business:

2. Site Plan Review – 34 -45 Garvey St.

Shane read a letter from the applicant requesting a continuance until the next meeting on March 23,2020.

L. Pizzano,Jr. made a motion to except the continuance for Site Plan Review and Inclusionary Zoning at 34 – 45 Garvey St. until the next meeting on Monday, March 23, 2020. M. O'Connor seconded the motion and all members were in favor.

3. Inclusionary Zoning – 35-45 Garvey St.

L. Pizzano, Jr. Made a motion to except continuance for both Site Plan Review And Inclusionary Zoning at 34-45 Garvey St. until the next meeting on Monday, March 23, 2020. M. O'Connor seconded the motion and all members were in favor.

S. O'Brien asked the Board if they would take out of order the Inclusionary Zoning for 65 Norman Street.

L. Piazzano, Jr. made a motion to take #5 out of order. M. O'Connor seconded it and all were in favor

New Business:

5. Inclusionary Zoning – 65 Norman St.

S. O'Brien read the Public Hearing notice and L. Pizzano, Jr. made a motion to open the Public Hearing for the Inclusionary Zoning for 65 Norman St. M. O'Connor seconded the motion and all members were in favor.

David O'Neil gave a review of the project a 396 unit development at the corner of Norman St. and Airforce Rd. It is an exciting project for the city with the largest units of inclusionary. Dan Lee, the President from Family Communitis is here tonight and can answer any questions, as well as Tom Shultz from the Architect team at Boehler Engineering.

Tom will present the 15% units, which is required and and show how we disbursed the units throughout the building.

T. Shultz explained, we have 6 levels and the lowest 2 floors lap the garage, so they have the lower amount but still at 15%. We will dispurse the units on each floor and there will be 12 Studios, 28 – One Bedrooms and 19 – Two Bedrooms which is a total of 59 Units which gets us at the 15%.

L. Pizzano, Jr. had one question, when we approved this 4 years ago the affordable housing was suppose to be supervised by the Everett Housing Authority. The type of people it was

geared to was a new police officer or fireman that had low to moderate income. How do they advertise for these in Greater Boston and includes Everett, African, American and Chinese. What happened to Everett?

T. Sousa explained that it was never said that the Everett Housing was policing it. With the Municipal Employees we have a special exemption and that is 70% and it is there. It is licensed by the DHCD. The advertising is all done within State guidelines and approved and reviewed by the DHCD.

L. Pizzano, Jr. expressed I just want to make sure that the 70% is there and Tony assured him that the 70% is there.

T. Sousa said I see your concerns that we need from the applicant a definitive # of units and not an approximate of 396 units. T. Shultz expressed it is total of 396 units with 59 units affordable not approximate and Tony said, ok.

F. Cafasso opened the hearing to the public.

Mary Busher from 17 Floyd Street. I was wondering where the driveways are I think the Everett residents should have preference. Fred told her they can point out the driveways for you when we take the Site Plan Hearing.

R. Stein suggested to the Board to leave it open and have Tony read the conditions to the Board.

T. Sousa read and reviewed the conditions to the Board and explained we did make a few changes.

D. O'Neil asked if the resertification was an added condition and Tony replied , yes. Tony also added that the 396 units was changed from approximate to definite, Peer Review and Legal fees were also added.

S. O'Brien asked if the Board had any questions regarding the conditions and there were no more questions. He asked, if it is ok with the Board to allow the Department to work with the applicant if the vote is in favor. Leo said with condition and Shane, yes. T. Sousa expressed to the Board we would recommend favorable with conditions.

L. Pizzano, Jr. made a motion to close the Public Hearing on Inclusionary Zoning for 65 Norman St. M. O'Connor seconded the motion and all were in favor.

L. Pizzano, Jr. made a favorable motion for the Inclusionary Zoning at 65 Norman St. with conditions. M. O'Connor seconded the motion and all were in favor.

Old Business:

4. **Site Plan Review – 65 Norman St.**

David O'Neil expressed to the Board that we are confident we have addressed all the Board's concerns and hopefully we can move to a favorable vote tonight. We have met 5 times with Planning staff, but each staff meeting has made the project better. We have worked with the Planning Office, the LMC and the Development Team. We know a good project is never fully engineered and designed and know that changes needed to be with the Planning Department and this Board. We are here with any questions.

Mary Busher from 17 Floyd Street asked where the driveways are and T. Shulz pointed out the driveway is on Airforce Rd.

D. O'Neil said we took into consideration the safety of the pedestrians and there is only an entry on Airforce Rd. It is wide, lit and has stop signs. Dan Lee added that there are stop signs at each entrance.

F. Cafasso asked Tony Sousa if we could close the Public Hearing. Tony said Shane is getting the conditions, we will review them and then you can close the Hearing.

D. O'Neil told the Board that the city asked us to leave green space and this will remain for now to limit cars.

T. Sousa told the Board that the applicant is required to get a variance from the ZBA and David said yes we need to go in front of them for this. Tony explained they are also required to go thru Chapter 91 with the DEP. It was a Public Meeting on Tuesday the 3rd and in the current weeks the DEP will be back with their decision.

S. O'Brien read the conditions to the Board.

J. Tarr asked if there was any evidence that there could be hazardous waste materials. D. O'Neil said at the Site there hasn't been any noticeable hazardous. T. Sousa explained that it is a condition in all projects.

T. Sousa explained about the Surface Parking area condition. Shadow parking and the open green space if needed can be opened up for parking if the retail area needs it down the road.

S. O'Brien said I believe there is a Blue Bike Station that is taking up spaces and maybe we can move it into the project. Tony responded that the applicant has agreed to provide an area to move the Blue Bikes into and this will open up parking spaces on the street.

T. Sousa explained to the Board that the applicant will have to come back for approval from the Board if any changes need to be made.

S. O'Brien told the Board that Jim Soper is asking for the applicant to provide signage or striping the area, so they don't store stuff, no parking and no idling occurs and it stays as a right a way.

F. Cafasso asked are you using landowner or applicant for this condition and Shane replied, the applicant and Robin responded landowner and Applicant. Shane explained that if there was a sale, then it carries forward.

R. Stein asked if they would explain why the sidewalk is in 2 conditions.

D. O'Neil explained that the 2nd condition is for a future sidewalk, so we can not build those right away and we agreed to to them and when that happens we will design it.

G. D'Angelo asked about the retail space and Tony responded, we would like 1000 to 1500 sq.ft. or so for retail. We asked the applicant and they agreed to incorporate this into their plans. We would like something like the Pioneer did, like a coffee shop. They expanded and added Common Ground Coffee into the Pioneer building.

D. O'Neil added we agree and think it would be a great addition to the project. We may have to reduce our unit count to accommodate retail, so requires approximately 396 units.

F. Cafasso asked if the Inclusionary Zoning will change and Dan lee said, no this will remain the same, but we will come back to the Board when we decide on the retail.

S. O'Brien expressed to the Board that we will work with the applicant and come back to the Board with it. The Inclusionary Zoning should remain the same, they have room to loose a couple of units.

T. Sousa said we are happy the applicant is agreeing with the city on the retail element.

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

L. Pizzano, Jr. asked about the memo they received tonight and Shane explained that it will be a separate motion.

D. O'Neil expressed to the Board that he hasn't seen a list off variances and Shane said we can limit it to recommendations and David responded, so we can come back to the Planning Board and Shane said yes.

T. Sousa added that there has been variances submitted but no variances hav been granted yet. When the time comes we will provide the board the variances they are requesting, so if any variances are granted a copy will be given to the Board.

L. Pizzano, Jr. asked are we working off what they are requesting and Tony said yes, there could be less.

L. Pizzano, Jr. made a motion for favorable action for a Site Plan Review at 65 Norman St. with conditions. M. O'Connor seconded the motion and all were in favor.

S. O'Brien read over the variances and the special permit that the applicant is requesting.

L. Pizzano, Jr. said isn't Sec. 28 & 29 a waiver and Shane said they would srill need a variance. Leo asked are we just passing it on to Engineering and Tony explained if you vote no, then you can give an explanation to the Zoning Board.

L. Pizzano, Jr. made a favorable motion of approval on the variances, that being all the variances. M. O'Connor seconded the motion and all were favor, except F. Cafasso said they didn't need his vote.

Continued: 6 Site Plan Review – 166-172 School St./4-6 Norwood St. S. O'Brien read a letter to the Board from ther applicant requesting to continue this until the next meeting on March 23,2020.

L. Pizzano, Jr. made a motion for continuance for the Site Plan review at 166-172 School St./4-6 Norwood St. M. O'Connor seconded the motion and all were in favor.

III.Other Business:

S. O'Brien passed out a site plan for 983 Broadway and explained to the Board that this is a 9 unit project that will be coming to the Board for review.

IV. Meeting Minutes

L. Pizzano, Jr. made a motion to except the meeting minutes from February 24,2020. M. O'Connor seconded the motion and all members were in favor.

V. Staff Communication

Shane told the Board that he would be on vacation next week, but Tony will be available if the Board needs anything and he will do the following agenda.

VI. Next Meeting: March 23, 2020

VII. Adjourn

L. Pizzano, Jr. 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 9:00 pm.

Approved by Planning Board: _____ 4.28.20 _____

Signatures:

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Frederick Cafasso
Chairman
Everett Planning Board

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

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EVERETT PLANNING BOARD
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