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# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

Frederick Cafasso-*Chairman*  
Nancy Koury  
Anthony Medeiros  
Leo Pizzano, Jr.  
Michael O'Connor



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 March 11, 2019

- I. **Roll Call of Members:** Frederick Cafasso, Anthony Medeiros, Michael O'Connor and Leo Pizzano, Jr. were present. Nancy Koury was absent. The meeting was called to order at 7:05 pm.

**Representing the Planning Department:** Clerk Jeannie Vitukevich, Senior Planner Michael Vivaldi, Director Tony Sousa and James Soper were also present.

### II. Public Hearing

#### 1. Special Permit – 605 Broadway – 605 Broadway, LLC

M. Vivaldi explained the applicant is requesting to continue the Special Permit application to Monday, April 8, 2019.

L. Pizzano made a motion to continue the special permit public hearing until April 8, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 4-0-0.

#### 2. Zoning Amendment – Dover Amendment – City of Everett

T. Sousa distributed the most recent draft for 'Limited Site Plan Approval' and presented the changes that have occurred to the draft since the last time they met on this topic for 'Exempted Uses' – Dover Amendment. The gist of the revisions to make it clear that this new section (Section 19A) would apply in all districts and the thresholds would be identical to Site Plan Review under Section 19. Also, the scope of the 'Limited Site Plan Review' shall be reasonably regulated for certain criteria of Site Plan Review. The current proposal is to adopt the same administrative procedures of Section 19. T. Sousa explained the appropriate parking regulations would apply as to the location of the proposed 'Exempted Use' within the City of Everett.

J. Soper explained that the term ‘alteration’ is too vague and this vagueness would likely cause unnecessary review of these ‘Exempted Uses’ by the Planning Board, instead of something that could be managed by City staff. The proposal is to replace the term alteration with addition.

The other idea that J. Soper would like to maintain the same thresholds as those currently in place in Section 19, it is very important to not discriminate against these ‘Exempted Uses’ / ‘Protected Uses’.

L. Pizzano questions what does ‘Limited’ actually mean. T. Sousa responded that the Planning Board could place reasonable regulations on the ‘bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage’.

L. Pizzano questioned the term alteration. J. Soper reiterated that a lawfully religious use that changes ownership should not be responsible to file. The ‘kind, character and degree’ of the alteration that intensifies the use may be subjective and should be decided by City staff instead of review by the Planning Board. The City staff should have the discretion to decide whether the protected use is altering the ‘use’ enough to be required to file with the Planning Board.

T. Sousa commented he will speak with KP Law as to whether this new ordinance would be permissible to enact G.L Chapter 44 Section 53G for an outside consultant of the different aspects of the project, especially for traffic.

L. Pizzano, Jr. made a motion to continue the Zoning Amendment – Dover Amendment to March 25, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 4-0-0.

### **3. Zoning Amendment - Business District – City of Everett**

T. Sousa presented the a commercial retail business proposing new construction and/or reconstruction for retail greater 3,000 square feet, the applicant would require a Special Permit, if this proposal is approved.

J. Soper expanded the conversation stating that retail sales & services is quite broad, so the Board might want to expand the purpose of this Special Permit for not just Retail, but maybe other uses, too. His idea was to protect neighborhoods from business developers of assembling multiple parcels and then siting a commercial use where it did not exist before. T. Sousa recommends expanding the types of Land Uses that would require a Special Permit in the Business District greater than 3,000 square feet.

J. Soper also recommended removing the Section 6 ‘Special Exception’ for Mixed-Use. He believes that this requirement is preventing Mixed-Use type of uses within the Business District. The City should be encouraging Mixed-Use within the Business District, not discouraging it. T. Sousa explained the original intent of the ‘Special Exception’ was meant for Mixed-Use, but it is no longer necessary to create the additional oversight by the City Council for these types of uses. J. Soper believes this Ordinance has become prohibitive for Mixed-Use. J. Soper would like to get initial feedback of removing the ‘Special Exception’ authority of the City Council to review Mixed-Use developments.

L Pizzano, Jr. made a motion to continue the Zoning Amendment – Business District to March 25, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 4-0-0.

III. Old Business - None.

IV. New Business –

V. Approval of Meeting Minutes -

The Planning Board approved the meeting minutes of January 28, 2019. Motion made and seconded, it was unanimously approved.

VI. Director’s Updates –

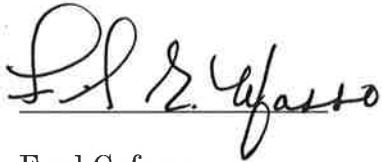
VII. Adjourn –

L. Pizzano made a motion to adjourn the Planning Board meeting. A. Medeiros seconded the motion and all members were in favor.

The Board made a motion to adjourn its meeting for March 11, 2019, it was so approved at 8:15 pm.

Approved by Planning Board: March 25, 2019

Signatures:



Fred Cafasso  
Chairman  
Everett Planning Board



Michael Vivaldi, AICP  
Senior Planner  
Department of Planning and Development

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