

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

Jeannie Vitukevich - Clerk

MINUTES Planning Board Meeting March 25, 2019

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2019 APR - 9 P 3:43

- 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 and James Soper were also present.

II. Public Hearing

1. Zoning Amendment – Dover Amendment – City of Everett

J. Soper expressed to the Board that he, Tony and Mike worked hard on all their concerns and he is prepared to answer any questions the Board had and to review their concerns they had from the last meeting.

J. Soper explained the changes that had been made, specifically when the Dover Amendment will be triggered will be similar and equivalent to the triggers of Site Plan Review for commercial uses of 5,000 square feet or greater, these 'Exempted Uses' should be not be any more or less restricted than a regular Site Plan Review. Additionally, some other grammatical changes were included in the draft document.

J. Soper explained by adopting this new ordinance it will provide the City the ability to review and reasonably place conditions on these type of 'Exempted Uses'. With the new provision, we would be able stand in a stronger position by adopting this proposed ordinance.

L. Pizzano, Jr. made a motion to favorably recommend the Zoning Amendment – Dover Amendment to the Everett City Council as amended and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 4-0-0.

2. Zoning Amendment - Business District – City of Everett

M. Vivaldi asked if the Board would continue the zoning amendment discussion to the next meeting.

L. Pizzano, Jr. made a motion to continue the Zoning Amendment – Business District to April 8, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 4-0-0.

3. Planning Board Fee Schedule – City of Everett

J. Soper explained the staff recommends updating the Planning Board Fee Schedule as some items do not currently exist, such as a filing fee for Limited Site Plan Review, Commercial Triangle properties and Inclusionary Zoning. should con that the City we need to set a fee schedule and we are looking to cover the cost of the advertising.

The Board requested M. Vivaldi to prepare a draft worksheet so that all may review it and discuss it together. L. Pizzano suggested M. Vivaldi look to the City of Boston Fee Schedule to compare and contrast our fees to Boston's fees.

There was discussion of the current Planning Board fees and the amount of each. L. Pizzano, Jr. questioned what is the application fee for a special permit, M. Vivaldi replied \$750. Leo responded then Inclusionary Zoning should be \$750.

L. Pizzano, Jr. suggested to look into the surrounding cities for their schedules and Jim thought that was a good idea to call some surrounding cities and return to the Board.

L. Pizzano, Jr. made a motion to continue the Planning Board Fee Schedule to April 8, 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 –

Request to Endorse Mystic Station Site Plan – Eversource Energy – 39 Rover Street

M. Vivaldi reviewed the Site Plan with the Board, he explained the applicant has completed the steps required as outlined the in the Site Plan decision, such as recording the decision at the Middlesex Registry of Deeds, he recommended the Bboard endorse the Site Plan.

L. Pizzano, Jr. made a motion to approve and endorse the Site Plan for Mystic Station – Eversource Energy. A. Medeiros seconded the motion. All members were in favor. Motion carried 4-0-0.

V. Approval of Meeting Minutes -

The Planning Board approved the minutes of February 11, 2019 as amended, February 25, 2019 and March 11, 2019 meetings. Motion made and seconded, it was unanimously approved.

VI. Director’s Updates – Stantec presentation to the Board of Appeals - April 1, 2019

J. Soper invited the Board to attend the Zoning Board of Appeals meeting on April 1, 2019 as the Zoning Board will be introduced to the Stantec presentation on the new architectural design standards.

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 25, 2019, it was so approved at 8:25 pm.

Approved by Planning Board: April 8, 2019

Signatures:



Fred Cafasso
Chairman
Everett Planning Board



Michael Vivaldi, AICP
Senior Planner
Department of Planning and Development

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