

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 April 14, 2020 Held on Zoom Conference Call

Link to Meeting: <https://www.youtube.com/watch?v=sQIGvhGNswQ>

- 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 7:00 pm.

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

Land Use Planner, Shane O'Brien provided an update to the Board Dealings in terms of dealing with the COVID-19 Pandemic as well as future updates for handling Public Meetings moving forward by using the Zoom application to hold meetings for the Board and public.

II, Public Hearing.

Old Business:

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

Johanna Schneider and Peter Bartash are here on behalf of the applicant. Capital Hall Partners. Ms. Schneider explained how the project has progressed overtime explaining changes to the plan based on the peer review by Howard Stein Hudson, as well explaining working with the City on a draft decision for potential review by the Board.

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Peter Bartash provided an update to the Board with new updated plans featuring a parking garage and other landscaping improvements. A presentation was shown to the Board showing new visual changes to the project. He mentioned that the changes represents conversations between City Departments and the applicant in terms of future development of the area. Peter Bartash reiterated that Brownfield grants had been given to the City for the City for efforts of redevelopment of the Site. Peter Bartash displayed information showing venting incorporated into the design of the project. Mr. Bartash present design elements of the garage façade. The goal of the garage is to allow additional demand in the Commercial Triangle area to allow for rent of other developments in the area. Pedestrian and traffic improvements/upgrades are also included in this project buildout within the project area.

Leo Pizzano asked about the entrance on Spring St and the difficult of a tractor-trailer truck turning onto the site and to make sure if it was possible.

Mr. Bartash responded that the turning radius was mentioned in the traffic study and was included in the design of the intersection layout.

Leo Pizzano asked about Sections 28 and 29 for review by the Board. Mr. O'Brien responded that Stormwater Review will be handled by the Engineering Department after Site Plan Review, therefore those items will be proposed to be waiver to abide by Chapter 15 and Chapter 15A – 'Sanitary Sewer and Storm Drains'.

Leo Pizzano asked if there were any variances need for the project. Mr. O'Brien responded they would need to file a Zoning verification with Jim Soper, Building Commissioner, to verify that the site meets the zoning of the area. If there were variances needed, the applicant would have to come back before Planning Board for recommendations to be sent to the ZBA.

Tony Sousa mentioned that the parking garage was a newer item that came up before the first review and Fire Department and Engineering has provided updated comments as part of the project.

Mr. Sousa mentioned as part of the Zoom format of the Planning Board meetings, is for agenda items that involve public comments to have a 14 day comment period after this meeting to allow for those unable to attend the Zoom Meeting to watch the meeting in video form and to provide comment either before and at the next scheduled Planning Board meeting.

Mr. O'Brien mentioned that meeting is being recorded and after the meeting the video will be sent over to ECTV. He went over the draft decision language which he state is on the Planning Board's Google Drive.

Mr. Cafasso opened up for public comment. There was none, and public comment would be kept open to the April 28, 2020.

L. Pizzano, Jr. made a motion for continuance for Site Plan Review for 25-45 Garvey St until the meeting on Tuesday, April 28, 2020. S. Rangel seconded the motion and all members were in favor.

2. Inclusionary Zoning – 35-45 Garvey St.

Peter Bartash stated he has provided a draft marketing plan for review. He stated that he is seeking that 5% of the units being affordable units as part of the proposal, due to the AUL that will be recorded on the site due to the contamination on the site.

Mr. Cafasso opened up for public comment. There was none, and public comment would be kept open to the April 28, 2020.

L. Pizzano, Jr. made a motion for continuance for Site Plan Review for 25-45 Garvey St until the meeting on Tuesday, April 28, 2020. M. O'Conner seconded the motion and all members were in favor.

3. Site Plan Review - 166-172 School St / 4-6 Norwood St

Mr. O'Brien read an email from the applicant to the Board requesting a continuance until the June 8, 2020 Planning Board meeting.

L. Pizzano, Jr. made a motion for continuance for Site Plan Review for 166-172 School St/4-6 Norwood St until the meeting on June 8, 2020. M. O'Conner seconded the motion and all members were in favor.

4. Site Plan Review – 983 Broadway

Mr. O'Brien read the public notice to the Board.

David O'Neil is representing the developer REX-E LLC with the owner/developer Shareef Abuzara, with Peter Sandorse and Hayes Engineering as the team. Mr. O'Neil mentioned the location as a property that was formerly a Little Caesar's pizza and other various sit-down restaurants. The applicant is proposing a 9-unit residential complex with 9 on-site parking spaces with information about lighting and the site plan with a breakdown of architectural viewings.

Mr. O'Neil provided details about the site plan and upgrades as made to the site as part of this proposal with curb cuts beings changed and landscaping included. The applicant's architect has provided information about how the materials match up with the form of the neighborhood and Planning Board Design Standards. The architectural plans additionally provide details of hallway and unit layout. Mr. O'Neil stated the traffic would be less than what a commercial proposal would be for the site. They have held neighborhood meetings as well. The developer has experience with residential projects as well and will continue to owner/manage the project.

The applicant will be requesting waivers from zoning for side-setbacks and rear-yard setbacks as well as parking relief as the site as the project requires 2 spaces per unit compared to the 1 parking space unit provided.

Leo Pizzano stated the proposal in the print version is different than was is being presented to the Board. Shareef stated there has been changes made to the Plan. Mr. Pizzano stated that the design is very plain for an entry point site into the City. 302 Broadway is an example of a project where there was a featuring of more brick. The roof line is plain as well. It should

be a better design detail for being a gateway into the City. The applicant stated they can make the changes. Mr. Santorse can provide those additional details to the architectural.

Mr. Mastrocola asked if there would be any street trees as part of the project. Peter Ogren stated it'd be difficult for the right-of-way

Mr. D'Angelo asked if the mechanicals were included as part of the proposal. Mr. Pizzano agreed with the question and anticipated that after a re-design that the applicant will provide mechanical information at the next meeting. Mr. O'Neil stated all the venting is through the roof.

Mr. Mastrocola asked if these would be AirBnb properties. Mr. O'Neil stated they would no, as well as they would not issue on-street parking stickers for the site.

Mr. O'Brien stated as part of his Staff Report that he had some questions regarding closing the curb cut on Broadway with new vertical granite curbing as well making sure that the applicant provides curbing on the interior of the site as well as relocating the handicapped space. Mr. Ogren stated that they can make those changes.

Mr. Cafasso opened the meeting to the public. There were no public comment. The public comment will remain open.

L. Pizzano, Jr. made a motion for continuance for Site Plan Review for 25-45 Garvey St until the meeting on Tuesday, April 28, 2020. M. O'Conner seconded the motion and all members were in favor.

5. **Site Plan Review Waiver Request – 810 Broadway**

Mr. O'Brien stated that the applicant is looking for a Waiver of Site Plan Review for a conversion for a 3-family and office to a 4-family. Allen Lemos is the applicant and explained that he is looking to convert the mixed-use building to add additional unit to the house which existed from a previous zoning decision. He presented architectural plans as part of the proposal and wants to market the building to young professionals.

Leo Pizzano asked about the current unit layout of the house. Mr. Lemo stated there will be 2 units on the first floor, a 2-bedroom on the second floor, and studio in the basement.

Chairman Cafasso asked if parking stickers would be allowed for the site.

L. Pizzano, Jr. made a motion to approve the Site Plan Review Waiver for 810 Broadway. M. O'Conner seconded the motion and all members were in favor. Shayane Rangel abstained from voting, James Tarr replaced her in the voting.

III. Other Business:

Paul Delorey provided the Board an ANR plan for 14 Harding Ave. Mr. Delorey provided some details that the plan were from an older plan, that after the variance approval, they are seeking to comply with the boundaries of that variance approval. L. Pizzano, Jr. made a

motion to approve the ANR Plan and seconded by M. O’Conner. The Board (5-0) voted to approve the ANR plan and to allow Tony Sousa to sign the mylar on behalf of the Board

IV. Meeting Minutes

The meeting minutes from the last meeting were not completed and will be pushed to the next meeting..

V. Staff Communication

Mr. O’Brien hopes that all video complications can be resolved at the next scheduled meeting.

VI. Next Meeting: April 28, 2020

VII. 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 9:12 pm.

Approved by Planning Board: _____ 4.28.20 _____

Signatures:
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Frederick Cafasso 4/29/2020
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Frederick Cafasso
Chairman
Everett Planning Board

DocuSigned by:
Shane O'Brien 4/29/2020
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Shane O’Brien
Land Use Planner
Department of Planning and Development

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