

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 28, 2020 Held on Zoom Conference Call

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

- I. **Roll Call of Members:** Chairman Frederick Cafasso, Leo Pizzano, Jr., Michael O'Connor, George D'Angelo, Shayane Rangel, Philip Mastrocola (alternate), and James Tarr (alternate) were present.

Representing the Planning Department: Jeannie Vitukevich, Shane O'Brien, Director, Tony Sousa and Jonathan Silverstein, legal counsel from Kopelman and Paige were present. The meeting was called to order at 7:10 pm.

II. Public Hearing:

Old Business: (continued)

1. Site Plan Review - 35- 45 Garvey St.

S. O'Brien welcomed everyone to the Public Meeting and explained that Kevin Dorgan would be broadcasting live and the members of the Public can view it on facebook live and will be able to call in for outside comment S. O'Brien told the board that the above site plan review is continued from the last meeting.

Peter Bartash asked the board if they all read the decision and if anyone had any questions.

80:11 A 23 MAY 2020
EVERETT MA
CITY OFFICE

Fred Cafasso asked if any questions and Leo asked if all the departments agree with the decision language. Shane replied, yes, we worked with Robin from KP Law and all the departments. Jonathan Silverstein who was filling in for Robin said there wasn't any issues.

F. Cafasso asked if any Public would like to respond and Shane said no one was on facebook live. Shane told Fred they could close the Public Hearing.

L. Pizzano, Jr. made a motion to close the Public Hearing, M. O'Connor seconded the motion and all members were in favor. Motion carried 5-0-0.

F. Cafasso asked Jonathan for his opinion on the decision and he told the board, you have the draft decision language that Robin, the Planning department and Capital Hall are in agreement with. It looks ok to me, just include the decision in your motion.

L. Pizzano, Jr. made a motion with favorable action with the decision, conditions and department comments for Site Plan Review at 35-45 Garvey Street, M. O'Connor seconded the motion and all members were in favor. Motion carried 5-0-0.

2. Inclusionary Zoning – 35-45 Garvey St.

P. Bartash told the Board that we met with the Planning staff and have agreed to the inclusionary zoning requirement.

L. Pizzano, Jr. asked Peter how many apartments will be inclusionary and he replied that 30 units would be, which is 5% of 591 units.

F. Cafasso asked if any Public comment and Shane said no one was on facebook live.

L. Pizzano, Jr. made a motion to close the Public Hearing for 35-45 Garvey St. M. O'Connor seconded the motion and all members were in favor. Motion carried 5-0-0.

F. Cafasso asked if the Board had any questions. Shane expressed to the Board that the Planning Department and himself are comfortable with it.

L. Pizzano, Jr. made a motion in favorable action for the Inclusionary Zoning for 35-45 Garvey St. M. O'Connor seconded the motion and all members were in favor.
Motion carried 5-0-0.

3. **Site Plan Review - 983 Broadway**

S. O'Brien read the Leagal Notice for 983 Broadway and David O'Neil was here to review and answer any questions.

D. O'Neil representing for the applicant along with Peter Sandorse and Sheriff Abuzahra. We were here a couple weeks ago and gave our presentation. We were

continued until tonight and would like to go over the issues the Board had at the last meeting. David went over the powerpoint showing the present and the proposed 9 units. Then he turned it over to the Architect, Peter Sandorse, who grew up in Everett.

P. Sandorse reviewed on a powerpoint, the brick veneer on the first floor, which allowed it to protrude 6 inches forward all around the building. I think this brings some detail to the building that Leo was looking for. The side elevation is visual with the windows. It gives it a classic urban look.

D. O'Neil expressed that someone mentioned putting a handicap spot from space 2 to 3 and Peter said I think if someone has a handicap van this works best leaving it at space 3.

S. O'Brien said, it was me that mentioned it but I am comfortable with a van dropping off and the handicap space where you have it. The curb cut is fine.

D. O'Neil said I believe we answered all the Board's issues, but if any questions we will answer them.

L. Pizzano, Jr. told Mr. Sandorse I think this is a much better looking building and thank you for that.

P. Mastrocola asked what they are using for waste, are you using the City's receptacles or a dumpster.

P. Sandorse responded, we met with the neighborhood and they didn't want a dumpster, so it will be picked up by the city's trash and recycling. Sheriff will maintain it and make sure that it is handled. No overflow and it will be hidden in the large basement.

L. Pizzano, Jr., where there is no elevator, will all mechanicals be hidden and Peter responded, yes.

S. O'Brien recommended to open for public comment.

F. Cafasso asked if any public comment, Shane opened Facebook live and no comments.

S. O'Brien recommended for the applicant to provide an updated plan before the board endorses it and they agreed.

G. D'Angelo abstained from all motions regarding 983 Broadway, therefore, James Tarr voted in his place.

L. Pizzano, Jr. made a motion to close the Public Hearing for 983 Broadway. M. O'Connor seconded the motion. Motion carried 5-0-1.

S. O'Brien asked David to review with the Board the relief he is asking for at the Board of Appeals.

D. O'Neil explained to the board that we are asking for relief on 3 matters. The frontyard set back, because we have less than 10ft required. The Corner lot is 7ft set back and the parking. We are providing 9 parking spots. 1 per unit, not the 2 that is required. The building is 10 steps from Public Transportation, the Rte.99 Bus lane.

S. O'Brien expressed that he would like them to include in the updated site plan the curbcut and landscaping and they agreed.

L. Pizzano, Jr. made a motion with favorable action for the 3 matters of relief the applicant is asking of the ZBA. M. O'Connor seconded the motion. All members were in favor. Motion carried 5-0-0.

L. Pizzano Jr. made a motion with favorable action for Site Plan Review with conditions and recommendations of all departments for 983 Broadway. M. O'Connor seconded the motion and all members were in favor. Motion carried 5-0-0.

II. Other Business:

4. **Minor Modification to Previously Approval Site Plan-1A and 1B Charlton St: Hendersonville Substation-**

Shane explained to the Board that a couple of months ago the Board signed off on these plans and the applicant is looking for minor landscape changes. Josh lee Smith, outside council for National Grid and New England Power will go over what they are looking to do. Pam Shadley and her team is here tonight also to answer any questions.

J. Lee Smith explained to the Board that they are seeking minor modification in connection with the electric substation that is surrounded by the MBTA and the Boston Harbor Encore building. In May 2019 we came back for a minor modification on the landscape of the Easterly side requested by Encore for a Battery back up and now we are here for a second modification. They came on to a couple of utilities with the water main line encumbering the property.

L. Pizzano, Jr. asked wasn't it originally inside the masonry wall and it muffled the sound and now it will be outside. Will we hear noise now from the transformers and Josh Lee said no, this transformer does not fall into any DEP noise regulations. Leo replied, so the noise level will be sufficient and not bother anyone and Josh Lee said yes. Shane expressed that it can be monitored.

L. Pizzano, Jr. made a favorable motion to approve the Minor Modification for the Site Plan for 1A and 1B Charlton St. M' O'Connor seconded the motion and all members were in favor. Motion carried 5-0-0.

5. Project Update and Progress Report- 1760 Revere Beach Parkway – (The Pioneer)

S. O'Brien read the progress report to the Board and David O'Neil reviewed it.

D. O'Neil said it is hard to show this Pioneer Project when we reduce this plan, it doesn't do it justice. It is a great addition to our city and I know a lot of you have seen the building. Andy Montelli, John Mcfadyen, John Gardner and John Shipe are all here tonight and the project is done. Along the way there were changes and improvements. Building the Pioneer has been a collaborate process of all the departments, the neighbors and the fantastic work input from the Inspectional Service department. We have filed a final Asbuilt Plan Design and with that final Certificate of Occupancy with the Building Commisionor. The plan was originally approved on February 20th and revised on April 2nd. We are looking for the Board to approve the Final Revised Plan

This project is really driving other projects to the neighborhood and the project is completed. We had a walk thru with the Planning Staff and Building department and David reviewed what were flagged at the site visit theyhad last month before the Corona Virus. The Pioneer is in a highly Industrial area and has really transformed the area. It is a fantastic contribution to our city. It is a first rate project. We are here if the board has any questions.

S. O'Brien told the Board that Tony, Jim Soper and I did the walk thru on February 26th and it is a beautiful site and we are glad to see the applicant followed thru with the items that we flagged.

L. Pizzano, Jr. said I would like to thank Mr. Montelli, we appreciate everything you have done with this great project and this is the second great project the first one was the Charlston lofts and Andy Montelli said thank you, and he appreciates it.

F. Cafasso said the walk thru and the grand opening was wonderful. What a great job you and your team has done.

M. O'Connor asked what percentage was occupied and Andy said it is 93% filled. 400 people live there now and the Common Ground is on the first floor.

D. O'Neil asked the chairman I don't know if the Board needs to vote and A. Montelli said I think we should have a vote. This way we know if it meets their approval and the Planning board can sign off.

L. Pizzano, Jr. made a motion with favorable action to except the Asbuilt Plans for 1760 Revere Beach Parkway. M. O'Connor seconded the motion and all members were in favor. Motion carried 5-0-0.

III. Meeting Minutes

L. Pizzano, Jr. made a motion to except the meeting minutes from March 9th and April 14th. M. O'Connor seconded the motion and all members were in favor.

IV. Staff Communication

None

V. Next Meeting: Tuesday, May 12, 2020

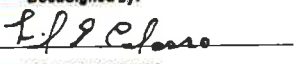
VI. Adjourn


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 8:30 pm.

Approved by Planning Board: _____ May 27, 2020

Signatures:

DocuSigned by:

8931CC83D8F443C...
Frederick Cafasso
Chairman
Everett Planning Board

DocuSigned by:

CF09F768F75F486...
Shane O'Brien
Land Use Planner
Department of Planning and Development

2020 JUN 23 11:08
CITY OF EVERETT
PLANNING BOARD