

## Minutes for Board of Appeals

### Call to Order

**Time/date:** June 1, 2020 at 7:00 p.m.      Tape on File

**Place:** Zoom Conference

Posted in accordance with the provisions of Mass. General Laws Chapter 30A - Sections 18-25

### Attendees

Mary Gerace, Chairman  
Michael Dantone  
John Frasier  
Roger Thistle  
Paul Colameta

on June 4, 2020 at 9:50  
Attest: [Signature]

\_\_\_\_\_  
City Clerk

2020 JUN - 11 A 9:50

RECEIVED  
CITY CLERK'S OFFICE  
EVERETT, MA

### Approval of Minutes

Date of meeting: May 18, 2020

The rules for the meeting were explained by the Chairperson Mary Gerace.

### Minutes of the Meeting

#### **1. Petition # 2471: 65 Norman Street, Everett, MA 02149**

**Daniel Lee**

**Lennar Multifamily Communities, LLC - Special Permit /Variance**

In the application filed with the City of Everett on May 7, 2020, Applicant, Daniel Lee /Lennar Multifamily Communities, LLC, 99 Summer St., Suite 701, Boston MA 02110.

The applicant proposes Remove all existing structures and construct a new building with 396 residential apartments and up to 1500 sf of commercial space. The apartment community is proposed to consist of four stories of wood frame over two stories of podium style parking. The property is within the Riverfront Overlay zoning district containing 246,663 sf (5.66 acres). The Project will provide approximately 500 parking spaces and, if the reserve parking area is constructed, up to 545 parking spaces. Plans and documents submitted as follows:

Attorney David O'Neil opened the meeting speaking about the project at 65 Norman Street, he went through the project introduction, the sit overview, the architectural overview and the zoning relief overview.

The Chairwoman Mary Gerace read letters from the following businesses and people in favor of this project.

Night shift Brewing 87 Santilli Hwy, Everett, MA 02149

Gerald Berberian

Gregory Berberian

Norman Way. LLC

Everett Place, LLC

Commercial Investors, LLC

Investments Real Estate, LLC

Norman Street Realty. LLC

Tileston Place, LLC

Dead Stream Properties, LLC

William St. Investments, LLC

Williams Place, LLC

Everett Industrial Condo Trust

Et al

Bone Up Brewing Company 38 Norman Street, Everett, MA 02149

JOSEPH W, McGonagle State Representative

Chairwoman Mary Gerace explained that the public forum will remain open until the June 15, 2020 meeting via Zoom Conference participation.

**Spoke in Favor:** Michael McGlaughlin 9 Baldwin Place, Everett, MA 02149

Michael McGlaughlin if there was a neighborhood meeting for this project. Atty David O'Neil answered that he reached out to the City Council a year ago and had overwhelming response, he also had five planning board meetings and the support for the public was over whelming.

**Questions asked by the Board:**

Michael Dantone asked how many bedroom units there will be Alice Anderson explained there will be 81 Studios 181 one bedroom, and 134 two bedrooms.

Michael Dantone also stated that a condition be made about no residential parking stickers and it should be stated in the lease.

Michael Dantone asked if there actually was a neighborhood meeting, Atty. O'Neil answered that they knocked on doors reached out to abutter's spoken to public newspapers and also spoke to chamber of commerce.

**A motion was made to continue this meeting for June 15, 2020 via Zoom Conference at 7:00 p.m. by Michael Dantone and was seconded by Roger Thistle.**

**The Board voted unanimously 5-0 to continue for June 15, 2020**

Adjournment 9:30 p.m. Tape is on File