

Zoning Board of Appeals

1st and 3rd of the Month Meeting Minutes

Location: Via Zoom Conference Call

June 15, 2020

Members Present: Mary Gerace, Michael Dantone, Roger Thistle, Paul Colameta, John Frasier

Minutes Taken By: Roberta Suppa Clerk for ZBA

Motion to Open Meeting 7:00 PM

- Motion made by: Michael Dantone
- Seconded by: John Frasier
- All in Favor – None Opposed
- Motion Carried

Motion to Accept Minutes from June 1, 2020 Meeting

- Motion made by: Michael Dantone
- Seconded by: Roger Thistle
- All in Favor – None Opposed
- Motion Carried

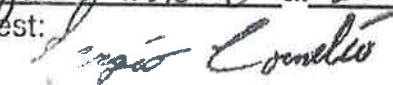
The rules for the meeting were explained by the Chairperson Mary Gerace.

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

Minutes of the Meeting:

Motion to take Petition # 2470 off the table

- Motion made by: Michael Dantone
- Seconded by: John Frasier
- All in Favor - None Opposed
- Motion Carried

on June 17, 2020 at 2:21
Attest: 

City Clerk

RECEIVED
CITY CLERK'S OFFICE
EVERETT, MA
2020 JUN 17 P 2:21

1. **Petition # 2470: 302 Broadway. Everett, MA 02149 ----- Variance**
Mr. Eric Kenworthy 49 Marmion Rd., Melrose MA 02176

Applicant currently has a building permit # B-19-668 to construct a ten (10) unit residential structure containing fifteen (15) parking spaces at the above-mentioned property. The Board of Appeals issued a parking variance on June 5, 2017, allowing for the shortage of five (5) parking spaces. Applicant now seeks to increase the residential unit count to fifteen (15) without change to the existing structure dimensions, while providing fifteen (15) parking spaces.

Spoke in Favor: Michael McLaughlin

Spoke Against: None

The Chairman Mary Gerace explained that the public part of this meeting is over and they were only taken questions from the petitioner. The board went over the decision with the petitioner and the conditions for this petition are as follow:

Questions asked by the Board:

- **Michael Dantone asked who is responsible for the signs and the arrows on the property for the no left turn.
Attorney Rossi told the board it was the Developers responsibility.**

Favorable Motion Made by: Michael Dantone

Seconded by: Roger Thistle

The Vote: Mary Gerace Yes, Michael Dantone Yes, Roger Thistle Yes, Paul Colamenta No, John Frasier Yes.

Motion Carried: 4 in Favor 1 Opposed

Motion to take Petition # 2471 off the table

- **Motion made by: Michael Dantone**
- **Seconded by: John Frasier**
- **All in Favor - None Opposed**
- **Motion Carried**

**2. Petition #2471: 65 Norman Street, Everett, MA 02149 --- Special Permit & Variance
Lennar Multifamily Communities, LLC 99 Summer St., Suite 701, Boston, MA 02110**

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:

1. Application for building permit;
2. Applications for sign permits (one for each building sign and one for the monument sign);
3. Civil Plans prepared by Bohler dated March 13, 2020 (Sheets C-1 to C-2);
4. Setback Exhibits prepared by Bohler dated March 13, 2020 (Sheets EXH-1 to EXH-2);
5. Architectural Plans prepared by The Architectural Team dated March 10, 2020 (Sheets T0.01 to A5.01); and
6. Landscaping Plans prepared by Verdant Landscape Architecture dated March 10, 2020 (Sheet L1); and
7. Signage Plans prepared by Natural Graphics Inc. dated March 12, 2020 (Sheets 01 to 04).

Spoke in Favor: Tom Philbin

Michael McLaughlin 9 Baldwin Court, Everett, MA 02149

Spoke Against: None

The Chairman Mary Gerace explained that the public part of this meeting is over and they were only taken questions from the petitioner. The board went over the decision with the petitioner and the conditions for this petition are as follow:

Questions asked by the Board

- Mary Gerace asked if they could agree to put sidewalks on the easement so they could have more greenery around the property.

Attorney O'Neil answered they will make the walkways 5FT so they would have opportunities for potted trees, he did want to say if they could if they had no room.

- Mary Gerace asked if they could put 6ft sidewalk,
Attorney O'Neil answered the easement it not ours, like any sidewalks there are opportunities to make greenery.

- Mary Gerace can public use walkway for passage?

Attorney O'Neil answered it is an open walkway for the public and all tie in with city sidewalks. There will be no do not enter signs on the property, there will be lights to light up the walkways they want this project to be a part of the community.

- Michael Dantone asked will there be repairs to the structure.
Attorney O'Neil answered they will be fixing all the storm drains and will be done by DPW.
Steve Martarno also said that they will be repairs to pipes on the property and city sewer will be inspected.
- Michael Dantone asked if there will be work to the covert? Michael McLaughin said there has been many conversations on this matter and they will be fixing all the prombles.

Favorable Motion Made by: Michael Dantone

Seconded by: Paul Colameta

The Vote: Mary Gerace Yes, Michael Dantone Yes, Roger Thistle Yes, Paul Colamenta Yes, John Frasier Yes.

Motion Carried: 5 in Favor 0 Opposed

Motion to take Petition # 2472 and 2473 off the table and vote on these two petitions together

- **Motion made by: Michael Dantone**
 - **Seconded by: Roger Thistle**
 - **All in Favor - None Opposed**
 - **Motion Carried**
 -
3. **Petition # 2472 and Petition # 2473 100 Garland Street and 103 Garland Street, Everett, Ma 02149**
Cambridge Health Alliance, 10 Presidents Landing, Medford MA 02155

The applicant proposes to install one wall sign 152" x 48" mounted near the upper level of the Parking Garage located on the building at the address listed above. The building is located in the Dwelling District which does not allow for the Parking Structure and it was granted a variance in October 1976

The applicant proposes to install free standing sign 48" wide and 11 feet in height, at the corner of the lot at the address listed above which is located in the Dwelling District. The property is use as a Hospital which is an allowed use in the Dwelling District per section 4 Dwelling Districts A Uses, line 7. But the sign is not permitted in this zoning district.

Spoke in Favor: Michael McLaughlin 9 Baldwin Court, Everett, MA 02149

Spoke Against: None

The Chairman Mary Gerace explained that the public part of this meeting is over and they were only taken questions from the petitioner. The board went over the decision with the petitioner and the conditions for this petition are as follow:

Favorable Motion Made by: Michael Dantone

Seconded by: Roger Thistle

The Vote: Mary Gerace Yes, Michael Dantone Yes, Roger Thistle Yes, Paul Colamenta Yes, John Frasier Yes.

Motion Carried: 5 in Favor 0 Opposed

Motion Made: Michael Dantone to adjourned meeting

Seconded Made: Roger Thistle

Adjourned: 8:16