

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

Frederick Cafasso - *Chairman*
Jeannie Vitukevich - *Clerk*



Speaker George Keveryan Room
3rd Floor-City Hall

**Notice is Hereby Given there will be a Meeting of the
Everett Planning Board on
Monday, January 11, 2021 at 7:00 pm
Planning Board Agenda**

AGENDA FOR REMOTE PARTICIPATION MEETING

In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Everett Planning Board shall be meeting remotely until further notice. The audioconferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the City's website. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the city's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the City and City Clerk's websites. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

For this meeting, members of the public who wish to watch, listen or provide comment during the meeting may do so in the following manner:

The Meeting Will Be Live to View at 7:00pm on YouTube

<https://www.youtube.com/channel/UCdwaOnTb-geJaekx02IH54Q>

Public Participation will be allowed only with dialing a toll-free phone number at +1 646 558 8656 to participate in the meeting. When prompted, enter meeting ID # "984 0695 1914" and then follow the instructions to join the meeting.

For Applicants, Representatives, and Planning Board Members, please follow this link or enter it into your browser to join the meeting: <https://ci-everett-ma.zoom.us/j/93253551501>

Follow this link or enter it into your web browser to open the Zoom website at <https://zoom.us/join>. Enter meeting ID # "984 0695 1914" as directed on the webpage and click "Join". Follow the on-screen instructions to join the meeting.

The Zoom meeting room will be opened at 6:30pm. During portions of the meeting in which public comment is permitted, members of the public may call into the meeting at the above number. Members of the public can, alternatively, email his/her question before the start of the meeting to matt.lattanzi@ci.everett.ma.us

All Planning Board Agenda Items are available to view at: <http://www.cityofeverett.com/449/Planning-Board>

Any questions/comments about the Planning Board agenda or process of accessing agenda items, meeting minutes, ZOOM platform, previously recorded meetings, and public participation process, please contact Planning Board Administrator, Matt Lattanzi: matt.lattanzi@ci.everett.ma.us

I. Roll Call of Members

II. Old Business

- 1. Site Plan Review – Second & Vine St.** – Proposal to demolish the existing structures on the Premises located at 12 & 24 Vine Street and 337-349 Second Street, Everett, Massachusetts and to construct a new 6-story building with 320 residential units, of which 16 units are proposed to be affordable, with approximately 4,000 sf of ground-floor retail space along with a parking garage. The Premises is bounded by Second Street, Boston Street, Vine Street, and Third Street and is designated by the Assessor’s Department as Parcel Nos. K05-000067, K05-000068 & K05-000176 and is located in the Commercial Triangle Economic Development District.
(Continued from October 13, 2020)
- 2. Site Plan Review and Dimensional Special Permits – 1690 Revere Beach Parkway** – Proposal to build 800 transit-oriented development residential units with 15,000 sq. feet of commercial space (5,000 sq. feet located in Chelsea) with three of the buildings in Everett and one in Chelsea as shown on plans entitled “Proposed Site Documents for Grossman Companies, Inc., Proposed Mixed-Use Development” (the “Site Plan”) on a parcel shown on the Site Plan, being a parcel of land referenced by Assessor’s Department as K0-04-000084 located in the Commercial Triangle Economic Development District.
(Continued from November 10, 2020)
- 3. Site Plan Review – 34 Market Street** – Proposal for the redevelopment of the parcel, including the demolition of an existing 69,200 sq. foot warehouse and the construction of a one-story, 221,800 sq. foot last-mile distribution warehouse located at 34 Market St. that being a parcel of land referenced by Assessor’s Department as H0-17-000076.
(Continued from November 10, 2020)
- 4. Site Plan Review – 48 Nichols St.** – Proposal for redevelopment, including the demolition of an existing single-family house and the construction of a new three-story six unit residential building located at 48 Nichols St. that being a parcel of land referenced by Assessor’s Department as M0-08-000178.
(Continued from November 10, 2020)
- 5. Zoning Amendment – Transportation Demand Management** – In accordance with the provisions of Section 17 of the Zoning Ordinance of the City of Everett, the City Council hereby proposes to amend the City’s Zoning Ordinance by creating a new Section 34, “Transportation Demand Management (TDM)”. The purpose of the Amendment is to create a new Section 34 of the City’s Zoning Ordinance relating to Transportation Demand Management (TDM) and make related changes to the existing Zoning Ordinance. Requiring TDM participation is intended to prevent, reduce, and mitigate the impacts of development on the City’s transportation system, neighborhood livability, safety, and the environment. TDM services provide residents, employees, and visitors with information and incentives to reduce drive-alone vehicle travel to achieve the City’s transportation goals. The proposed new Section 34 includes a description of its purpose; definitions; applicability requirements; substantive and procedural requirements; TDM program requirements; occupancy, monitoring and review requirements and compliance and enforcement provisions.

In addition, the Amendment proposes to amend the Zoning Ordinance as follows:

- Add to Section 17 a new subsection W: “Any proposed site plan or change of use that would not meet the off-street parking requirements of Section 17.A.2 through 13 will be subject to the requirements of Section 34.”
- Strike the word ‘minimum’ from Section 30.G.2.c
- Add a new Section 30.G.2.f: “Any proposed site plan or change of use that would not meet the off-street parking requirements of Section 30.G.1 will be subject to the requirements of Section 34.”

(Continued from November 10, 2020)

III. New Business

- 1. Site Plan Review & Special Permit – 141-151 Bow Street** – Proposal to convert portion of an existing structure into six (6) residential apartment units. The property at 141-151 Bow Street, Everett, Massachusetts, is a parcel located in the Lower Broadway Multi-Family Residential (LB-MFR) District that is currently occupied by two industrial buildings. The Applicant, DAG Realty Trust, proposes to convert the second floor of the existing structure located at 151 Bow Street containing 5,625 sf. from a vacant space into six (6) residential apartments. The 6 units will be comprised of four 2-bedroom, and two 1-bedroom units and the interior of the building will be completely renovated as part of the proposal. The Premises is approximately 57,425 sf. and is currently home to four commercial tenants, is designated as Assessor’s Parcel No. H0-03-000046.
- 2. Informal Project Update – 596-602 Broadway** – John Tocco to provide the Planning Board with an informal update for the project located at 596-602 Broadway.

IV. Meeting Minutes –

V. Staff Communications –

VI. Next Meeting: *Monday, January 25, 2021*

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be also brought up for discussion to the extent permitted by law.