

# City of Everett

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

Frederick Cafasso-*Chairman*  
Nancy Koury  
Anthony Medeiros  
Michael O'Connor  
Leo Pizzano, Jr.



Speaker George Keverian Room  
3<sup>rd</sup> Floor-City Hall

Jeannie Vitukevich - Clerk

## Planning Board Agenda April 9, 2018 at 7:00 pm Keverian Room, 3<sup>rd</sup> Floor

### I. Roll Call of Members II. Public Hearing

#### 1. Site Plan – (Section 19) – 6 & 16 Laurel Street – Applicant – Jeremy Seeger

The Board will conduct a public hearing regarding properties at 6 & 16 Laurel Street to consider the proposal to demolish the existing structures and reconstruct a 120' x 63' multi-family dwelling containing twenty-six (26) units, surface parking for forty-five (45) vehicles, storm water infrastructure upgrades and landscaping and other similar site work at said location and referenced by the Assessor's Department as Map E0-05- Parcel 000134 and E0-05-000136. The property is located in the Riverfront Overlay District. *This matter is continued from March 12, 2018.*

#### 2. Special Permit 6-16 Laurel Street - Applicant – Jeremy Seeger

The Board will conduct a public hearing regarding properties at 6 & 16 Laurel Street, Everett, MA. The proposal is to demolish two existing buildings and then construct a twenty-six (26) unit multifamily dwelling; four (4) of which will be deed-restricted permanently Affordable Housing units. The property is located and referenced by the Assessor's Department as Map E0-05- Parcel 000134 and E0-05-000136 and is located in the Riverfront Overlay District. *This matter is continued from March 12, 2018.*

#### 3. Site Plan (Section 19) & Stormwater Permit – 787 Broadway – The Neighborhood Devel.

The Board will conduct a public hearing regarding property at 787 Broadway to consider the proposal to demolish the existing St. Therese Church and Parish Center and other vacant single-family buildings and then reconstruct 170' x 64' senior housing and medical office and clinic containing seventy-seven (77) senior rental apartment units, 6,684 square feet for the medical office and clinic, and six (6) three-bedroom condominium units, surface parking for fifty-eight (58) vehicles, storm water infrastructure upgrades and landscaping and other similar site work at said location and referenced by the Assessor's Department as Maps N0-05- Parcel 000249, N0-05- Parcel 000250, N0-05- Parcel 000251, N0-05- Parcel 000253, N0-05- Parcel 000257 and N0-05- Parcel 000269. The combined properties are located in the Dwelling District. *This matter is continued from March 12, 2018.*

Please contact the Department of Planning and Development with any questions or concerns at 617-394-2245

Posted in Accordance with the Provisions of M.G.L. Chapter 30A – Sections 18-25

On

April 5, 2018

Jeannie Vitukevich

4. Special Permit (Section 32) – 787 Broadway – Appl. – The Neighborhood Development  
The Board will conduct a public hearing regarding property at 787 Broadway, Everett, MA. The proposal includes to demolish the existing St. Therese Church and Parish Center and other vacant single-family buildings and then reconstruct 170' x 64' senior housing and medical office and clinic containing seventy-seven (77) senior rental apartment units, 6,684 square feet for the medical office and clinic, and six (6) three-bedroom condominium units; all eighty-three (83) residential units will be deed-restricted permanently Affordable Housing units for a range of 60 – 120% of Area Median Income (AMI). *This matter is continued from March 12, 2018.*
5. Definitive Subdivision - 48-50 Tappan Street – Applicant - Sandra Occhiolino  
The Board will conduct a public hearing regarding property at 48-50 Tappan Street to consider the proposal to subdivide one lot into two without proper frontage and area along Tappan Street to access two residential lots; lot 1 having an area of 0.099 acres +/- and Lot 2 having an area of 0.122 acres +/- at said location and referenced by the Assessor's Department as Map C0-02- Parcel 000058. The property is located in the Dwelling District.
6. Site Plan (Section 19) & Special Permit – 99 Bow Street – Applicant – DAG Realty  
The Board will conduct a public hearing to consider the proposal to construct two-story 36' x 26' convenience store at said location and referenced by the Assessor's Department as Map H0-05- Parcel 000158 and is located in the Employment Sub-District of the Lower Broadway Economic Development District. *This matter is continued from March 26, 2018.*
7. Site Plan (Section 19) – 15 Victoria Street a.k.a 427- 429 Broadway – Elements Cigar Lounge, LLC  
The Board will conduct a public hearing to consider the proposal to operate a retail sales / service establishment for the sale of tobacco and alcohol and other incidental site work at said location and referenced by the Assessor's Department as Map K0-01- Parcel 000004 and is located in the Business District. *This matter is continued from March 26, 2018.*

### III. New Business –

- Request to Endorse ANR – 2 Rivergreen Drive – 68 Tremont Street, LLC
- Request to Waive Site Plan Review – 170 Bradford Street – Mr. & Mrs. Alex Vidal c/o Jon Kennedy, Esq.
- Request to Waive Site Plan Review – 20 Hancock Street – Douglas Silveira & Deneir Rosa

### IV. Old Business -

### V. Meeting Minutes – March 12, 2018 & March 26, 2018

### VI. Director's Updates -

### VII. Next Meeting – Monday, April 23, 2018

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On

April 5, 2018

*Sergio Condeiro*

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