

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
3rd Floor-City Hall

Jeannie Vitukevich - Clerk

Planning Board Agenda
July 23, 2018 at 7:00 pm
Keverian Room, 3rd Floor

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I. Roll Call of Members
II. Public Hearing

1. Zoning Amendment – Temporary Community Parking - Lower Broadway Econ. Dev. District

The Board will conduct a public meeting on a proposed Amendment to the City of Everett Zoning Ordinance that the Everett City Council hereby amends Section 30 of the Zoning Ordinances, to allow by Special Permit temporary Parking Facilities to the Broadway Economic Development District. It is intended to add the definition of Temporary Community Parking Facilities to the Section 30 Lower Broadway Economic Development District -Temporary parking lots or structures that are available to the public provided that such use shall not exceed thirty six (36) months.

2. Site Plan Review – 39 Rover Street – NSTAR Electric Company d/b/a Eversource Energy

The Board will conduct a public hearing regarding property at 39 Rover Street to consider the proposal to remove of the existing ten-foot tall chain link fence surrounding the transmission facility (Substation 250) and the associated switchyards, and replacement with an improved fence in the same footprint. The proposed fence will be more opaque than the existing chain-link fence. The height of the proposed fence varies from ten (10') to twenty (20) feet as depicted on the enclosed Site Plan. A total of approximately 4,418 linear feet of fencing is proposed, with 2,751 linear feet in Everett and 1,667 linear feet in Boston, all to be conducted at said location and referenced by the Assessor's Department as Map H0-08-000001. The property is located in the Industrial District.

3. Site Plan Review – 170 Bradford Street – Reginald Santos

The Board will conduct a public hearing regarding the property at 170 Bradford Street to consider the proposal to renovate the existing two-family and construct 49' x 25' addition for a cumulative total of 6-unit multi-family dwelling with surface parking for twelve (12) vehicles, storm water infrastructure upgrades and landscaping and other similar site work at said location and referenced by the Assessor's Department as Map B0-06-000086. The property is located in the Dwelling District.

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 July 19, 2018

George Keverian

4. Zoning Amendment – Inclusionary Zoning

The Board will conduct a public meeting on a proposed zoning amendment to the City of Everett Zoning Ordinance will be hereby amended by amending Section 32 - inclusionary zoning for the purpose to encourage development of new housing that is affordable by incentivizing the percentages affordable to up to 200 units will require 10 percent affordability and over 200 units will require 5 percent affordability for low and moderate-income households. Affordable housing produced through this regulation shall be in compliance with the requirements set forth in G.L. c. 40B sect. 20-24 and other affordable housing programs developed by state, county and local governments.” *This matter is continued from June 25, 2018.*

III. New Business –

- Request for Site Plan Endorsement of 302 Broadway – Erik Kenworthy

IV. Old Business –**V. Meeting Minutes – June 25, 2018****VI. Director’s Updates -****VII. Next Meeting – Monday, August 20, 2018**

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On July 19, 2018

Sergio Conde