

# 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 August 20, 2018 at 7:00 pm Keverian Room, 3<sup>rd</sup> Floor

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2018 AUG 16 A 10:04

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

#### 1. 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. *This matter is continued from July 23, 2018.*

#### 2. 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 July 23, 2018.*

### III. New Business –

- Request for Endorsement of ANR – 347 Third Street - 347 Third Street Realty, LLC

### IV. Old Business –

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 August 16, 2018 at 10:04 a.m. *Sergio Cornelio*

- V. Meeting Minutes – July 23, 2018
- VI. Director’s Updates -
- VII. Next Meeting – Monday, September 10, 2018

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On August 16, 2018 at 10:04 AM Sergio Lomelí