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City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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



Speaker George Keverian Room
3rd Floor - City Hall
2nd & 4th Mondays
7:00 pm

Jeannie Vitukevich - Clerk

MINUTES Planning Board Meeting February 11, 2019

- I. **Roll Call of Members:** Frederick Cafasso, Nancy Koury, Anthony Medeiros, Michael O'Connor and Leo Pizzano, Jr. were present. The meeting was called to order at 7:05 pm.

Representing the Planning Department: Clerk Jeannie Vitukevich, Senior Planner Michael Vivaldi, Director Tony Sousa. Robin Stein and Jonathan Silverstein, both Counsel of KP Law.

II. Public Hearing

1. Everett Square Urban Revitalization Plan (URP) – BSC Group

Present in Interest – Jef Fasser, Vice President of Planning, BSC Group
Mayor Carlo DeMaria

J. Fasser explained he would like to clarify a few elements of the URP, such as the Phasing Plan, to the Board. He explained that the short-term actions will focus on the center of Everett Square. The Whittier School and the Parlin School will be long-term actions only if the City builds new schools, then these properties would transfer to the Everett Redevelopment Authority (ERA). The funding for implementation of the URP will likely come from a variety of sources including the City, grant programs, public private partnerships, the federal Opportunity Zone program, and the city's ability to apply for assistance through the Federal and State Housing Development Incentive Programs (HDIP).

L. Pizzano, Jr. expressed he would like the City to take appropriate actions to clean up Everett Square, remove the clutter and make aesthetic improvements for exterior facades of the buildings and thereby attract more business / people to the Square. I believe this will draw interest to the Square.

Mayor Carlo DeMaria expressed to the Board for why an Urban Renewal Plan is important to revitalizing Everett Square. Everett Square is in need of a 'revitalization' and if the vision is accomplished, these improvements will better Everett Square for all people of Everett. It will be

important for developers to know that an approved Urban Renewal Plan exists and they can be assured that the City is committed to the redevelopment through the Request For Proposals (RFP).

L. Pizzano, Jr. commented that there will be a lot of traffic from this type of development. He questioned if anyone has prepared a traffic study from the casino to Everett Square.

T. Sousa explained to the Board that this URP will give developers faith that the City is committed. Those developers that respond to the 'RFP' will know that the City is committed.

L. Pizzano, Jr. commented that if we vote tonight then it is more or less for us to put a RFP out; T. Sousa replied yes, an RFP will be prepared once the URP has been finalized through the Department of Housing & Community Development.

T. Sousa expressed to the Board the purpose of the vote tonight is meant to show that the URP has been prepared according to the long-term vision for Everett Square.

L. Pizzano made a motion to approve that the Everett Square Urban Revitalization Plan (URP) was prepared to be consistent with Everett's long-term planning goals for Everett Square. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

2. Site Plan – Rivergreen Drive – 68 Tremont Street, LLC

Present in Interest – Chris Gordon, President of Encore Development
Zoya Puri, Project Manager, Encore Development
John Tocco, Director of Municipal Government Affairs
Christine Breen, P.E., Encore Development
Michael Dryden, Project Engineer, Bohler Engineering
Richard Benevento, WorldTech Engineer, Peer Reviewer

C. Gordon explained the current status of the Site Plan application, explaining the applicant has received approval from the Everett ZBA for their Use variance. He went on to brief the Board that they received feedback for their new design and believed they have responded to all the comments from the peer review. C. Gordon explained the original purpose of the parking lot was intended for employee parking, but was amended during the course of the permit process and it will now be a community parking lot allowing public / residents to park for the first three (3) hours and then charged thereafter.

M. Dryden explained all the revisions to the Site Plan; the new Plan has a few less parking spaces. They incorporated a bus turn-out and added gated access at the three (3) entrances / exits driveways. Some minor landscape changes and some stormwater improvements.

L. Pizzano questioned the concerns expressed by Councilor McLaughlin that Prescott Street crossing; C. Gordon responded that they will replace the gate so it is operable, but they don't have a position if the gate is open or closed. There will be additional stop signs and it will be a raised crosswalk, now.

L. Pizzano raised some concerns regarding the traffic intersections of Main & Tileston Streets. R. Benevento responded to L. Pizzano concerns, explained that intersections which are poor Level of Service (LOS F) may be improved by adjusting the signal timing, but Encore needs to monitor the intersection and get the appropriate data for it. As for Santilli Circle, in terms of the operations, WorldTech Engineering did not review this portion of the roadway. C. Breen continued and responded to L. Pizzano, Encore is working with MADOT so that the timing of

the traffic signals are sequenced and weighted to give the most time to the heaviest traffic counts. The '*punch list*' is being completed at this time. Encore will relay his message to MA DOT.

Anthony Medeiros questioned if the vehicle ques can be reviewed for the lanes coming out of the Gateway Plaza entering the Santilli Circle, there are a lot of vehicles that are cheating the system by cutting across lanes and clogging the intersection. Encore will address this issue, too.

M. Vivaldi raised the issue that the Director of Engineering is still adamant about the removal of phosphorus levels. M. Dryden read the Applicability section of the Stormwater regulations. Encore Team is concerned that their project applies and believe they will not be responsible to meet this condition.

L. Pizzano made a motion to close the public hearing for Site Plan – Rivergreen Drive – 68 Tremont Street, LLC. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

3. Zoning Amendment – Dover Amendment – City of Everett

T. Sousa asked the Board to continue the public hearing until March 11, 2019, and therefore this time will allow staff to continue the conversations with the Building Commissioner who is out on medical leave.

L. Pizzano, Jr. made a motion to continue the Zoning Amendment – Dover Amendment until March 11, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

4. Zoning Amendment - Business District – City of Everett

T. Sousa asked the Board to continue until March 11, 2019, because he would like to review with Jim Soper who is out on medical leave.

L Pizzano, Jr. made a motion to continue the Zoning Amendment – Business District until March 11, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

III. Old Business - None.

IV. New Business –

V. Approval of Meeting Minutes -

The Planning Board tabled the meeting minutes of January 28, 20109 as the minutes were not completed. Motion made and approved.

VI. Director's Updates –

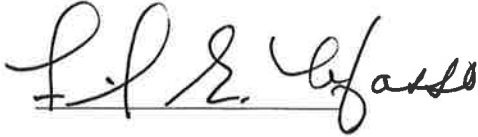
VII. Adjourn –

L. Pizzano made a motion to adjourn the Planning Board meeting. A. Medeiros seconded the motion and all members were in favor.

The Board made a motion to adjourn its meeting for February 11, 2019, it was so approved at 9:35 pm.

Approved by Planning Board: March 25, 2019

Signatures:



Fred Cafasso
Chairman
Everett Planning Board



Michael Vivaldi, AICP
Senior Planner
Department of Planning and Development

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