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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  
3<sup>rd</sup> Floor - City Hall  
2<sup>nd</sup> & 4<sup>th</sup> Mondays  
7:00 pm

Jeannie Vitukevich - Clerk

## MINUTES Planning Board Meeting Febraury 12, 2018

- I. **Roll call of Members:** Fred Cafasso, Leo Pizzano, Jr., Anthony Medeiros, and Michael O'Connor were present. Nancy Koury was absent.

**Department of Planning and Development staff present:** Jeannie Vitukevich and Michael Vivaldi were present.

**Meeting was called to order at:** 7:02 PM

### II. Public Hearing

#### 1. Site Plan (Section 19) & Special Permit - 99 Bow Street – Applicant – DAG Realty

Present in Interest – John McDermott, legal counsel for applicant

J. McDermott explained that they hired a housing consultant to prepare the Dept. of Housing & Community Development Affirmative Fair Housing Marketing materials known as the 'Regional Ready Program'. The 10-unit apartment building will be constructed within a year prior to occupancy, the builder's housing consultant will conduct the 'Housing Lottery' for the one (1) deed-restricted affordable unit. This 'Regiaonal Ready Rental Program' outlines how they will conduct the lottery and the timing and location of their advertisement in local papers.

M. Vivaldi introduced Lee Smith from K.P. Law, explaining he is here to support the Planning Board regarding this Special Permit matter. L. Smith explained to the Board that he reviewed the materials and it is all accurate and in order.

F. Cafasso asked the Board if they had any questions and there was none.

L. Pizzano, Jr. made a motion to close the public hearing for the Special Permit (Section 32) for 302 Broadway and prepare the decision at the February 26, 2018. A. Merdeiros seconded the motion and all were in favor.

### III. New Business

- Request to Endorse ANR – 3 Charlton Street – National Grid

Present in Interest – Joshua Lee Smith, Esq., of Bowditch & Dewey, LLP

J. Smith explained that they filed an application to subdivide a 106,790 square foot parcel into two (2) lots, creating a new lot with 26,859 square feet for the siting of the new electrical sub-station and then the lot with the Wynn Boston Harbor maintaining 79,931 square feet. The purpose of this ‘Plan’ is to subdivide Lot 6A shown on Plan 587 of 2017 into two (2) parcels 6C containing 26,859 s.f and 6D containing 79,931 s.f.

M. Vivaldi recommended endorsement of the ‘Plan of Land’. L. Pizzano, Jr. made a motion to endorse the Approval Not Required for 3 Charlton Street, Everett, MA dated April 27, 2017. A. Medeiros seconded the motion. Motion carried 4-0-0.

- Request to Waive Site Plan Review – 114 Harvard Street – David O’Neil

Present in Interest – David O’Neil, legal representative, DW Realty, LLC

D. O’Neil explained that his client received relief from Everett Zoning to convert and construct a two-story 33.25’ x 34.375’ residential addition to the existing residential structure so to create a 4 unit 2 bedroom building, with eight (8) off-street parking spaces. We are asking the Planning Board’s determination that Site Plan Review is not needed and thereby waive Site Plan Review.

F. Cafasso requested Jim Soper’s professional experience, J. Soper explained that 4 or more units does require Site Plan Review under Section 19, but the Planning Board can waive Site Plan Review if it deems appropriate.

D. O’Neil showed an illustration of the existing and proposed buildings. He explained that a fence will be tall and a slight retaining wall in the back to prevent the glare of the headlights. It is going to be attractive to the neighborhood and improvement.

L. Pizzano, Jr. questioned the intent of the 3<sup>rd</sup> floor space is empty and vacant and could be used for an additional bedroom. The owner explained that there will only be four 2-bedroom units. The owner explained they have not completely settled on the layout of the new structure, original building has the third floor attic space, so the unit that has the third floor in it can make a master bedroom on that floor and the first floor will have a bedroom.

L. Pizzano, Jr. made a motion to continue the request for Waiver of Site Plan to February 26, 2018 meeting for the proper floor layout of the third floor. A. Medeiros seconded the motion and all members were in favor to request more information prior to making a decision.

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

Present in Interest - Anthony Rossi, Esq., Representative, Rossi Law  
John McDermott, Esq., representative, Rossi Law  
Eric Bradanese, P.E., Engineering Alliance, Inc.  
Jai Khalsa, AIA, Khalsa Design

M. Vivaldi read the legal notice as published in the local newspaper. A. Rossi introduced his client and the development Team, and then passed the presentation to Jai Khalsa, the architect. J. Khalsa explained the location of the property as it is adjacent to the Northern Strand Bike Path and fronts on Laurel Street is a dead end street off of Tileston Street, proposing to demolish the existing buildings and

then construct a 26-unit multi-family building with 4 affordable units. J. Khalsa explained there will be no 'Light Trespass onto adjacent properties. There will be 45 parking spaces with a portion of the parking spaces reduced for 24 compact spaces. The lot area is 16,192 square feet, proposing 5-story architectural elevations show the exterior façade as cementitious panels with PVC trims and 3 different colored clapboard. The rear and side back will have a solid fence and the rear units will have decks and balconies looking over the bike path. There will be an elevator accessing each floor; there will be 22 two-bedroom units and 4 one-bedroom units. The ventilation for the top 2 floors will exit to the roof and the lower floors will exhaust to the side of the building. The top floor will be smaller and articulated as the building increases in height.

E. Bradanese introduced himself and then explained the Site grading, explaining they will maintain the existing grading through construction, the property is generally flat. In terms of the Stormwater, they are proposing to install underground infiltrators to provide sufficient volume to store a 25-year storm event, but then will not provide sufficient volume for a 100-year storm event and will likely surcharge to the surrounding areas, over flow to the 18" PVC pipe CDM Smith 15-foot drain easement at the northern end of the property and eventually the City system. In terms of the utilities, the building will connect to the City Sewer system through a 6" PVC pipe, floor drains will connect to gas trap and drain to the sewer system. The applicant is proposing a mixture of shrubs and arborvitae evergreen landscaping to screen the gas and electric meters.

L. Pizzano, Jr. questioned 'Why the electrical meters couldn't face the rear of the property in lieu of the facing forward and recommend bollards to protect the meters. E. Bradanese explained that this is the easiest accessible spot and the evergreens will surround the meters. I don't like the gas meters there. E. Bradanese said the applicant is willing to use bollards. T, Medeiros questioned about the trash and E. Bradanese responded that the trash will be wheeled out and a private company will pick it up. Is it handicap accessible? He answered, yes there are handicap parking spaces and elevators.

L. Pizzano, Jr. questioned the placement of the elevator override, it sticks out on top. J. Khalsa responded they may be able to place the elevator machine room on the first floor and bring the access to the roof without attaching any stairs. J. Khalsa added that an elevator machine room may be located in many places, through conversation with J. Soper, he agreed that a hatch opening will provide access to the roof and relocate the elevator machine room to the first floor.

On a different matter, L. Pizzano, Jr. said the building has no character you shouldn't use clapboard, he prefers to use brick facade, stonework with slate. There is no awning. He strongly recommended that the applicant change the 'look' of the building. J. Seeger said he agrees and we will change it. L. Pizzano, Jr. said a wrought iron fence would look nice and suggested there is a lot of neighbors down there you could ask their opinions. L. Pizzano, Jr. suggests an awning or a canopy in the front of the building, also suggested an enclosure for bicycle parking so to get the bikes protected from the weather. J. Seeger added that an enclosure will be added for the bicycle parking. L. Pizzano asked about snowplowing, where will the snow go? E. Bradanese replied any snow event greater than 3" will be moved off site. L. Pizzano, Jr. questioned if environmental impacts were conducted, A. Rossi responded that a 21-E was conducted and the site is clean. L. Pizzano, Jr. questioned if a traffic study was conducted, A. Rossi responded 'No', the applicant did not conduct a traffic study, yet. L. Pizzano explained the applicant should conduct a traffic study for the neighbors' benefit. The Board wants the applicant to complete a traffic study prior to closing the public hearing.

M. Vivaldi read department comments from the Transportation Planner, the Fire Department and the DPW Director / City Engineer, dated February 12, 2018. The project proponent will discuss the DPW comments with the Engineering Director, believing the applicant can address 'everything' listed from the City comments. There was discussion about creating access to the bike path from Laurel Court, but it was recognized that the applicant does not have direct access from Laurel Court, so an alternative will be needed. J. Khalsa explained a similar situation that was recently constructed at Wellington Parkside

apartments, that particular proponent created private access with a ‘keycode’ for the residents of the property. There was discussion regarding the Fire Department comments and relating to NFPA the level of fire suppression proposed for the building.

J. Soper asked them whether the telephone poles were located on the ‘Plan’, E. Bradanese identified them on the ‘Plan’. J. Soper asked where are you bringing the water to the building. E. Bradanese pointed that out on the ‘Plan’. Jim said I think the Planning Board should look to have the street and sidewalks done and access to the bike path is extremely important. J. Soper explained that the City issued the necessary variance(s) but now the Planning Board should get the project proponent to replace the street paving from ‘Curb to Curb’ through the length of their frontage from Tileston and replace sidewalks, too. A. Medeiros commented the street trees on both sides of the sidewalks. J. Soper said landscaping along both sides the sidewalks would be nice. A. Rossi said they would create a landscaping plan for the street and sidewalks. J. Soper would like the telephone poles removed and replaced underground as a benefit to the neighborhood.

Lucia Gomez of 7 Laurel Street, commented that the elevator part on the top of the building go because I will be looking at it every morning. She thought there were only 4 floors not 5 and A. Rossi explained to her that one floor is above the parking. She also is concerned about the traffic study because there are a lot of children in the neighborhood from the Adams School. Lucia said there are only 20 houses on this street and if the building looks nice and the street and sidewalks get done then I am ok with the project. A. Rossi responded that the neighborhood will definitely have improved neighborhood

L. Pizzano, Jr. made a motion to continue the public hearing until March 12, 2018 for Site Plan Review – (Section 19). A. Medeiros seconded the motion and all members were in favor.

### **3. Special Permit – (Section 32) – 6 & 16 Laurel Street – Applicant – Jeremy Seeger**

M. Vivaldi read the legal notice for the special permit public hearing, A. Rossi requested to continue the public hearing until March 12, 2018 so to align with the other Site Plan public hearing.

L. Pizzano, Jr. made a motion to continue the Special Permit – (Section 32) – 6 & 16 Laurel Street until March 12, 2018. A. Medeiros seconded the motion and all members were in favor.

### **III. New Business - continued**

- Request to Endorse Definitive Subdivision – 85- 111 Boston Street & 99 East Elm Street – East Elm Realty, LLC & MC Elm, LLC.

M. Vivaldi explained to the Board that the purpose of this endorsement is that it will give them an 8 year zoning freeze. L. Pizzano, Jr. asked if there were any changes and John McDemott said no that there were no changes made.

L. Pizzano, Jr. made a motion to endorse and sign the Definitive Subdivision for 85-111 Boston Street & 99 East Elm Street. A. Medeiros seconded the motion and all were in favor.

IV. Old Business – None

V. Meeting Minutes

L. Pizzano, Jr. made a motion to accept the minutes of December 11, 2017 and January 22, 2018.  
A. Medeiros seconded the motion and all members were in favor.

VI. Director’s Updates – None

VII. Next Meeting – Monday, February 26, 2018

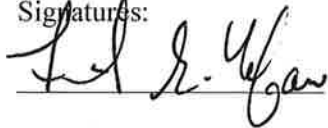
Adjournment –

L. Pizzano, Jr. made a motion to adjourn the Planning Board meeting . M. O’Connor seconded the motion and all members were in favor.

The meeting adjourned at 8:54 pm

Approved by Planning Board: February 26, 2018

Signatures:



Fred Cafasso  
Chairman  
Everett Planning Board



Michael Vivaldi, AICP  
Senior Planner  
Department of Planning and Development

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