

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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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 March 26, 2018

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

Representing the Department of Planning and Development: Jeannie Vitukevich and Michael Vivaldi were present.

Meeting was called to order at: 7:05 PM

II. Public Hearing

1. Site Plan (Section 30) & Special Permit - 99 Bow Street – Applic. – DAG Realty Trust

Present in Interest – Paul Delory, Attorney
Andrew Delory, Attorney
George Varodakis, Applicant & Owner
Paul Sylvia, P.E., Ayoub Engineering, Inc.
Jim White, P.E., Ayoub Engineering, Inc.
Colleen Medeiros, P.E., McMahon Associates, Inc.

P. Delory introduced his client, explaining the purpose to obtain the Site Plan and Special Permit for 99 Bow Street. He presented the background for the project, explaining the parcel is 88,000 + s.f, fronting on Beacham and Robin. The project site for the gasoline station is a 25,000 + s.f lot, the intention for the Site Plan and Special Permit is intended to approve for the gasoline station and convenience store. The parcel is located in the Employment Sub-District of the Lower Broadway Economic Development District. The redevelopment will create a new lot with 3,700 s.f of greenspace / landscaping and 15% of the 25,000 s.f lot . He then went on to present the architectural elevations for the building, showing a 4,032 s.f two-story convenience store with storage above; each floor has 2,016 s.f. The project proposal includes a gasoline station with six (6) pumps with the typical 3-in-1 gasoline pumps with two (2) 20,000 gallon double-walled

fiberglass subsurface fuel tanks and a 'state of the art' monitoring equipment and fire prevention system for any emergencies. The proposal includes 17 parking spaces for customers and employees. P. Delory explained the purpose of the Employment sub-district is to create jobs and will not be detrimental to the surrounding properties and then went onto how the project proposal will benefit the neighborhood and will be in compliance with the zoning district.

P. Sylvia introduced himself and explained the function of the landscaping, will be two-fold, will provide a reduction in stormwater runoff from the existing conditions and provide landscaping / greenspace. The stormwater system will also provide pre-treatment for the stormwater runoff to separate the oils, sand and grit before the stormwater empties to the City's drainage system. The anticipated sewage flow from the site is expected to be 700 gallons per day, similar to a single-family home. P. Sylvia explained all the new drainage and sewer structures have been reviewed and approved by the City Engineer and the new building will meet applicable MA building codes.

L. Pizzano questioned the whether the applicant has the sufficient buffer to meet the Design Standard for H.8.a; which states that the *'Employment uses with frontage on Robin Street shall have a 25' landscape setback to provide a transition from the industrial land uses to the southeast.'* Discussion followed regarding this criteria and it was later realized the landscape buffer is approximately 20 feet. Then, L. Pizzano questioned whether the applicant will extend and replace the sidewalk along Beacham Street toward Bow Street and then around the corner to the edge of the property on Bow Street. L. Pizzano reiterated the purpose of the 2nd story of the building is ONLY meant to be storage, P. Sylvia responded absolutely yes. L. Pizzano questioned the architectural elevations and where the HVAC will be positioned. It was responded that the HVAC will be screened and placed on the roof where it will not be visible from the street.

L. Pizzano questioned the there was discussion of the mountable curbs around the perimeter of the parking lot so that trucks can drive over the curbs when necessary.

A. Medeiros questioned if the applicant will have 'set' hours for delivery of gasoline because the traffic situation in Lower Broadway is often quite slow and difficult. P. Sylvia responded the schedule of gasoline delivery is intended to be 'Off-Peak' traffic hours to minimize any traffic problems.

Andrew Delory explained that the new Truck-Route is described to be Dexter to Robin to Beacham which is the proposed new 'Truck-Route'. Colleen Medeiros explained the improvements and traffic mitigation at Beacham / Broadway is the key intersection as it also serves as the 'Service' or delivery road for the Casino.

N. Koury commented that she would like to view the final architectural elevations prior to construction so that the Board can finalize the aesthetics of the buildings before being constructed.

M. Vivaldi questioned the applicant's engineer regarding the 'staging' of the development and delivery of the large materials. P. Sylvia responded that owner and contractor will do everything they can to minimize the problems to the Site. Erosion controls should be added to the Erosion Control Plan so to minimize the sediment disturbance to the City's Stormwater drainage system. L. Pizzano would like 'street cleaning' to be part of the decision so to maintain clean streets during the construction process.

M. Vivaldi emphasized the Board's comment to extend and replace the sidewalks along Beacham up to Bow Street and around the corner to the edge of the property on Bow Street. M. Vivaldi read the Engineering Department and Transportation Planner comments into the public record.

L. Harvey of Wynn Boston Harbor commented the MEPA Mitigation requires the street R-O-W needs to be expanded so that truck turns may be made easier.

J. Soper commented he encourages the sidewalk be extended as the future of the neighborhood will be sufficiently more residential and therefore will be a good enhancement for the neighborhood. Additionally, has the Board thought about any additional lighting or street trees along the sidewalk as the area will likely become more residential in the near future? L. Pizzano commented that the applicant coordinate with the City prior to installation of the lighting so it does not conflict with the City's standard.

The applicant has agreed to revise the Site Plan to show the following site improvements:

- Replace / repair the sidewalk along Beacham up to Bow and through the property line;
- Install street lights along the extended sidewalks;
- Install street trees along the extended sidewalks;
- Architectural elevations to be reviewed and approved prior to endorsement.

L. Pizzano made a motion to continue the public hearing for Section 30 and two Special Permits until Monday, April 9, 2018; A. Medeiros seconded the motion. All members were in favor.

2. **Site Plan (Section 19) - 15 Victoria Street a.k.a 427 Broadway – Element Cigar Lounge, LLC**

Present in Interest – Scott Vaughn, Attorney
Henok Jimma, Applicant & Owner

S. Vaughn introduced himself and then opened the public hearing stating that he is representing his client. The application is for a Site Plan to operate a cigar lounge with a liquor license. His client is also the owner of Skyplex Lounge which operates with a liquor license and his client has not had any issues since opening for a little more than a year, located on the 3rd floor of the same building. His client's current application includes a proposal to open a cigar lounge at the rear of the same building. Wall mounted lighting and landscaping along the available spaces, which includes the rear and north side of the building, the north side of the building where the alley is located is tight, but it will be viable. The current iteration is meant to remove the seating from the basement and only use it for laboratory / bathroom and thereby concentrating their finances on the first-floor / street level at this time. A previous submittal included seating in the basement and first-floor. If and when they find it suitable to increase the occupant load more than 50-occupants, his client will return to the Board to install an elevator or a handicap-accessible lift.

S. Vaughn explained the seating / occupant load was reduced partly because of the requirement for the tobacco sales need to exceed at least 51% of the total sales of the business, so they want to ensure that the business will be able to control the sales volume and less patron area and therefore ensure that they exceed the tobacco sales requirement.

F. Cafasso asks what was in this building previously? S. Vaughn mentioned his client has owned the building for the past 10 years and it was used as the Everett Sporting store. Is there parking? S. Vaughn responded that there is parking within the municipal lot. M. Vivaldi reminded F. Cafasso that this project is exempt from parking requirements under Section 17D, as the building was constructed prior to 1926.

L. Pizzano commented that there is too much to review to continue. The lift will be removed and the seating layout and access to the alley is questionable.

S. Vaughn commented that the internal air will be cleaned and ‘scrubbed’ internally to be cleaned and returned to the customers.

J. Soper commented that an ‘Occupant Load over 50 people’ requires a second means of egress, this business proposal is less than 50 person occupancy, proposing an occupant load of 32 seats.

A. Medeiros questioned the hours of operation, the applicant responded the business will be closed on Monday, it will operate Tuesday through Sunday, 1:00 pm to 1:00 am.

L. Pizzano commented the aesthetics are important; such as signage, landscaping and lighting.

L. Pizzano made a motion to continue the public hearing for Site Plan (Section 19) to Monday, April 9, 2018; A. Medeiros seconded the motion. All members were in favor of the motion to continue the public hearing.

III. New Business

IV. Old Business

V. Meeting Minutes

VI. Director’s Updates –

VII. Next Meeting – Monday, April 9, 2018

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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 8:30 pm

Approved by Planning Board: May 14, 2018

Signatures:



Leo Pizzano, Jr.
Acting Chairman
Everett Planning Board



Michael Vivaldi, AICP
Senior Planner
Department of Planning and Development