

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 April 8, 2019

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

Representing the Planning Department: Clerk Jeannie Vitukevich, Michael Vivaldi, Tony Sousa, James Soper and Special Counsel, Jonathan Silverstein were also present.

II. Public Hearing

1. Special Permit – Inclusionary Zoning – 605 Broadway, 605 Broadway, LLC

M. Vivaldi explained the applicant is requesting to continue the Special Permit application to Monday, April 22, 2019 Planning Board meeting.

L. Pizzano made a motion to continue the special permit public hearing until April 22, 2019. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

2. Site Plan – 85-87 Boston Street – 111 Boston Street, LLC & East Elm Street Realty, LLC

Present in Interest – Anthony Rossi, Esq. Representative for applicant
John McDermott, Esq. Representative for applicant
Jai Khalsa, AIA, Khalsa Design
Jeffery Dirk, P.T.O.E of Vanasse & Associates, Inc.
Richard Salvo, P.E., Engineering Alliance
Don Pinto, Esq. representative for petitioner

Anthony Rossi introduced himself and his Team, explaining that they made special effort to respond to the McMahon peer review comments, dated April 4, 2019; he distributed correspondence, dated April 8, 2019 that responded to each and every peer review comment and shown on the revised Site Plan.

J. Dirk addressed the traffic comments. McMahon stated when his client will commit to join another regional Transportation Management Association (TMA) until the City establishes its TMA and then his client commits to join the Everett TMA. In the mean time we will commit to join a Somerville or Medford TMA and monitor the traffic demand.

L. Pizzano, Jr. asked how do you reach the 40% and J. Dirk responded we will pay to join the transportation association and they will run it for us. L. Pizzano, Jr. asked if they are relying only on the SilverLine and he replied that the MBTA is researching whether the operation of the SilverLine could become more frequent and operate it like other MBTA buses in Everett. J. Dirk also commented the residents will be able to view the locations and timing of the buses 'on-line' and then know if the SilverLine is nearby or full capacity; additionally residents can use ride matching and car pooling.

R. Salvo discussed the responses in more detail; specifically reviewing each one. He said he was able to meet with Greg St. Louis; G. St. Louis is mostly concerned with the project complying with Sec. 15 & Sec. 15A in terms of the level of phosorous leaving the site.

L. Pizzano, Jr. questioned the drainage outfall and R. Salvo explained that DEP requires 2 ft. separation from the bottom chamber to the ground water. We made every effort to tie it back into the site. So now everything else pitches in and drains into the site.

L. Pizzano, Jr. said there are no catch basins on East Elm Street and Rick said we can put 2 catch basins there. Leo then asked if you put those in then is the City going to put catch basins in and he said he couldn't answer that.

Anthony Rossi said they would allocate up to \$20,000 to the City to repair the storm water drainage infrastructure system in East Elm Street.

L. Pizzano, Jr. questioned the steep grade change between the subject property and East Elm Street right-of-way, he was concerned whether there will be any erosion and is the property owner ok with this. R. Salvo replied the design plans to gradually slope the property to the street and to blend the grade back and there will be 15 feet of grass between the properties.

There was discussion of whether the different buildings will be constructed in one phase or multiple construction phases, A. Rossi responded he believes it will be easier for whoever builds this development to do it in multiple phases. Relating to the phasing of the development project, J. Silverstein commented to the Board that the Board could condition that any landscape areas that are not developed will need to be finished during the interim phase.

Anthony Medeiros asked if anyone spoke to D. Iafrate the owner of Nappy Crane because he was concerned about the flooding and elevations. A. Rossi responded that they spoke to him and explained the 15 ft. slope.

L. Pizzano, Jr. questioned the parking ratio for the project; R. Salvo explained the development is proposing 832 parking spaces for the entire development, subtract 45 spaces for the retail spaces which equates to 787 parking spaces; then divide the 787 by 650 units which then equates to 1.21 parking spaces per unit. L. Pizzano emphasized that if his client or any other developer modifies

the development, then the change would potentially trigger a modification to the Site Plan and require the Planning Board vote on the amendment and the applicant agreed.

M. Vivaldi read the comments from the Engineering Director into the public record regarding looping the water main between East Elm and Boston Street and the utility plan will be finalized with DPW and Greg St. Louis.

Anthony Rossi agreed to the City's Transportation Planner condition to install a 'Blue-Bike' bike station for up to 15-bikes prior to Occupancy and/or a Ride Share program. M. Vivaldi asked if the 15 bike station would take up parking spaces and Anthony said no it won't take any of the required parking spaces.

William Gear, 365 Third Street, asked if there is an entrance on East Elm Street, or if only on Vale and Boston Street. L. Pizzano, Jr. responded that there is an entrance & exit on East Elm Street, Vale and Boston Streets; A. Rossi gave W. Gear a copy of the plan.

L. Pizzano, Jr. made a motion to close the public hearing, A. Medeiros seconded the motion; the Board voted to close the public hearing.

L. Pizzano made a motion to approve the Site Plan decision for 85-87 Boston Street, East Elm Street Realty, LLC & 111 Boston Street Realty, LLC, subject to the changes discussed this evening, A. Medeiros seconded the motion and the Board voted unanimously to approve the Site Plan with modifications. All members were in favor of the motion. Motion carried 5-0-0.

3. Special Permit – 85-87 Boston Street – 111 Boston Street, LLC & East Elm Street Realty, LLC

Present in Interest – Anthony Rossi, Esq. Representative for applicant
John McDermott, Esq. Representative for applicant
Jai Khalsa, AIA, Khalsa Design
Jeffery Dirk, P.T.O.E of Vanasse & Associates, Inc.
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A. Rossi expressed to the Board we submitted the application Affirmative Fair Housing Marketing Plan which described that thirty-three (33) units will be deed-restricted permanently affordable housing units. We have matched those 33 units to correspond to the same percentage of the number of studios, one-bedroom, and two-bedroom units throughout the development.

M. Vivaldi asked if it is possible to continue because I haven't had time to review it. The Board asked T. Sousa if he had any comment and he replied that he hasn't seen it, but he expressed that they are using someone that is certified by the DHD.

There was discussion surrounding the AUL on the property and how it came to be. Anthony Rossi explained to the Board that his client purchased this in 1999 and the AUL was on the property at the time and spent a lot of money in 2016 to update the AUL. J. Silverstein explained to the Board how an AUL becomes part of the deed, generally the one who contaminates the land desires to sell the land and in order to limit their liability in the future, they create the AUL on the property. So before the owner purchased this in 1999 they put an AUL on it.

L. Pizzano, Jr. made a motion to close the public hearing, A. Medeiros seconded the motion; the Board voted unanimously to close the public hearing.

L. Pizzano, Jr. made a motion in favor of Special Permit – Inclusionary Zoning – East Elm Street Realty, LLC & 111 Boston Street Realty, LLC 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 explained to the Board that after reviewing the existing Section 6 – Business District Zoning Ordinance, it makes sense to rewrite Section 6 to include more 'land uses' than the originally proposed 'retail sales and services', include such uses as Restaurant and Light Manufacturing. He explained that it was discussed among staff to potentially mimic the recently approved 'Commercial Triangle' zoning ordinance for the types of the permitted and prohibited uses within the business corridors throughout the City.

L. Pizzano, Jr. made a motion to continue the Zoning Amendment – Business District to April 22, 2019 and A. Medeiros seconded the motion. All members were in favor of the motion. Motion carried 5-0-0.

5. Planning Board Fee Schedule – City of Everett

M. Vivaldi presented the draft Fee Schedule to the Board, then the Board gave their feedback. The Board suggested to consolidate the Limited Site Plan Review, Section 19 and Section 30 filing fees into one so to make it less confusing.

L. Pizzano, Jr. made a motion to continue the Planning Board Fee Schedule to April 22, 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 approved the minutes of the March 25, 2019 meeting. Motion made and seconded, it was unanimously 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 adjourned at 8:55 pm.

Approved by Planning Board: May 13, 2019

Signatures:



Fred Cafasso
Chairman
Everett Planning Board



Michael Vivaldi, AICP
Senior Planner
Department of Planning and Development

2019 MAY 14 A 10:42
CITY OF EVERETT, WA
OFFICE