

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

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CITY CLERK'S OFFICE
EVERETT, MA

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 9, 2018

- I. **Roll call of Members:** Fred 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 19) – 6 & 16 Laurel Street – Applicant – Jeremy Seeger

Present in Interest – John McDermott, Esq., representative for Applicant
Scott Thornton, P.E. of Vanasse & Associates, Inc.
Rick Salvo, P.E. of Engineering Associates, Inc.

J. McDermott explained that at this point he believes his client has addressed the bulk of the Site Plan requirements, specifically for the architecture of the building and the features associated with the layout of the Site. Our traffic engineer, Scott Thornton is in attendance and would like to present the findings of the Traffic Impact Study.

S. Thornton explained that prior to conducting the traffic study, he discussed the scope of the traffic study with M. Vivaldi and the City's Transportation Planner, J. Monty. He is here to present the findings of the traffic study to the Planning Board which is consistent with MADOT and MEPA documents. S. Thornton presented a map of the area, he explained the intersections studied as part of the 'Study' were studied were: 1) Laurel Street and Tileston, 2) Main Street at Tilestone and Oakes Street, 3) Tileston at Williams Street and Alfred Court, 4) Tileston Street at Santilli Highway 5) Oakes Street at School Street and Tufts Avenue. The traffic

counts were conducted during weekday morning and evening peak periods. We found that daily counts on Tileston Street were approximately 5,600 vehicles per day. From 7:00 am to 8:00 am, the traffic flow is about 543 vehicles per hour in both directions. In the evening from 5:00 pm to 6:00 pm the traffic flow is about 387 vehicles per hour and most of them go towards the eastbound direction. As for crash data for safety concerns, the MADOT threshold is any crash data that averages 3 or more crashes per year for a 5-year period, then traffic safety should be considered. There have been 1 or 2 crashes in past 5 years at the intersections along Tileston Street, for the most recent crash data available obtained from MADOT was the years between 2011 to 2015; which is below the threshold and not indicative of any significant concern for crash safety.

We looked at the existing transit, the area is served by eight (8) bus routes, there are three (3) bus routes that operate with a fixed-stop at Main & Tileston which are the following: Routes 99, 105 and 106. These three bus routes account for 70 to 90 riders inbound and outbound direction on any given day, based on most recent MBTA ridership.

There is a pre-school facility in the vicinity of the project site, known as the Adams School on Tileston Street which had approximately 220 registered students as of March 2018 in four classes. The school is open from 7:00 am to 3:00 pm. During the different drop-off and pick-up periods, the crossing guard redirects the westbound traffic to Williams with a temporary turn right sign and the traffic flows around Tileston Street. The parents who drive their children to the school typically use Kelvin Street and William Street to park and walk the children into the school. They keep the area in front of the school clear.

The source we use is we take the existing traffic conditions project them out 7 years to 2025 and try to anticipate all background growth and planned growth. The traffic from the proposed casino is added in to generate the traffic impact of the project. We also looked at the U.S Census '*Journey to Work*' data to better estimate the resident commuting choice and that data gave us approximately 40% of the residents in the area use other means of commuting other than private vehicles to commute, which is rather high and expected for an urban area such as Everett.

Anticipating the 'Trip Generation' for these 26-units which is not defined as a large project is projected to generate approximately 9 trips in the weekday 'peak' morning hour and 12 trips in the weekday 'peak' evening hour. Over the course of the day, the daily total is anticipated to be 140 vehicle trips on an average weekday, which translates to 70 vehicle trips entering and 70 vehicle trips exiting. This is based on 3 trips per Unit per day that will be added to the traffic flow.

The owner will provide MBTA schedules and he will encourage the use of alternative transportation by providing connection to the Northern Strand Bike Trail to the occupants in the building and MBTA transportation schedules. S. Thornton commented that he has concluded his presentation of the Traffic Impact Study and then asked if the Board members had any questions.

L. Pizzano, Jr. questioned how the added 140-vehicle trips per day the day relates to the 5,600 vehicles trips on Tileston Street, will it change the categorization? S. Thornton responded that it will continue to be classified as a minor street. He then asked about the new Pioneer Charter School that is going in down there. The school adds 500 vehicle trips per day for the school, why did the 'Traffic Impact Study' not take those vehicle trips into the 'Study'. S. Thornton responded that the Pioneer Charter School did take the school as background growth. L. Pizzano, Jr. said I don't think your project will impact the 'big picture' but when you add the new Charter School to the mix it will make an impact and did 'Study' calculate the NY Bank Mellon traffic. S. Thornton replied that this is in the background growth.

A. Medeiros asked if they took into consideration Tileston Street in the summer months when Sacramone Park is occupied by baseball and football sports activity between the hours of 4:00 pm to 6:00 pm. S. Thornton replied they did account for that, however, Tileston Street is made a one way during that time as well.

M. Vivaldi asked S. Thornton to correct the Study because it referenced March 2017. It should read 2018. S. Thornton will make the corrections. M. Vivaldi then questioned if the owner will be promoting a Ride-Share program such as Mass Ride Share or just utilize the MBTA and Bike Path. M. Vivaldi encourages the applicant that you call Mass Ride Share and they will organize trips of destinations with other people. The applicant, J. Seeger agreed to contact them.

Lucia Gomez, 7 Laurel Street commented she agrees with L. Pizzano, Jr. that the 'Traffic Study' should take the Pioneer Charter School into consideration and mentioned 'Traffic Study' states 40% of the residence take public transportation, while on my street 3 people take public transportation and no one takes the bike trail. S. Thornton responded the the 40% refers to a larger regional area where the share of people who take public transportation is greater. She also commented it is good if you consider the ride share and provide information on the bike path and the bus route schedules. Mr. Seeger replied that we will encourage these renters to use the bike paths and provide them info on the Ride Share and bus route schedules.

L. Pizzano, Jr. made comments regarding the applicant's 'Sidewalk Survey' they submitted, L. Pizzano agrees with a lot of your estimates except for Laurel Street on the southeastern side there are 6 cracked panels of sidewalk. He would like to impose on the applicant / owner to add those 6 panels to be replaced /fixed. Other than that I agree with the remainder of the 'Sidewalk Survey' and questioned if J. Soper agreed, he responded in the affirmative. Mr. Seeger said that they agree to work with the DPW and to repave Laurel Street and sidewalks. J. Soper also questioned whether street trees would be part of the street improvements; R. Salvo proposed one (1) street tree every 30 feet and to then donate to the City for another area; L. Pizzano responded that the neighborhood should receive the 'street trees'.

M. Vivaldi discussed the draft Site Plan decision with conditions with the Planning Board and the applicant.

S. Thornton will resubmit the study after making the minor corrections and will add the 6 sidewalk panels on Laurel Street and 2 or 3 sidewalk panels on Tileston Street to be replaced to the conditions.

L. Pizzano, Jr. made a motion to close and approve with conditions to the Site Plan – (Section 19) for 6 and 16 Laurel Street. A. Medeiros seconded the motion and all members were in favor.

2. Special Permit (Section 32) - 6 and 16 Laurel Street - Applicant – Jeremy Seeger

John McDermott explained that his client hired Metro West Collaborative Development, Inc. of Newton, MA to prepare the 'Regional Ready Renter Program' which is generally pre-approved by DHCD. As part of this 26-unit development, there will be four (4) deed-restricted permanently affordable units and they are designated as Units 2, 3, 9 & 10. Of those four units, two (2) of them will be 1-bedroom units and two (2) will be 2-bedroom units. As described in the submitted 'Regional Ready Renter Program', prior to the units becoming available, the monitoring agent, Metro West Collaborative will advertise and conduct the 'Lottery' in coordination with DHCD regulations for the affordable units.

M. Vivaldi recommended to close the Special Permit and before the next meeting, he would prepare the draft decision to be discussed and voted at the April 23, 2018 meeting.

L. Pizzano, Jr. made a motion to close the public hearing for Special Permit for 6 and 16 Laurel Street. A. Medeiros seconded the motion to close and all members were in favor.

3. Site Plan (Section 19) & Stormwater Permit – 787 Broadway – The Neighborhood Developers, Inc

Present in interest – Cory Rhoades, Attorney, D'Ambrosio Brown, LLP
Kathryn Cruz, P.E., Hancock Associates
Ralph Cole, Suffolk Construction
Ian Ramey, ASLA, Copley Wolff
Aaron Wasserman, TND, applicant
Mike Binette, AIA, principle with the Architectural Team, Inc. (TAT)

C. Rhoades gave a little review about the project. This project is the redevelopment of the St. Therese Church. There will be 77 senior apartments, which will be restricted affordable units. The first floor there will be an all inclusive care for the elderly. This will operate just during week days from 8:30 am to 4:30 pm. On Gledhill, there will be 6 condominium units for workforce 'starter' homes and will be deed-restricted permanently affordable. He summarized the changes that have occurred since the last meeting of his Team.

K. Cruz said that they met with the Planning Department, Mike Vivaldi and the City Engineer, Greg St. Louis and the Fire Department and we feel we addressed all of the City's concerns for Stormwater drainage and repaving curb-curb.

A. Medeiros asked how many rooms are in the townhouse in these units. M. Binette responded that the 1-bedroom units will have a kitchen, bathroom, bedroom and an open living room. The 2-bedroom units will be the same but has 2 bedrooms. All of them will have a traditional eat-in-kitchen.

M. Vivaldi asked K. Cruz to show the Board the Fire Department's concerns regarding gaining access to the rear of the building. She pointed out the turning route in the back of the

property and they can access from all sides of the building. The Fire Department was satisfied with the proposal.

M. Binette said there were some concerns on the architectural details of the condominium building. For this reason, TAT articulated the trim and the eaves and added hand rails and some different colors. F. Cafasso asked about the building itself and M. Vivaldi explained that Leo was more concerned with the facades of condominium and he thinks it looks good.

L. Pizzano, Jr. asked if they looked into removing the 2 traffic signals on Broadway one of the traffic lights? R. Cole introduced himself yes we did follow up on that and there was no adverse impact to remove the traffic signals, but if the City would like to do away with it we are open to it.

There was some discussion regarding the overnight guests. The submitted information states 'guests can stay no more than 14 consecutive days or is that 14 in a year? A. Wasserman replied, that would not be acceptable and if the Board would like to restrict it to fewer days we will agree to do that idea. M. Binette said the management company will monitor the length of stay for non-residents. R. Cole commented that the property management will commit to serve at the discretion of the Owner, TND, Inc.

I. Ramey explained per the Board's request - we made some changes to the back patios of the Townhouses. Instead of concrete surface, we added 25% to 32% of grass to the back patios.

M. Vivaldi said that Mr. St. Louis was not able to respond, but during a staff meeting with the applicant's consultants and found the Site to be satisfactory, M. Vivaldi will prepare a draft decision for the next meeting.

L. Pizzano, Jr. made a motion to continue public hearing to April 23, 2018 for Site Plan (Section 19) & Stormwater Permit for 787-795 Broadway for The Neighborhood Developers. A. Medeiros seconded the motion and all members were in favor.

4. Special Permit (Section 32) – 787-795 Broadway – Appl. – The Neighborhood Developers, Inc.

C. Rhoades explained that his client prepared the 'Affirmative Fair Housing Marketing Plan' and submitted it to DHCD. M. Vivaldi recommended the applicant submit their 'Affirmative Fair Housing Marketing Plan' as it is a Special Permit of the Everett Zoning Ordinance, Section 32.

L. Pizzano, Jr. made a motion for a continue the public hearing until April 23, 2018 for a special permit (Section 32) at 787–795 Broadway - The Neighborhood Development. A. Medeiros seconded the motion and all members were in favor.

5. Definitive Subdivision - 48-50 Tappan Street – Applicant - Sandra Occhiolino

Present in interest – Jennifer Garner, Esq.

J. Garner explained they received relief from the Zoning Board of Appeals in January 2018 to subdivide the lot with insufficient area and frontage. The existing parcel is approximately 9595 square feet with the proposal to subdivide it into - Lot 1 to have 4,302 sq. ft. with 73-feet of frontage along Tappan Street and then Lot 2 in the rear will have 5,293 sq. ft. with 19.16 feet of

frontage along Tappan Street. The applicant is looking to subdivide and maintain only as residential use with no additional structures. There is no easement now. The driveway is shown entirely on Lot 2 to be the right of Lot 2, the house in the rear has the right away at all times and it's easement that will be on the deed reference on the plan.

L. Pizzano, Jr. said so Lot 2 owns the driveway and Lot 1 has no right to the driveway and did the ZBA provide relief. J. Gardner said yes they did. She said the Fire Department asked us and we agreed to sprinkler the whole house. L. Pizzano, Jr. asked Jim if they were ok with this and he said yes, they were fine with it. So Leo said we can make it a condition. L. Pizzano then asked if the applicant could go with an ANR Plan and M. Vivaldi said the area and frontage are insufficient and do not comply with the Everett Zoning Ordinance so this is why it needs to go through a Definitive Subdivision instead of an Approval Not Required Plan. The Board recommended to make a condition that the rear lot to be retrofitted to install a full sprinkler system.

M. Vivaldi outlined and read into the public record the applicant's requested five (5) waivers of the Definitive Subdivision.

A. Medeiros asked if the side with the garage is this directly on the property line and J. Gardner replied that it is very close to the property line. M. Vivaldi said that is not an issue of the Planning Board and just between the two (2) property owners.

N. Koury asked if there was any way we could make a condition that the owner would be able to use the driveway to maintain the garage. The owner, Sandra, said he lives in the rear yard and I am the one that maintains the driveway for snow removal and maintain the grounds and I have family in front and in the back. N. Koury commented the property arrangement may work now, but who know how it will go in the future, J. Gardner replied yes, we will agree to this.

Board requested to make two (2) conditions:

- the property owner to provide an appropriate 'maintenance' easement for the future maintenance of the garage as it sits so close to the property line.
- Then second, the applicant has agreed to install a sprinkler system in the rear lot dwelling / home.

M. Vivaldi recommended to close the hearing and will prepare a draft decision for the next meeting, April 23, 2018.

L. Pizzano, Jr. made a motion to continue the hearing on the Definitive Subdivision of 48-50 Tappan Street. A. Medeiros seconded the motion and the motion carried 4-1-0.

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

Present in Interest – Paul Delory, Esq.

P. Delory explained that the subject property is a 88,000 +/- sq. ft. parcel that my client/applicant wants to improve the Site for a proposed two-story convenience store & gasoline station on a 25,000 square foot lot at the corner of Beacham and Robin Streets.

M. Vivaldi edited the decision and handed it out to the Board and Atty. Delorey described the changes. The Police Department recommended for the applicant to restrict the hours of

operation for the proposed gasoline station / business. Recommending to operate no earlier than 6:00 am and operate no later than 11:00 pm. M. Vivaldi questioned the Inspector of Building Commissioner, Jim Soper about the hours and J. Soper explained if they want to operate 24/7 they need to seek permission from the City Council when seeking their business license.

P. Delorey spoke with Mr. Sousa and he was concerned with the property across from the project. P. Delory explained that he spoke with the owner of the property and he supports this project and with it being open 24/7. P. Delory explained that many other businesses in the area operate beyond the hours of 11:00 pm, such as the Dunkin Donuts, Mike's Roast Beef, the previous gas station and the current McDonald's.

J. Soper said that Mr. Delorey is correct. In that area, there are many business that operate 24 / 7. They would have to seek a business license and then subsequently seek permission from the City Council to extend the business hours to operate 24/7.

F. Cafasso questioned if Varadaukis and United Properties owner at 30 Beacham Street was supportive of this proposal and P. Delorey said yes they are ok with it.

M. Vivaldi went over the rest of the decision and the applicant agrees to all of them. L. Pizzano, Jr. questioned the wording of the proposed condition for the sidewalk extension of the 6 ½ ft. sidewalk , isn't he suppose to replace the sidewalk and M. Vivaldi said yes he is and will make the correction to use the wording 'remove and replace' the existing sidewalk. P. Delorey said the applicant will put in security video cameras if he is allowed to be open 24/7.

M. Vivaldi went over the list of waivers of the LBEDD Design Standards. M. Vivaldi suggested if the Board agrees, he will delete the hours of operation and the Board agreed and the Board is willing to make a recommendation in the future to the City Council to operate 24 hours, 7 days a week.

N. Koury questioned the applicant's attorney about the beautification of the neighborhood. I would like to see the visual asthetics of the building. M. Vivaldi said the condition #10 will require the applicant to improve the architectural elevations prior to the Planning Board endorsement of the Site Plan and P. Delorey said he agrees with the condition.

L. Pizzano, Jr. made a motion to close and approve the Site Plan (Section 19) & two (2) Special Permits for 99 Bow Street – Applicant – DAG Realty – with conditions and as amended. A. Medeiros seconded the motion. All members were in favor of the motion to approve the Site Plan and Special Permits with conditions as amended.

7. Site Plan (Section 19) – 15 Victoria Street a.k.a 427- 429 Broadway – Elements Cigar Lounge, LLC

Present in Interest - Scott Vaughn, Esq., representative for applicant
Henok Jimma, applicant and owner, Elements Cigar Lounge, LLC

S. Vaughn explained when the applicant was here the last time, there were some questions regarding the internal floor plan and since then, we have revised the proposal and gave an additional view of the exterior. One of the questions was what type of amenities will be improved, the applicant will be adding a landscape planter at the rear

of the building and he will pressure wash the rear façade, and paint the window casings. He is doing this to make the building look nice and improve the façade of the building. He went on to explain the large brick façade at the rear, there is an opportunity to add character to the back of the building, he will paint the address 15 Victoria with a working clock face. The signage will help identify the building. One of the concerns at the last presentation, the market will be cut-off from the back, the dumpster at the back of the building will be eliminated and any wheel bins at the back of the building. The application to the AAB has been submitted.

F. Cafasso asked if the clock was going to be lighted and S. Vaughn replied no, it is not but S. Vaughn explained we are proposing a pylon with a light on top of it where the handicap ramp is going. He went on to explain that the signage for the tenant at the front of the building, the signage will conform to the Everett Zoning Ordinance, Section 12-A.

J. Soper had a question last time regarding the handicap accessibility and S. Vaughn said the application has been submitted.

L. Pizzano, Jr. said the back of the building has always been an 'eye-sore' and this looks nice, but your eliminating the ventilation. You need to replace all the windows on the back and how about the windows in the ally, all the windows should look the same; the applicant agreed to replace all the windows. Leo recommended to remove the ventilation system and how do you air condition. S. Vaughn went onto to explain a discussion about the width of the alleyway and the handicap accessibility of the alleyway. Since the occupant load has been reduced to less than 50 people, the new Cigar bar does not require two access points. This does give us the incentive to fix the alleyway. It is all ground level so don't need a handicap lift or elevator. The access gate to the narrow alley will be modified so the gate will not open out into the public way / sidewalk along Broadway. The existing alley has three (3) egress doors, one from Metro PCS, one from the first-floor rear, and one from the descending stairs of the second-and-third floors.

A. Medeiros asked if the Fire Department was on board with this and M. Vivaldi responded that the Fire and all Departments are satisfied with this project.

F. Cafasso asked if anyone was in favor of this project and no one responded. Then asked if anyone was opposed to this project and some neighbors spoke.

Alfred Malatesta, 11 Victoria Street, questioned the extent of the proposal, is it going to be a bar room and smoke parlor? It is very dark back there now and commented the dumpsters are a mess, everything from Square Deli all type of food products get dumped. I think it is going to affect the neighborhood. Where is the handicap going to access from?

Nancy Murphy, 22 Victoria Street said there are only six houses on this street and we never have a place to park from 1:00 pm to 1:00 am. Six days a week. We end up having to pay meters because people park in front of our houses. If this goes in then there will be even less parking for us. There are a lot of elderly residents on Chelsea Street that cut through to get to Rite Aid and the Square and a lot of kids walk home from school. There are all sorts of criminal activity at the rear of the property where this proposal is proposed. I just think its going to make the area even worse than it is now.

Anna Raso, 24 Victoria Street commented that she is not in favor of this petition, explaining the parking is terrible and now you're going to add more cars. Many times the kids from the Whittier School walk home through the lot to get to Chelsea Street. So there is a lot of young kids walking through the neighborhood.

Patricia Russo, 28 Victoria Street said the parking is awful and I just don't think it is a good area for this proposal.

M. Vivaldi recommended to revise the original Site Plan with conditions if it gets approved tonight.

F. Cafasso said his main concern is the comment that Mr. Malatesta made regarding the food products from the market. If they take the dumpster out and put it in the basement wouldn't there be more rodents. S. Vaughn said the Board of Health would come in and we would abide to the written management for disposal.

Alfred Malatesta commented he has been a long time, explaining this will be detrimental to the neighborhood, he has seen many homeless people congregate in the vicinity and I am always cleaning and picking up needles and bottles. If one is going to establish a business in there, then I'm recommending using a different entrance, such as the one from the front. This isn't the type of the business that improves the community. The last thing we need to do is teach our kids to smoke and drink. I don't feel it is good for the community. All this will do is enhance the drugs. My opinion is the business proposal will drag the community down.

S. Vaughn explained that Element Cigar Lounge will restore the building and as part of the condition, his applicant will install surveillance cameras in the alleyway monitor the area very heavily which include the parking area. For this business to thrive, the business will have to be 'good neighbor'. We believe we could install a few more wall packs. We believe this will improve the building and the neighborhood, provide security and we can install more lighting in the back.

A. Malatesta said the cameras will help but what's wrong with the entrance in the front, where is the second access. S. Vaughn replied that if Victoria Street is the front entrance then the second access is in the alley way. There will be 32 seats which is less than the Architectural Access Board requirement for two (2) access points with 50 or more seats.

N. Koury made a motion to deny the Site Plan (Section 19) for 15 Victoria Street a.k.a. 427-429 Broadway – Elements Cigar Lounge, LLC. L. Pizzano, Jr. seconded the motion to deny the petitioner's Site Plan and all members were in favor.

III. New Business

- Request to endorse ANR for 2 Rivergreen Drive – 68 Tremont Street, LLC

M. Vivaldi explained to the Board that the applicant, Boston Freightliner is fulfilling their requirement of the Site Plan Approval to submit the ANR to re-draw the parcel lines for the property as the parcel lines were previously drawn as part of the Definitive Subdivision in 2012 (?) and have since been proposed to be revised as part of the Boston Freightliner Site Plan application, 218,000 sq. ft.

F. Cafasso said so the applicant is moving a lot line and adding a lot line to create a new lot and M. Vivaldi said the parcel is exactly the same size of the original parcel, however shifting a lot line and making a new lot #39.

L. Pizzano, Jr. made a motion to accept and to approve Approval Not Required Plan for 2 Rivergreen Drive – 68 Tremont Street, LLC. A. Medeiros seconded the motion and all members were in favor.

- Request to Waive Site Plan Review – 170 Bradford Street – Mr. & Mrs. Alex Vidal c/o Jon Kennedy, Esq.

Present in Interest – Jon Kennedy, Esq., representative for the applicant
Reginaldo Santos, applicant

J. Kennedy introduced himself and said on behalf of the applicant, I am requesting a waiver of Site Plan approval because the applicant believes the activity is minimal and they received relief from the Zoning Board of Appeals on August 17, 2017 to renovate the existing 2 family and then construct an addition to eventually make it 6 residential units. My client wants to renovate the existing three (3) family and construct an addition to turn it into 6 units. There will be 12 parking spots, 2 for each unit. There will 3-floors and each floor will have 2 units. J. Kennedy showed the schematic architectural plans. Each floor will have two 2-bedroom units with a kitchen, dining room and living room. J. Kennedy explained the proposed sprinkler system plan, plumbing and the electrical plans. We are asking for a waiver because it would be very expensive and a delay for a small project like this. We feel there is so much off street parking in the neighborhood. We feel we addressed all the issues that this Board needs, so for these reasons we are asking for a waiver of Site Plan.

F. Cafasso asked how many units will eventually be constructed. And how do they get to each unit. J. Kennedy explained that there will be 6 units and there will be a set of stairs in between the two buildings. On the 1st floor, units #1 & unit # 4, on the 2nd floor will be units #2 & #5, and on the 3rd floor will be unit #3 & #6.

L. Pizzano, Jr. asked if the staircases are enclosed and J. Kennedy said no they are not but your not going to see it from the street, it will all be enclosed from the weather. The idea to have the stairs open is to have them clean so they can't put debris and clutter. L. Pizzano, Jr. asked how many bedrooms did you say and J. Kennedy replied 3-bedrooms. M. O'Connor asked what is the proposed living area for each unit and R. Santos said in the existing dwelling will have approximately 1,500 square foot units while the new units will have 1,400 sq. feet of living space.

L. Pizzano, Jr. said you have to tear down the garage. J. Kennedy said yes, they have to tear down the garage for parking and landscape, and he is keeping the existing 2 family and making an addition. It will improve the neighborhood.

L. Pizzano, Jr. made a motion to disapprove the waiver for Site Plan Review for 170 Bradford Street. A. Medeiros seconded the motion and the motion carried 4-1-0.

- Request to Waive Site Plan Review – 20 Hancock Street – Douglas Silveira & Deneir Rosa

Present in Interest – Deneir Rosa, applicant

D. Rosa explained that they want to take this 2-Unit building and renovate the interior to make it a 5-unit residential building. There are existing 3-floors with interior renovation with a combination of 1 & 2 bedrooms units. No exterior changes, the existing garage will remain and providing 7 parking spaces, therefore I am asking to waive the Site Plan Review.

F. Cafasso asked if this was the old school and the applicant said yes.

L. Pizzano, Jr. questioned the if the Building Commissioner has reviewed the proposal and J. Soper said his staff has reviewed the application and it complies with the zoning ordinance, the property is located in the Apartment District where multi-family is allow and no variance is needed.

L. Pizzano, Jr. made a motion to approve the request to waive Site Plan Review for 20 Hancock Street. A. Medeiros seconded the motion and all members were in favor.

IV. Old Business – None

V. Meeting Minutes

M. Vivaldi commented that the March 12, 2018 minutes were mailed to the Board in their meeting packet while the Planning Department needs more time to complete the March 26, 2018 minutes.

L. Pizzano, Jr. made a motion to accept the March 12, 2018 minutes, A. Medieros seconded the motion and all members were in favor.

VI. Director’s Updates – None

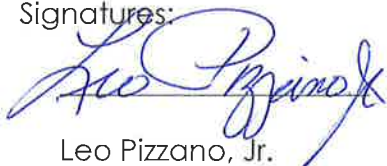
Adjourn –

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 10:10 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

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