

# 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  
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 April 23, 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) & Stormwater Permit – 787-795 Broadway – The Neighborhood Developers

Present in interest – Cory Rhoades, Attorney, D'Ambrosio Brown, LLP  
Aaron Wasserman, TND, applicant  
Cassie Mann, TND, applicant

C. Rhoades presented a quick review of the project; explaining 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. We would like to answer any questions the Board may have since the last meeting.

M. Vivaldi distributed the draft Site Plan decision, the Stormwater decision and the Special Permit decision for Section 32 – Inclusionary Zoning.

L. Pizzano questioned if the Board has the authority and flexibility to limit the future use, M. Vivaldi and C. Rhoades responded a 'Change of Use' will trigger a new application to the Zoning Board and/or Planning Board in the case TND wants to use the building as a methodone clinic.

There was discussion between the Board and the applicant regarding the two (2) draft decisions for Site Plan and Stormwater Management Permit.

A. Medeiros recommended to add a condition that rodent control measures be taken by the applicant prior to demolition of the building. A pre-blasting survey be conducted by the applicant prior to any necessary blasting.

L. Pizzano, Jr. made a motion to close and conditionally approve the Site Plan (Section 19) as amended removing the condition to require the removal of traffic light on Broadway. A. Medeiros seconded the motion and all members were in favor.

L. Pizzano, Jr. made a motion to close and conditionally approve the Stormwater Management Permit (Sections 28 & 29) for 787-795 Broadway for The Neighborhood Developers. A. Medeiros seconded the motion and all members were in favor.

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

C. Rhoades introduced himself to the Board and the how this project will comply with Section 32 under the Inclusionary Zoning Ordinance.

M. Vivaldi explained to the Board a very briefly explanation how this project will provide a greater range of affordability that do not earn the Area Median Income (AMI) of the Greater Boston – Cambridge –Quincy HUD Metro area, which is defined as \$103,400 for FY 2017. The project will provide a range of 60% to 120% affordability of the AMI.

L. Pizzano, Jr. made a motion to close and conditionally approve the Special Permit (Section 32) at 787–795 Broadway - The Neighborhood Developers, Inc. A. Medeiros seconded the motion and all members were in favor.

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

M. Vivaldi explained the applicant’s attorney submitted a letter requesting to continue the public hearing until 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 all members were in favor of the motion.

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

Present in Interest - John McDermott, Esq., representative for applicant

J. McDermott introduced himself and the applicant; refreshing the Planning Board that the applicant contracted with Metro Collaborative Development to conduct the lottery and monitor the affordability of the project development and reminded the Board the public hearing had been closed at the April 9, 2018 meeting.

There was some minor discussion of the draft decision for the special permit. M. Vivaldi distributed the draft decision to the Planning Board. When DHCD formally approves the Regional Ready Renter Program, the applicant will provide a copy to the Planning Department for its records.

L. Pizzano, Jr. made a motion to conditionally approve the Special Permit (Section 32) as amended at 6 and 16 Laurel Street. A. Medeiros seconded the motion and all members were in favor.

**III. New Business** – There was no new business.

**IV. Old Business** –

- Discussion – 15 Victoria Street a.k.a 427- 429 Broadway – Elements Cigar Lounge, LLC

M. Vivaldi introduced the idea to the Planning Board to reconsider a motion to change its prior decision for the Site Plan.

A. Medeiros would like a representative from the Police, Health and Fire Departments at the May 14, 2018 meeting to provide insight into the Planning Board.

M. Vivaldi explained the idea the business proposal is allowed within the Business District and therefore it is a 'By-Right' use that if the Planning Board disapproves the project, then the Zoning Board of Appeals may not 'shape' the types of site improvements that are typical through the Site Plan conditional approval.

J. Soper explained the public safety issues as it currently exists, it is his recommendation to make the neighborhood safer through the Site Plan procedures. The plan beautification of the property through the Site Plan with improved lighting, landscaping and signage will improve the property and general safety of the neighborhood for all of the public. He went on to explain the business proposal is exempt from the parking requirements under Section 17D as the building was in existence before the zoning ordinance, which dates to 1926. These types of site improvements will trigger other improvements for the neighborhood and then create more investment.

L. Pizzano questions how the Board can take the neighbors' comments into consideration while still upholding their responsibility as the Planning Board? How do we help them improve their neighborhood? J. Soper responded that the owner has improved his property in other respects while improving the 'SkyPlex' on the 3<sup>rd</sup> Floor with a temporary liquor license, the owner has already done a lot and will continue to do so in the future. The owner has reduced the current application by reducing the seating occupant load from approximately 70 seats to 32 seats.

F. Cafasso commented that he believes the neighbors need to be notified so they may be informed how the Board may or may not changed their original decision. F. Cafasso explained the Board made their decision with the best interest of the neighbors.

M. O'Connor questioned if the building space will have a new sprinkler system? J. Soper explained the Fire Department will review the sprinkler system prior to the issuance of the building permit.

N. Koury commented that the Site Plan was inadequate for the many aspects of Site Plan Review - Section 19. If there is further discussion, then significant improvements will need to be taken.

The Planning Board voted to continue the discussion to Monday, May 14, 2018.

**V. Meeting Minutes**

M. Vivaldi commented that the draft meeting minutes have not been completed, will need more time to complete the minutes.

**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 8:15 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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