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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

3rd Floor - City Hall

2nd & 4th Mondays

7:00 pm

Jeannie Vitukevich - Clerk

MINUTES Planning Board Meeting July 8, 2019

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

Representing the Planning Department: Jeannie Vitukevich, Michael Vivaldi, James Soper and Matt Lattanzi were also present.

II. Public Meeting

1. Site Plan Review – Amandeep Dillon – 108 – 112 Main Street

Present in Interest – Anthony Rossi, Esq., legal counsel

Anthony Esposito, P.E.

Tanya Carriere, of Khalsa Design

A.Rossi introduced his client's proposal to demolish the existing building and reconstruct a six (6) unit condominium building with associated infrastructure, predominantly two bedroom. Each unit will be designed to have one car garage parking space and 5 additional off-street parking spaces.

The Zoning Board of Appeals conditioned the zoning relief permit 'No one that lives in the building will be eligible to obtain a Resident Parking sticker'. Additionally, the applicant agreed to the condition that any time sufficient snowfall occurs to impact parking, they will collect and truck it off-site.

T. Esposito explained to the Board that he does not know the pavement depths on Main Street regarding the trench detail, but we can provide a detail on the plan for next time. We are trying to tap and sleeve the valve so we can leave the existing line active, so the neighbors can continue to get water, but if I have to install the 4x4x4, I will have to shut-off the water while it is being installed.

A. Rossi said inside each garage there will be a bike rack on the wall. The gas meters will be outside and screened with shrubs. Some of the dryer vents will go through the roof and some will go out the rear of the building.

J. Soper asked the applicant to add an additional tree along the front of the property, the applicant agreed to this. The applicant also agrees to replace the sidewalks on Main Street and Hawthorne Street. The applicant explained they will install a 6-foot stockade fence around the back of the property on the property line. The applicant will close one of the curb-cuts on Main Street.

T. Esposito explained to the Board that the underground stormwater drainage system was designed to hold the 25-year storm event, and then slowly release the water. The site gradually slopes to the rear and so the majority of the site will be designed for the surface water to pitch to the catch basin to then infiltrate the water. The water table was established through a series of Test Pits and we found that the underground drainage system will be less than 4-feet to the water table, we included a 'Mounding Analysis' within the Stormwater Report. We would like to bring in a 1-inch line from Hawthorne Street, if we are forced to install a 2-inch water line, then we would like to be allowed to tie-in the sprinkler system from the 2-inch water line.

L. Pizzano, Jr. stated the following comments:

- Requesting many past applicant to use some masonry style brick; especially in this neighborhood. He believes the bottom middle front needs to be changed. I think it needs some styling. It is so contemporary and I do believe it fits well into the area.
- Questioned the applicant about the proposed rear yard setback being proposed as 7-feet, he thought the rear-yard setback was required to be 25 feet and A. Rossi responded they got relief from the ZBA.
- Concerned that a Fire Truck will not be able to access the property through the driveway and asked them to check with the Fire Department whether the height of the overhang will provide clearance of the Fire Truck.
- Snow storage area is too small an area for significant amount of snow. If you don't have room for the snow, who will be responsible to remove it and Anthony replied that we can agree to a condition that all snow over 4-inches that cannot be managed, then the Association will remove it off site.
- The layout of the proposed building includes 3-bedrooms units, but the City would rather have only 1 and 2 bedroom units to limit the number of school-aged children. Tanya replied that 2 of the units will be designed as 2-bedroom units and 4 of the units will be designed as 3-bedroom units.
- Reminds the applicant that he does not want to see duct work out of the building and Tanya replied that it will be forced hot air and the duct will be designed within the walls of the building. The water heaters will be in the basement.
- Whether the kitchen exhaust will be vented out the roof and Tanya replied in the affirmative.
- Questioned the traffic analysis of 11 parking spaces and only 7 trips a day. L. Pizzano would like to request the applicant reconsider the number the trips that will be generated from this development and Anthony agreed to have a traffic analysis conducted and he said that this building will not generate any On-Street parking because one condition is these residents will not be able to have resident parking stickers.

N. Koury stated the following comments:

- Regarding the variance for the parking with the compact spaces. A. Rossi explained that they received relief for the number of parking spaces on-site. He went to explain that they will be a make notation in the apartment rental agreement that certain unit will only receive 1 parking space and if need be, spaces can be rented from other unit owners. J. Soper said these should

be noted on the Site Plan that they are compact spaces and Nancy replied that she would like to see the size that was granted and labeled and scaled on the plan. She said the Plan shows 8-foot spaces right now and A. Rossi said it should be 8' 6" x 16' and he will revise it on the Plan. I also think you should label each space compact and Anthony agreed.

- She raised the concern that if you put a full size car in the garage is it going to consume all the space, then not leaving space for trash receptacles nor a bicycle.
- She reiterated L. Pizzano's comment for the need to know whether a Fire Truck will be able to pass through the driveway due to questionably low overhang of the building. L. Pizzano, Jr. asked Jim Soper, Is there enough room to drive one car in and one car out and Jim replied the minimum required height is 18 feet and the applicant agreed to make it 18 feet. L. Pizzano went to question whether the applicant complies with the FAR should be 1.5 and the applicants' architect, T. Carriere responded that the project is at 1.49.
- Please elaborate regarding the construction schedule / plan for demolition & reconstruction. Is this going to be modular or stick built. A. Rossi responded that we can make a condition if modular we can make a plan of time and date with the City for construction.
- Questioned whether there are light poles on the property and A. Rossi explained that everything is designed to be underground.

F.Cafasso questioned whether or not the applicant has thought about the potential issue of how to assign parking spaces to owners who might need additional spaces. A. Rossi replied we can create language in the Condominium Documents that if an owner has an extra car, then that owner can lease a spot from someone else in the townhouse building if another unit only has 1 car.

M. Vivaldi questioned why 8 compressors for 6 units and A. Rossi responded they have split zones so 2 different compressors. He was also concerned with the functionality of the swale in front of the building; T. Esposito explained that it is not a swale it is graded back with land flow and goes back into the catch basin. M. Vivaldi also asked about the sidewalk improvements and A. Rossi replied, yes, we plan to improve the sidewalks along Main Street and Hawthorne Street.

A. Rossi questioned the Board, Do you want me to show the brick façade on the front on Main Street and the back, L. Pizzano replied to show it on the front and a little bit to the back and a provide a color scheme, too.

J. Soper made the following comments:

- He said he is a little concerned with the 2 end units in regards to the size of the garages and A. Rossi responded he could move them and make them larger.
- He asked where your taking the fence off in the rear of the property how are you going to take care of it with the neighbors, you really should asphalt driveway, it should be paved. A. Rossi replied yes, we will work with the neighbor. We will grade it in the back and asphalt the driveway.

At this point of the meeting, Chairman Cafasso opened the meeting for public comment, and Ken Yebba, 2 Hawthorne Street, said he sees a lot of problems with parking and where are they going to leave the heavy equipment. Now they are saying loud compressors and might shut our water off. I hope you will have a police detail there because my mother is home and sick. It is a narrow street and I may have to get her out if she is sick.

A.Rossi responded that no equipment will be on the street. Once the foundation is in and if a modular home they will bring it right in. We don't want to shut the water off, we are hoping to not have to and there will be a police detail.

Ken Yebba asked what the working hours will be and A. Rosssi replied Monday thru Saturday 7:00 am to 6:00 pm and no work will be conducted on Sunday. Jim Soper replied that the working hours are 7:00 am to 9:00 pm but the Planning Board has generally conditioned each permit with a timeframe of 7:00 am to 7:00 pm with no work on Sundays. L. Pizzano agreed to continue that standard condition for this project, too.

L. Pizzano, Jr. also suggested they should also replace the sidewalk 6-inch slab to stop the cracking.

M. Vivaldi where there's no fire lane what does the Board think about marking a no parking lane and A. Rossi replied he would design a sign to be installed. M. Vivaldi replied he would speak with the Fire Safety Office regarding these topics.

F. Cafasso asked 3 times if anyone was in favor of this project and no one responded. He then asked 3 times if anyone was opposed to this project and Kenneth Yabba who resides at 2 Hawthorne Street spoke up that he was against it. The Public Hearing is closed.

L. Pizzano, Jr. made a motion to continue Site Plan Review for 108-112 Main Street - Amandeep Dillion – Business District until August 26, 2019. A. Medeiros seconded the motion and all were in favor. Motion carried 5-0-0.

III. Old Business - None.

IV. New Business –

Request to Endorse ANR – Rivergreen Drive – 68 Tremont Street, LLC

Present in Interest – Zoya Puri

Z. Puri reviewed the Plan explaining to the Board that this request was for the Community Parking Lot at Rivergreen. They would like to consolidate the existing property boundaries so to properly and accurately depict the new Rivergreen parking lot and other surrounding properties. The lot realignment was created from the 6 parcels of land. Both parcels of land fulfill the requirements of frontage. The recently completed new park and playground will be transferred to the City of Everett before the end of the summer 2019.

L. Pizzano made a motion to accept the submitted Approval Not Required Plan for Rivergreen Drive and then endorse the Plan. A. Medeiros seconded the motion and all members were in favor. The Plan was so endorsed.

• Request to Endorse Site Plan for 85-87 Boston Street

M. Vivaldi recommended to endorse the 85-87 Boston Street Site Plan as the conditions of approval have been met. L. Pizzano, Jr. made a motion to endorse the Site Plan for 85-87 Boston Street, A. Medeiros seconded the motion and all members were in favor.

V. Approval of Meeting Minutes –

L. Pizzano, Jr. made a motion to approve the June 10, 2019 and June 24, 2019 meeting minutes. A. Medeiros seconded the motion and all members were in favor.

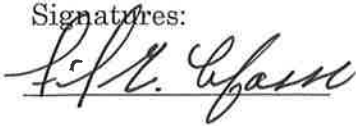
VI. Director's Updates – None

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 8:50 pm.

Approved by Planning Board: August 26, 2019

Signatures:



Frederick Cafasso
Chairman
Everett Planning Board



Michael Vivaldi, AICP
Senior Planner
Department of Planning and Development

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