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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 August 20, 2018

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

Representing the Planning Department: Senior Planner Michael Vivaldi, and Special Counsel Robin Stein, Esq. of KP Law.

II. Public Hearing

1. Site Plan Review – 39 Rover Street – NSTAR Electric Company d/b/a Eversource

Present in Interest - Mary Kate Schneeweiss, Beals + Thomas
Josh Creelman, Eversource
Nicole Bowen, Eversource

M. Schneeweiss explained the changes that were made since the July 23, 2018 meeting, which explained that the landscaping plan is currently being prepared, the fence will include periodic inspections for maintenance, an example of the type of finish for the semi-gloss to matte finish.

L. Pizzano questioned the method for the long-term maintenance of the fence if vandalism occurs. J. Creelman responded that the applicant will maintain quickly and diligently to replace the panels when needed.

There was discussion between the Board and the applicant related to the complexity of the type of fence that will be installed. The fence will be heavily engineered and very robust product.

M. Vivaldi read the comments of James Soper, Building Commissioner, dated August 20, 2018, into the record.

Revised plans shows the fence entirely though there was no indication of where anything was on a oriented site for reference.

M. Vivaldi discusses the sidewalks and the Landscape Plan be provided as part of Site Plan on what was talked at the last meeting then goes over what is needed for this improvement to go through as well as asking some questions on how much will the side walk will be redone as well as the landscape that the property is on.

J. Creelman explained he has met with the Encore group and they are developing the landscape plan. It is anticipated for the next meeting on September 10, 2018. EverSource will provide a great product for all to see.

L. Pizzano made a motion to continue the public hearing to September 10, 2018 at 7:00 pm. A. Medeiros seconded the motion. All members were in favor of the motion; motion carried 5-0-0.

2. Zoning Amendment – City of Everett – Inclusionary Zoning – Section 32

M. Vivaldi reiterated the discussion from the July 23, 2018 meeting, explaining the previous proposal for ways to incentivize development in blighted neighborhoods of Everett.

M. Vivaldi explained the new proposal which includes the following:

- *Proposing 10% affordability for all projects City-wide.*
- *Planning Board may permit a 5% reduction of affordability for properties with demonstrated known contamination, also known as M.G.L 21-E. Properties within FEMA Flood District will also qualify.*
- *The environmental remediation reduction would not apply to projects with less than 13 units.*
- *5-year provision for sunset clause.*
- *The applicant to be required to present their Inclusionary Zoning Special Permit to the Planning Board prior to presenting to the ZBA (if needed) so that developers may adjust their Pro-Forma schedule accordingly.*

L. Pizzano would like to amend the threshold for development to trigger the requirement to include affordable housing, L. Pizzano would like to amend the threshold to be six (6) units total for all development projects.

L. Pizzano made a motion to close the public hearing, all members were in favor to close the public hearing.

L. Pizzano made a motion to make a positive recommendation with revisions included to amend the threshold to trigger the requirement for affordable housing to be six (6) units total for all development projects. 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 -

- **Request for a endorsement of Approval Not Required – Third Street Realty Corp.,**

Present in Interest – Dan Casper, Atty.- representing client

D. Casper explained his client would like sell 1.5 acres although there was a shed on this small piece of land within this registered land which was approved by the Land Court in the last few weeks. The division of land is for the purposes of selling land to another owner. Convey Lot 4 to the other owner because Lot 4 is where the encroachment is located.

D. Casper explained that owner intends to retain Lot 3 and Lot 5 while they convey parcels 4 and 6 to the adjacent owners.

L. Pizzano made a motion to receive and endorse the ANR Plan for 347 Third Street, motion was seconded by A. Medeiros. All members voted unanimously to endorse the Plan.

V. Approval of Meeting Minutes -

L. Pizzano made a motion to approve the minutes from July 23, 2018. A. Medeiros seconded the motion and all memebers were in favor.

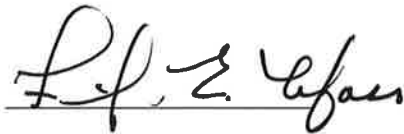
VI. Director’s Updates – None

VII. Adjourn -

L. Pizzano made a motion to adjourn the meeting . All members were in favor.

Approved by Planning Board: Sept 24, 2018

Signatures:



Fred Cafasso
Chairman
Everett Planning Board



Michael Vivaldi, AICP
Senior Planner
Department of Planning and Development

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