

City of Everett

PLANNING BOARD
484 BROADWAY

Frederick Cafasso-*Chairman*
Jeannie Vitukevich - Clerk



Speaker George Keverian Room
3rd Floor-City Hall
Meetings
2nd & 4th Mondays
7:00PM

2019 NOV -11 P 4: 22
CITY OF EVERETT
PLANNING BOARD OFFICE

Meeting Minutes October 15, 2019 at 7:00 PM Speaker George Keverian Room 484 Broadway Everett City Hall

I. Roll Call of Members:

Chairman Cafasso called the meeting to order at 7:00 pm.

Members present:

Frederick Cafasso, Leo Pizzano, George D'Angelo, Philip Mastrocola, and James Tarr

Members absent:

Michael O'Connor and Shayane Rangel

In addition, Attorney Matthew Lattanzi was present. Director Tony Sousa arrived for the second item under new business on the agenda.

II. Public Hearings:

None

III. New Business:

596-602 Broadway – John Tocco representing Volnay Capital (the applicant) made an informational presentation before the Board. The project is to construct 85 units of housing with retail and parking at the ground level. Also speaking was Ricahrd Beliveau from Volnay Capital, a representative from Context (the architect), and Chris Moreira from The Square Deli.

The applicant's team discussed the general concept, site parking, and building layout. A copy of the renderings was submitted to the Board.

No vote was taken by the Board. Atty. Lattanzi stated that a full presentation will be made at the public hearing scheduled for October 28, 2019.

Land Use and Planning Law Update -

Atty. Jonathan Witten from KP Law provided the board with an update regarding land use and planning law. Topics included: site plan review, inclusionary zoning, and special permits. There was also a discussion about roles and responsibilities of the board under current local and state laws.

IV. Old Business:

Update: Definitive Subdivision – 48 & 50 Tappan Street-

Director Sousa stated that the property owner is required to install a sprinkler system as required by the subdivision approval per the fire department. In the past, the owner has requested that the requirement be waived due to site changes. Director Sousa said he would follow-up with the fire department and discuss next steps with the planning board.

V. Meeting Minutes:

None

VI. Director's Updates:

Director Sousa indicated some growing interest from developers regarding the former Market Forge site at 35 Garvey Street for mixed-use (housing/retail). An application(s) may be filed prior to the end of the year.

In addition, Director Sousa said he will provide the members with a new schedule of Planning Board meetings for 2020. The proposed schedule will be similar to this year.

VII. Adjournment:

Seeing no further business, Chairman Cafasso called for a motion to adjourn.

Leo Pizzano, Jr: Motioned to adjourn the meeting.

George D'Angelo Seconded the motion.

Motion carried 5-0-0.

8:29 PM

Approved by Planning Board: Oct 28 2019

Signature:

F. Cafasso

Frederick Cafasso, Chairman
Everett Planning Board

Tony M. Sousa, Director
Department of Planning and Development

