

Minutes for Board of Appeals

Call to Order

Time/date: February 3, 2020 at 7:00 p.m. Tane on File

Place: Everett City Hall 484 Broadway

Attendees

Mary Gerace, Chairman
Michael Dantone
John Frasier
Roger Thistle
Paul Colameta

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A - Sections 18-25

on Feb 19, 2020 at 3:18

Attest:

Sergio Conelicio
CITY CLERK
City Clerk

RECORDED OFFICE
CITY CLERK'S OFFICE
EVERETT, MA
2020 FEB 19 P 3 18

Approval of Minutes

Date of meeting: January 21, 2020

The rules for the meeting were explained by the Chairman.

Minutes of the Meeting

1. **Petition # 2458:** 983 Broadway, Everett, MA 02149
REX-E LLC - Variance

Attorney Daniel O'Neil 391 Broadway Everett, MA 02149 requested to the Board if he could continue the public hearing until Tuesday April 21, 2020. Michael Dantone made a favorable motion and Roger Thistle second it. The board voted Mary Gerace, Michael Dantone, John Fraiser, and Roger Thistle and Paul Colameta the vote was unanimous 5-0

2. **Petition # 2453:** 602-596 Broadway, Everett, MA 02149
Volnay Capital - Variance

The Chairman Mary Gerace asked the petitioners if they had anything they would like to say before the questioning of the board. John Tocco wanted to express his gratitude to the board for the past couple of months.

It has been a long process and would like to apologize to the people he takes responsibly, he feels like he could have helped relieve some of the anxiety felt by some of the neighbors over the last year and changing some of the process.

Paul Colameta questions to the petitioner was the parking lot if there was going to be one entrance in and one out.

Its one curb cut one way in and one way out, its 18 feet wide requested by the fire department.

Paul Colameta asked about trash concerns will there be a dumpster in the back, will there be a schedule for trash pick-up. Concerns about picking up trash in the middle of the night, or around school pick up.

John Frasier questions to the board he asked the petitioner if they would talk to McKinnon's about maybe using there parking lot from the time of closing until opening. Also making sure there will be handicap parking and ramps.

Roger Thistle asked about having Uber having a designated area out back for pick up.

Also having free valet parking for the restaurants.

Paul Colameta asked about the hours of the restaurant, it will be open for lunch and dinner

They will keep lunch as a deli and dinner will be in a different area of the restaurant.

Mary Gerace asked where there was a lot of foot traffic if they would consider sensors for the entry way

Michael Dantone asked about always having a concierge at the front desk to provide tenants with transportation needs.

Mary Gerace asked about taking one floor off the building.

Michael Dantone expressed that he is in favor of project but would like to see it capped off at 5 stories

Also, if the building would be green and energy efficient. The board also talked about what other retail stores would be.

Michael Dantone would like to see the trucks and materials being dropped off on the site and not on Broadway, and maybe putting a detail on the site.

After a five-minute recess the board came back and decided to continue this until Tuesday February 18, 2020 to make sure all the conditions will be met.

A Recording of this Meeting is on File

Adjournment: 8:30 p.m

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Chairman
Board of Appeals
Secretary
Board of Appeals



2/18/20
Date of Approval

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