

City of Everett

PLANNING BOARD
484 BROADWAY
EVERETT, MA 02149

Attest:

on Feb. 25, 2020 11:22 AM
[Signature]
City Clerk

- Frederick Cafasso- *Chairman*
- Anthony Medeiros
- Leo Pizzano, Jr.
- Michael O'Connor
- Shayane Rangel
- George D'Angelo
- Philip Mastrocola - *Alternate*
- James Tarr - *Alternate*



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

Jeannie Vitukevich - Clerk

MINUTES
Planning Board Meeting
February 10, 2020

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA
2020 FEB 25 A 11:22

I. Roll Call of Members: Leo Pizzano, Jr. (chaired meeting), Michael O'Connor, and James Tarr were present. The meeting was called to order at 7:05 pm.

Representing the Planning Department: Director Tony Sousa, Shane O'Brien, and Atty. Matt Lattanzi were also present.

II. Public Meeting

1. Site Plan Review – 35-45 Garvey St, Capital Hall Partners & Inclusionary Zoning – 35-45 Garvey St (taken concurrently)

Peter Bartash of Capital Hall Partners, in attendance, requested a continuance of both items to the February 24, 2020 meeting.

Motion to Continue to next meeting (February 20, 2020) and keep the Public Hearing portion open
Motion made by O'Conner seconded by Tarr, all members in favor 3-0.

2. Site Plan Review – 65 Norman St, Lennar Multifamily Communities, LLC

The Planning Department received a communication from David O'Neil, requesting a continuance of the Site Plan Review to the February 24, 2020 meeting.

Motion to Continue to next meeting (February 20, 2020) and keep the Public Hearing portion open
Motion made by O'Conner seconded by Tarr, all members in favor 3-0.

3. New Business – Definitive Subdivision Plan - 65 Norman St

Representative from Bohler Engineering representing the applicant. The applicant had previously provided the Board a preliminary subdivision which the Board voted in favor of previously for Air

Force Rd with the purpose of creating three lots that is representative of Air Force Rd layout and the proposed Site Plan Review.

Staff stated that the Board of Health has approved the Preliminary Subdivision and Definitive Subdivision.

There were no comments from the public.

Motion made by O’Conner seconded by Tarr, all member in favor by roll call vote 3-0. Motion carries 3-0.

4. *Site Plan Review – 166-172 School St/4-6 Norwood St*

Present in Interest:

Peter Quinn – architect from Peter Quinn Architects

David Carr – Attorney for Bouvier Jewelers

David Carr is representing the applicant and provided information about the plan to convert the building from its existing format to mixed-use (restaurant and hotel) proposal.

Peter Quinn provided a presentation showing the history of the building and how the building was maintained its architectural integrity over time, as well as provided a rendering of the proposal. Mr Quinn showed aerial views and side elevations of the proposal and described the changes to the exterior that would be proposed as part of the Site Plan Review. Each hotel room has its own bathroom and there are available pent house units closer to the roof. The applicant believes that the proposal is a benefit to the Everett Square Redevelopment Plan. Mr. Quinn provided a shadow plan of the proposal as well.

Mr Pizzano provided comments to the applicant regarding valet service on Norwood St as being difficult and suggested taking a City parking space to have as a valet parking spot. He pointed out the City is looking to redevelop the parking lot in Everett Square, therefore would not be an ideal location to have parking in the future. There are leasable options around for parking, being the applicant has no parking currently. He discussed the use of School St as a possible service entrance. He asked if the fire escapes would be reused, but Mr. Quinn stated there is a historic right to reuse the fire escapes, but they were resolved with the City. The metal panels for the penthouse do not match the historic nature of it, but would like to see shingles instead. Mr. Pizzano would like to samples and colors of the materials, as well as an understanding of the applicant handling winter conditions (ice and snow clearing). Mr. Pizzano wanted information about exhaust as well as making sure that satellite dishes do not provide unsiteliness for the exterior of the building.

Mr. O’Brien requested information for capacity of the current and proposed load of utility usage (water, gas, etc.) as requested as part of the Department’s Staff Report as well as additional questions for the applicant.

Mr. Pizzano wants the applicant to be aware of the proposal of Everett Square Redevelopment as part of the design, as well as protection for the tree adjacent to the property. The applicant will have to provide a Site Utilization Plan as part of their proposal.

Mr. Carr stated they are exploring parking options around the area. Mr. Pizzano stated that most hotel users will want to park their car near the hotel, but would use public transportation to get around the surrounding area.

Public Comment:

Mr. Bouvier is in favor of the proposal.

Motion to Continue to next meeting (February 20, 2020) and keep the Public Hearing portion open

Motion made by O’Conner seconded by Tarr, all members in favor 3-0.

V. Approval of Meeting Minutes – The Board received minutes from November 25, 2019 & January 13, 2020 meeting.

Motion made by O’Conner seconded by Tarr, all members approved 3-0.

VI. Director’s Updates – None

VII. Next Meetings – February 20, 2020

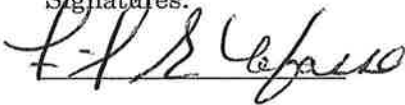
VIII. Adjourn –

L. Pizzano made a motion to adjourn the Planning Board meeting. M O’Conner seconded the motion and all members were in favor.

The Board adjourned at 8:15 pm.

Approved by Planning Board: 2/24/20

Signatures:



Frederick Cafasso
Chairman
Everett Planning Board



Shane O’Brien
Land Use Planner
Department of Planning and Development