



REGULATION OF THE CITY OF EVERETT PLANNING BOARD REGARDING COMPLIANCE WITH EVERETT DESIGN GUIDELINES

1. Applicability: This Regulation shall apply to all projects requiring site plan approval from the Planning Board, which projects will involve construction of 5,000 square feet or more of additional commercial or industrial building area and/or construction of 4 or more residential units or whenever the Building Commissioner deems there is 'A change of Use' to the property as described in Section 19 (a) – Purpose of Site Plan.
2. Everett Design Guidelines: The Everett Design Guidelines are attached hereto as Appendix A.
3. Statement of Compliance: All applications for projects meeting the thresholds set forth in Section 1 shall include a narrative Statement of Compliance with the Everett Design Guidelines. The Statement of Compliance shall:
 - a. Identify, with specific reference to appropriate plan sheets and other application materials, all efforts by the applicant to comply with each Section of the Everett Design Guidelines in designing the project.
 - b. Identify each Section of the Everett Design Guidelines that the applicant believes to be inapplicable to the proposed project.
 - c. Include an itemized list of any waivers requested by the applicant from the Everett Design Guidelines, including the reasons therefor.
4. Waivers: The Planning Board may waive compliance with any provisions of the Everett Design Guidelines if it finds that compliance would not be feasible, that such waiver would result in a preferable design in light of the specific characteristics of the project site and the neighborhood in which it is located or that waiver would otherwise be in the public interest.
5. Conditions: Consistent with its authority under site plan review, the Planning Board may impose reasonable conditions upon applications subject to this Regulation in order to ensure consistency with the intent and purposes of the Everett Design Guidelines.