



**City of Everett**  
**BOARD OF APPEALS**  
**484 BROADWAY**  
**EVERETT, MASSACHUSETTS 02149**  
**PHONE 617-394-2498 FAX 617-394-2433**

MARY GERACE – Chairman  
TYLER LE CAO - Member  
PAUL COLAMETA– Member  
ROGER THISTLE – Member  
JOHN FRAISER - Member  
ROBERT ...

Speaker George Keverian Room  
3<sup>rd</sup> Floor City Hall  
1st and 3rd Mondays  
7:00 P.M.

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

**AGENDA**

Meeting, Monday April 5, 2021  
Everett City Hall 7:00 P.M.  
on 3/31/2021 at 2:24 PM  
Attest: [Signature]

**Order of Business**

\_\_\_\_\_  
City Clerk

2021 MAR 31 P 2:24

**AGENDA FOR REMOTE PARTICIPATION MEETING**

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Everett Zoning Board of Appeals shall be meeting remotely until further notice. The audioconferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the City's website. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the city's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.*

*This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the City and City Clerk's websites. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.*

***For this meeting, members of the public who wish to watch, listen or provide comment during the meeting may do so in the following manner:***

The meeting will be live to view at 7:00 pm on Facebook  
<https://www.facebook.com/cityofeverettma>

Public participation and comment will be allowed by Dialing by your location

**Topic: ZBA Meeting (public call in) 04/5**  
**Time: Apr 5, 2021 09:00 AM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://ci-everett-ma.zoom.us/j/99854657641>

**Meeting ID: 998 5465 7641**

**One tap mobile**

**+16465588656,99854657641#**

**Dial by your location**

**+1 646 558 8656**

**Meeting ID: 998 5465 7641**

The Zoom meeting room will be open for 6:30 pm and it is advised that you join the meeting as early as possible. During portions of the meeting in which public comment is permitted, members of the public will be allowed into the meeting to participate.

Members of the public can alternatively email his/her comment before the start of the meeting to [rsuppa@ci.everett.ma.us](mailto:rsuppa@ci.everett.ma.us) for it to be read into the record.

Any questions/comments about the Zoning Board of Appeals agenda or process of accessing agenda items, meeting minutes, ZOOM platform, previously recorded meetings, and public participation process, please contact Board Secretary Roberta Suppa: [rsuppa@ci.everett.ma.us](mailto:rsuppa@ci.everett.ma.us)

**1. Call to Order**

**2. Roll Call of Members**

**3. New Business**

- a. **Petition #2492** 193 Belmont Street Michael & Cynthia Bono  
Re: 193 Belmont Street Special Permit

Applicant seeks to construct a 20'-6" x 14'-1" addition on the southeast corner of the existing nonconforming structure located upon a residential dwelling within the Residential District. A permit to construct would require a Special Permit to extend the non-conforming setbacks already existing.

- b. **Petition #2491** 114 Spring Street Richard Beliveau Nead Realty  
Re: 114 Spring Street Variance

Remove all existing structures and construct a new building with 363 residential apartments and up to 7,490 sf of retail space. The Mixed-use Building is proposed to consist of twenty-one (21) stories with 340 proposed parking spaces. The property is within the Commercial Triangle Economic Development District (CTEDD) zoning district.

**4. Approval of Minutes**

**5. Staff Communications**

**6. The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion in the extent permitted by law.**

**7. Adjournment**

**NOTES TO REMOTE MEETINGS**

1. All or any of the members of the public body may choose to participate in a public meeting via remote access. Meetings may be virtual, in their entirety.
2. The public will not be allowed into a Board/Committee meeting, even where there are any members of the public body and/or town staff or official(s) physically present at the meeting location during the meeting. "Public comment" portions of meetings will be temporarily suspended.
3. However, the public will be provided with alternative access through which they can watch or listen to meetings "in real time," and meeting notices will specify the manner in which members of the public may access audio or video of the meeting as it is occurring.
4. If, despite our best efforts, our technological capabilities do not adequately support public access to virtual or remote meetings, the town will ensure that an audio or video recording, transcript, or other comprehensive record of the proceedings at the meeting is posted on the town's website as soon as possible after the meeting.
5. Notices for public hearings will contain additional information about how the public may participate via electronic/technological means.
6. For executive session meetings, public access to the meeting will be limited to the open session portion(s) of the meeting only. Public access to any audio, video, internet or web-based broadcast of the meeting will be discontinued when the public body enters executive session.
7. Where individuals have a right, or are required, to attend a public meeting or hearing, including executive session meetings, they will be provided with information about how to participate in the meeting/hearing remotely.
8. Meeting notices will still be posted at least 48 hours in advance (not counting Saturdays, Sundays, or legal holidays), unless it is an emergency meeting as defined under the Open Meeting Law (in which event, the meeting notice will be posted with as much advanced notice as is possible in the circumstances). Minutes will still be taken.

Signed: Mary Gerace  
Mary Gerace, Chairman

A copy of the applications is on file in the Office of the City Clerk located at City Hall, 484 Broadway, Everett, MA and can be inspected during regular business hours.

Please contact the Zoning Board if Appeals with any questions or concerns at 617-394-2498  
Posted in Accordance with the Provisions of M.L.G Chapter 30A- Sections 18-25

On \_\_\_\_\_ City Clerk