



AGENDA PACKET

**REGULAR MEETING OF THE CITY COUNCIL
MONDAY, SEPTEMBER 23, 2024 7:00 PM**

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149**



AGENDA

REGULAR MEETING OF THE CITY COUNCIL MONDAY, SEPTEMBER 23, 2024 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0296-24** Public Hearing/s/ Councilor Robert J. Van Campen, as President

A petition from National Grid requesting permission to install the following gas mains:

- Approximately 1,100 feet of 8-inch gas mains in Boston Street;
- Approximately 350 feet of 6-inch gas main in Third Street;
- Approximately 200 feet of 8-inch gas main in Second Street; and
- Approximately 10 feet of 6-inch gas main crossing Second Street.

PUBLIC PARTICIPATION

COMMUNICATIONS FROM HIS HONOR THE MAYOR

2. **C0306-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend donations from Northeastern Insurance Agency, Inc. in the amount of \$250.00 to the Veterans Services Department and \$250.00 to the Fire Victims Fund

3. **C0312-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the National Recreation and Parks Association (NRPA) in the amount of \$20,000 which will be used to support the Year-Round Jobs Training Program through the Youth Development and Enrichment Department

4. **C0315-24** Order/s/ Councilor Robert J. Van Campen, as President

An order to raise and appropriate \$300,000 to the Health Department's Professional

Services account. The Health Department is requesting these funds to hire an outside staffing company to address school nurse staffing issues until the open vacancies have been filled

5. C0316-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a donation in the amount of \$18,000.00 from the Everett Foundation for Aged Persons to the Council on Aging

6. C0317-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant to the Planning Department from the Massachusetts Executive Office of Energy and Environmental Affairs in the amount of \$687,500 which will be used to implement resident-led outdoor cooling solutions in environmental justice neighborhoods

COMMITTEE REPORTS

7. C0297-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$918,100.00 from the Capital Stabilization account for the following 10 capital improvement projects and purchases:

1 Police - Non-administrative Vehicles (Patrol Division) \$140,000

2 Police Administrative Vehicle \$120,000,

#3 Parking Control Vehicle \$44,000

#4 Public Safety Radio Improvements \$265,000

5 Police Body Armor \$26,300

6 Police Taser Upgrades \$82,800

7 Council on Aging Van \$50,000

8 Inspectional Services Vehicles \$65,000

9 Fire Department Turnout Gear \$60,000

#10 Engineering Vehicles \$65,000

TOTAL: \$918,100.00

The balance in the Capital Stabilization account as of 6/30/24 is \$8,048,356

8. C0298-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval that the amount of \$2,365,000.00 be appropriated by borrowing for the following two (2) capital improvement projects: Fire Engine Replacement and Stadium Turf.

1. Fire Engine Replacement for \$965,000.00

2. Stadium Turf for \$1,400,000.00

TOTAL : 2,365,000.00

9. C0299-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to raise and appropriate the sum of \$203,286 to the School department's contracted service account based on the additional Chapter 70 funding posted in the final FY25 state budget.

10. C0301-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to repurpose \$1,971,000 in previously bonded school capital improvements funds to fully fund the project to replace equipment controls at Everett High School

11. C0137-24 Ordinance/s/ Councilor Katy L. Rogers

An ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf

12. C0260-24 Ordinance/s/ Councilor Robert J. Van Campen, as President

An ordinance proposing the addition of two new sections to Appendix A – Zoning of the Revised Ordinances of the City of Everett: Section 37 – Master Planned Development and Section 38 - Everett Docklands Innovation District (“EDID”)

UNFINISHED BUSINESS

13. C0077-24 Resolution/s/ Councilor Holly D. Garcia, Councilor Robert Van Campen

That the Administration provide an update on the reconstruction of the Smith Playground aka Central Ave Park

14. C0270-24 Resolution/s/ Councilor Anthony DiPierro

A resolution requesting a representative of 3-1-1 to appear to speak about the city's baiting program and preventative measures for rodents.

15. C0271-24 Resolution/s/ Councilor Anthony DiPierro

A resolution requesting an update from the administration on plans to equip public buildings and spaces with free public WIFI for residents to utilize.

16. C0278-24 Resolution/s/ Councilor Stephanie Martins

That the administration provide an update on the number and status of ARPA applications received from organizations and next steps.

17. C0289-24 Resolution/s/ Councilor Stephanie V. Smith

That the City provides an update of ARPA fund status and balances

18. C0290-24 Resolution/s/ Councilor Peter Pietrantonio

That EPD Chief Strong update the City Council on how his first couple of months have gone as Chief of Police and If he has implemented any new policies under his direction.

19. C0300-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a donation from Alfred Lattanzi to the Youth Development and Enrichment Department in the amount of \$500.00.

NEW BUSINESS

20. C0309-24 Resolution/s/ Councilor Wayne A. Matewsky

That the City Engineer appear provide an update on the work being done at the corner of Lewis & Paris Street, as the work appears to be stalled.

21. C0310-24 Resolution/s/ Councilor Wayne A. Matewsky

That Inspectional Services inspect Dempey's Restaurant in Everett Square, as it is unsightly and unsafe.

22. C0311-24 Resolution/s/ Councilor Wayne A. Matewsky

That the post office explain why the mail is being delivered late, or not delivered at all.

23. C0314-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting that the Everett City Council discuss and vote on an appeal of a 30-day suspension of the Second Class Motor Dealer License granted to Boston Motor Sports located at 47 Mystic Street.

MAINTENANCE REQUESTS

A. Councilor Holly D. Garcia

That the concession stand doors at the Lafayette School park be repainted

ADJOURMENT

www.cityofeverett.com

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

Michael J. Mangan

Legislative Aide
Everett City Council Office



C0296-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 23, 2024

Agenda Item:

A petition requesting that National Grid be permitted to install approximately 1,100 feet of 8-inch of gas main in Boston Street

Background and Explanation:

Attachments:

Questions contact – Diana Cuddy 508-596-0381

Petition of the Boston Gas Company d/b/a National Grid, Waltham, Massachusetts

To City Council of Everett, Massachusetts

Respectfully requests the Boston Gas Company d/b/a National Grid, Waltham, Massachusetts your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the City of Everett and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and digging up and opening the ground to lay or place same:

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **City of Everett** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same: **Second Street, Boston Street & Third Street - Everett - Massachusetts.**

The following are the streets and highways referred to:

Work Order #'s 1589804, 1589811, 1589813, 1589814 – National Grid to install approximately 1,100 feet of 8-inch of gas main in Boston Street; approximately 350 feet of 6-inch gas main in Third Street; approximately 200 feet of 8-inch gas main in Second Street and approximately 10 feet of 6-inch gas main crossing Second Street as shown and in accordance with the attached plans.

Boston Gas Company d/b/a National Grid

BY _____
Engineering Department

PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

City of Everett:

Boston Gas dba as Nationalgrid, hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **City of Everett** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install approximately 1,100 feet of 8-inch of gas main in Boston Street; approximately 350 feet of 6-inch gas main in Third Street; approximately 200 feet of 8-inch gas main in Second Street and approximately 10 feet of 6-inch gas main crossing Second Street as shown and in accordance with the attached plans.

Date: August 28, 2024

By: _____
Diana Cuddy
Gas Ops-NE

City of Everett/City Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **City of Everett** substantially as described in the petition date **August 28, 2024**, attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Boston Gas dba Nationalgrid, shall comply with all applicable provisions of law and ordinances of the **City of Everett** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

By: _____

Title

WO # 1589804; 1589811; 1589813; 1589814

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
170 DATA DRIVE, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

LEGEND

---	EXISTING UTILITY
---	EXISTING DUCT
---	EXISTING WATER
---	EXISTING GAS MAIN
---	EXISTING SANITARY SEWER
---	EXISTING TELEPHONE
---	EXISTING CABLE TV
---	EXISTING FIBER OPTIC
---	EXISTING OTHER
---	PROPOSED UTILITY
---	PROPOSED DUCT
---	PROPOSED WATER
---	PROPOSED GAS MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED TELEPHONE
---	PROPOSED CABLE TV
---	PROPOSED FIBER OPTIC
---	PROPOSED OTHER

NOTE:
THE PROPOSED AND EXISTING DATA SHOWN ON THIS PLAN WAS OBTAINED FROM PUBLIC SOURCES AND WAS NOT CERTIFIED TO BE CORRECT AND/OR ACCURATE BY THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE DATA AT HIS OWN RISK. VERIFY DATA SOURCES AND DATA BEFORE YOU DIG. CALL 811 BEFORE YOU DIG.

PROJECT SPECIFICS
SHEET # 3 OF 3
SHEET SIZE 36" X 48"
DATE: 11/07/2024
SCALE: 1" = 10'



NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	11/07/2024	ISSUED FOR PERMITTING			

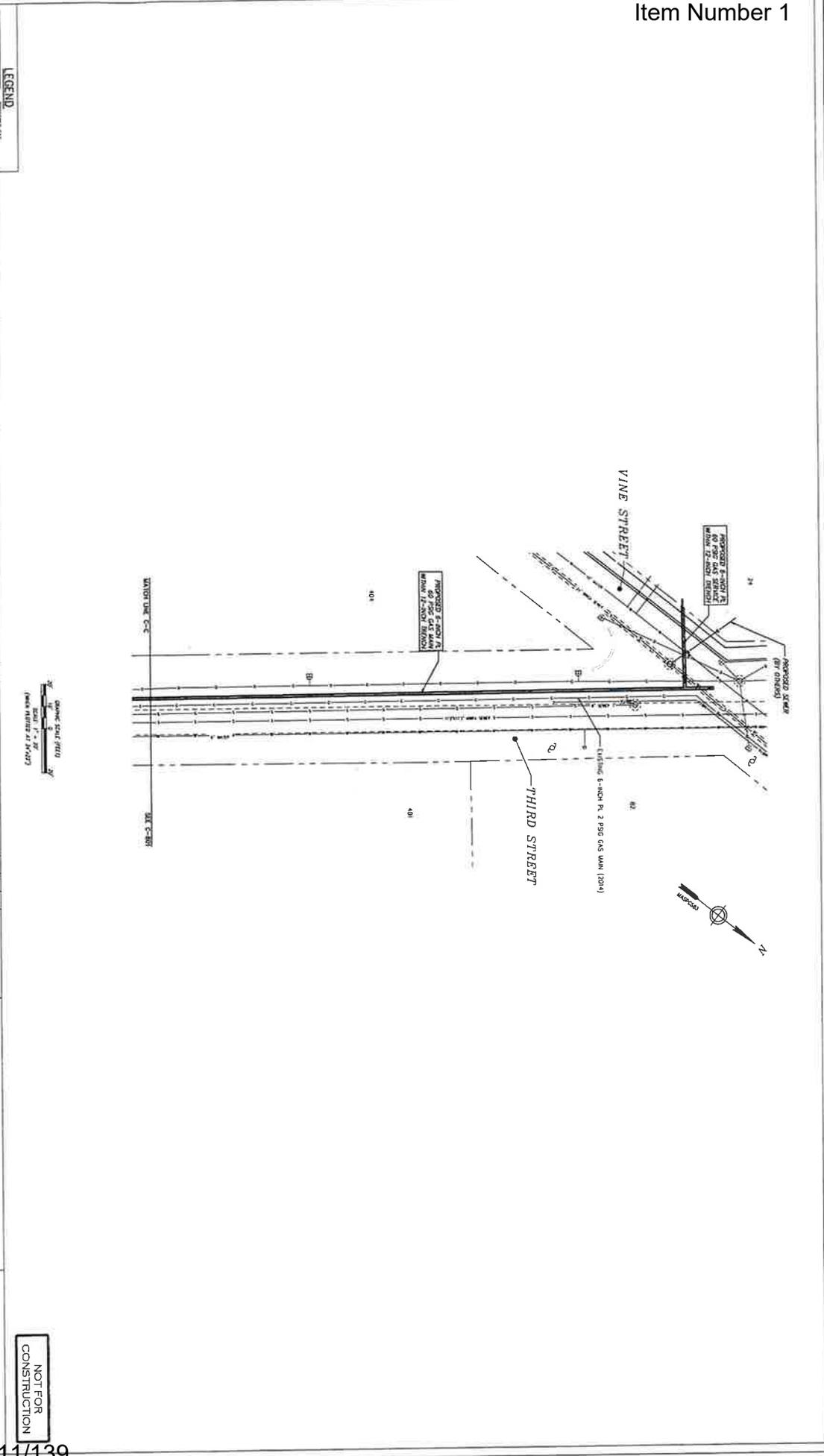
national grid
11081092
11081092
11081092

GRANT OF LOCATION PERMIT PLAN

PROPOSED GAS MAIN INSTALLATION
337 SECOND STREET
CAMBRIDGE, MA

DATE: 11/07/2024
SCALE: 1" = 10'

PROJECT NO: 11081092
SHEET NO: 3 OF 3
DATE: 11/07/2024
SCALE: 1" = 10'



NOT FOR CONSTRUCTION



C0306-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 23, 2024

Agenda Item:

An order requesting approval to accept and expend donations from Northeastern Insurance Agency, Inc. in the amount of \$250.00 to the Veterans Services Department and \$250.00 to the Fire Victims Fund

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 10, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations from Northeastern Insurance Agency, Inc. in the amount of \$250.00 to the Veterans Services Department and \$250.00 to the Fire Victims Fund.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



September 10, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,

ORDERED:

to accept and expend donations from Northeastern Insurance Agency, Inc. in the amount of \$250.00 to the Veterans Services Department and \$250.00 to the Fire Victims Fund.



C0312-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 23, 2024

Agenda Item:

An order requesting approval to accept and expend a grant from the National Recreation and Parks Association (NRPA) in the amount of \$20,000 which will be used to support the Year-Round Jobs Training Program through the Youth Development and Enrichment Department

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 18, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant from the National Recreation and Parks Association (NRPA) in the amount of \$20,000 which will be used to support the Year-Round Jobs Training Program through the Youth Development and Enrichment Department.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



September 18, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
follows:

to accept and expend a grant from the National Recreation and
Parks Association (NRPA) in the amount of \$20,000 which will
be used to support the Year-Round Jobs Training Program
through the Youth Development and Enrichment Department.



C0315-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 23, 2024

Agenda Item:

An order to raise and appropriate \$300,000 to the Health Department's Professional sSrvices account. The Health Department is requesting these funds to hire an outside staffing company to address school nurse staffing issues until the open vacancies have been filled,

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 18, 2024

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable members:

Please find attached an order to raise and appropriate \$300,000 to the Health Department professional services account. The health department is requesting these funds to hire an outside staffing company to address school nurse staffing issues until the open vacancies have been filled.

I recommend favorable action on this appropriation.

Respectfully submitted,

Carlo DeMaria
Mayor



September 18, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

BE IT
ORDERED: BY THE CITY COUNCIL OF THE CITY OF
EVERETT, as Follows:

To raise and appropriate \$300,000 to the Health Department professional services account.

The health department is requesting these funds to hire an outside staffing company to address school nurse staffing issues until the open vacancies have been filled.



C0316-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 23, 2024

Agenda Item:

An order requesting approval to accept and expend a donation in the amount of \$18,000.00 from the Everett Foundation for Aged Persons to the Council on Aging

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 18, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation from the Everett Foundation for Aged Persons in the amount of \$18,000.00 to the Council on Aging.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 18, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
follows:

to accept and expend a donation from the Everett Foundation
for Aged Persons in the amount of \$18,000.00 to the Council on
Aging.



C0317-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 23, 2024

Agenda Item:

An order requesting approval to accept and expend a grant to the Planning Department from the Massachusetts Executive Office of Energy and Environmental Affairs in the amount of \$687,500 which will be used to implement resident-led outdoor cooling solutions in environmental justice neighborhoods

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 18, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant to the Planning Department from the Massachusetts Executive Office of Energy and Environmental Affairs in the amount of \$687,500 which will be used to implement resident-led outdoor cooling solutions in environmental justice neighborhoods.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



September 18, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
follows:

to accept and expend a grant to the Planning Department from the Massachusetts Executive Office of Energy and Environmental Affairs in the amount of \$687,500 which will be used to implement resident-led outdoor cooling solutions in environmental justice neighborhoods.

Back-up for EOEEA Grant \$687,500

- **Identify the source of the grant fund**
State of Massachusetts Executive Office of Energy and Environmental Affairs
- **The amount of the grant**
\$687,500
- **Identify if there is a city match and if there is, what is that amount and what is the source of the city's matching funds**
10% in-kind match spread out among 4 cities (Everett-DPW, Chelsea, Malden and Arlington)
- **How long is the grant period, i.e. when does the grant need to be spent**
2-year grant period, funds to be expended by June 30 2026
- **What project, effort, or initiative is the grant funding going to support and why is that important to the residents of Everett**
Wicked Cool Mystic II is the implementation phase of resident-led outdoor cooling solutions in environmental justice neighborhoods (Everett, Malden, Chelsea) and Arlington a moderate-income town
- **Which department(s) will be responsible for administering the grant and how it is being spent**
Planning Department



C0297-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to appropriate \$918,100.00 from the Capital Stabilization account for the following eleven (10) capital improvement projects and purchases:

#1
Police - Non-administrative Vehicles (Patrol Division)
\$ 140,000.00

#2
Police Administrative Vehicle
\$ 120,000.00

#3
Parking Control Vehicle
\$ 44,000.00

#4
Public Safety Radio Improvements
\$ 265,000.00

#5
Police - Body Armor
\$ 26,300.00

#6
Police Taser Upgrades
\$ 82,800.00

#7
Council on Aging Van
\$ 50,000.00

#8

Inspectional Services Vehicles

\$ 65,000.00

#9

Fire Department Turnout gear

\$ 60,000.00

#10

Engineering Vehicles

\$ 65,000.00

TOTAL:

\$ 918,100.00

The balance in the Capital Stabilization account as of 6/30//24 is \$8,048,356

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 3, 2024

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable members:

I hereby submit for your consideration an order to appropriate **\$918,100.00** from the Capital Stabilization account for the following eleven (10) capital improvement projects and purchases:

No.	Project Title	Cost
1	Police - Non-administrative Vehicles (Patrol Division)	\$ 140,000.00
2	Police Administrative Vehicle	\$ 120,000.00
3	Parking Control Vehicle	\$ 44,000.00
4	Public Safety Radio Improvements	\$ 265,000.00
5	Police - Body Armor	\$ 26,300.00
6	Police Taser Upgrades	\$ 82,800.00
7	Council on Aging Van	\$ 50,000.00
8	Inspectional Services Vehicles	\$ 65,000.00
9	Fire Department Turnout gear	\$ 60,000.00
10	Engineering Vehicles	\$ 65,000.00
TOTAL:		\$ 918,100.00

The balance in the Capital Stabilization account as of 6/30//24 is **\$8,048,356.**

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 3, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

To appropriate **\$918,100.00** from the Capital Stabilization account for the following ten (10) capital improvement projects and purchases:

No.	Project Title	Cost
1	Police - Non-administrative Vehicles (Patrol Division)	\$ 140,000.00
2	Police Administrative Vehicle	\$ 120,000.00
3	Parking Control Vehicle	\$ 44,000.00
4	Public Safety Radio Improvements	\$ 265,000.00
5	Police - Body Armor	\$ 26,300.00
6	Police Taser Upgrades	\$ 82,800.00
7	Council on Aging Van	\$ 50,000.00
8	Inspectional Services Vehicles	\$ 65,000.00
9	Fire Department Turnout gear	\$ 60,000.00
10	Engineering Vehicles	\$ 65,000.00
TOTAL:		\$ 918,100.00

The balance in the Capital Stabilization account as of 6/30/24 is **\$8,048,356.**



C0298-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval that the amount of \$2,365,000.00 be appropriated by borrowing for the following two (2) capital improvement projects: Fire Engine Replacement and Stadium Turf.

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 3, 2024

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Ladies and Gentlemen:

I hereby request the amount of **\$2,365,000.00** be appropriated by borrowing for the following two (2) capital improvement projects:

No.	Project Title	Cost
1	Fire Engine replacement	\$ 965,000.00
2	Stadium Turf	\$ 1,400,000.00
TOTAL :		\$ 2,365,000.00

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 3, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

**Bill
Number:
Bill Type:
Order**

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

That the City hereby appropriates the amount of Two Million, Three Hundred Sixty-five Thousand Dollars (\$2,365,000) to be funded by borrowing as set forth in the attached letter of the Mayor requesting such borrowing dated September 3, 2024, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.

Enclosed: Detail capital improvement expenditures requested in this borrowing.

FY25 Capital Improvement Projects (CIP's) funded through this borrowing request

No.	Project Title	Cost
1	Fire Engine replacement	\$ 965,000.00
2	Stadium Turf	\$ 1,400,000.00
TOTAL:		\$ 2,365,000.00



C0299-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to raise and appropriate the sum of \$203,286 to the School department's contracted service account based on the additional Chapter 70 funding posted in the final FY25 state budget.

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 3, 2024

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby submit for your consideration an order to raise and appropriate the sum of \$203,286 to the School department's contracted service account based on the additional Chapter 70 funding posted in the final FY25 state budget.

Please see the attached correspondence from the school department.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 3, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

To raise and appropriate the sum of \$203,286 to the school department's contracted service account based on the additional Chapter 70 funding posted in the final FY25 state budget.



EVERETT PUBLIC SCHOOLS
Superintendent William D. Hart

Tuesday, August 27, 2024

Sergio Cornelio
City Clerk
City of Everett
484 Broadway, Everett MA 02149

Eric Demas
Chief Financial Officer / City Auditor
City of Everett
484 Broadway, Everett MA 02149

Re: August 26, 2024, School Committee Meeting

Good morning,

I am writing to inform you that, during its Regular Meeting on Monday, August 26, 2024, the Everett School Committee approved, by a vote of 8-0, the following item:

Request acceptance and the appropriation of \$203,286 to the Security Department's Contracted Services budget line based on the additional Chapter 70 funding in the final posted FY25 State Budget.

I wanted to formally communicate this with you so it can be added to a City Council agenda as soon as possible.

Please do not hesitate to reach out if you have any questions.

Sincerely,
David O'Connor
Clerk
Everett School Committee



C0301-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to repurpose \$1,971,000 in previously bonded school capital improvements funds to fully fund the project to replace equipment controls at Everett High School

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 4, 2024

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby request the following repurposing order seeking to use the unexpended funds per the detail for the High School Replacement of Equipment Controls CIP account. Further information can be found on the attached letter from the school department.

Please see the attached correspondence from the school department.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



September 4, 2024
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:

Bill Type: Order

BY THE CITY COUNCIL OF THE CITY OF EVERETT, as Follows:

That the City transfer the unexpended funds authorized to be borrowed by the City Council per the attached detail, which funds are no longer needed to pay costs of such projects, and to transfer \$771,900 from said unexpended funds and from any bond premium related to the issuance of bonds related to the attached detail of borrowing to pay costs related to the High School Replacement of Equipment controls, including original equipment, and for the payment of all other costs incidental and related thereto; and to take any other action relative thereto.



EVERETT PUBLIC SCHOOLS
Superintendent William D. Hart

August 29, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I am requesting reauthorization of previously bonded Capital Projects to fully fund Project 7667: High School Replacement of Equipment Controls.

This project was presented as part of the FY24 Capital Improvement Plan for \$1,200,000 based on an outdated Scope of Services from December 2020. This request will ensure we are appropriately budgeted based on a recently amended Scope of Services proposal. Further, this request will adjust current projects that are no longer needed or awarded under budget.

- 32-300-7668-5780: \$650,000 - EXP – 24 Parlin School Exterior Wall
 - Repurpose \$650,000 to Project 7667
 - This Project was presented as a placeholder for potential work on the retaining wall at the Parlin.

- 32-300-7666-5780: \$250,000 - EXP – 24 Replace Whittier School Gym Floor
 - Repurpose \$121,900 to Project 7667
 - This Project went out to bid and was awarded well under budget.

The proposed repurposing of funds from the two Projects above would cover the proposal from Ameresco, Inc., amending Account 32-300-7667-5780 from \$1,200,000 to \$1,971,900.

Sincerely,

William D. Hart
Superintendent



C0137-24

To: Mayor and City Council

From: Councilor Katy L. Rogers

Date: April 8, 2024

Agenda Item:

An ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf

Background and Explanation:

We recently learned Everett Stadium is due for upgraded turf. The School Committee expressed concerns about artificial turf. It would be beneficial for the city to have a standard in place regarding the use of organic grass so this issue does not have to recur per venue. The City of Everett was recently offered assistance with a new artificial turf. In an effort to exemplify sustainability, it is my hope we can write a letter to the sponsor asking for their consideration in assisting with an organic grass field

Attachments:

This fact sheet introduces some of the considerations that are relevant to evaluating natural grass and artificial turf playing surfaces. For more of TURI's research on artificial turf and natural grass, see www.turi.org/artificialturf.

Principles of toxics use reduction

TURI's work is based on the principles of toxics use reduction (TUR). The TUR approach focuses on identifying opportunities to reduce or eliminate the use of toxic chemicals as a means to protect human health and the environment. Projects to reduce the use of toxic chemicals often have additional benefits, such as lower life-cycle costs.

Children's environmental health

People of all ages benefit from a safe and healthy environment for work and play. However, special concerns exist for children. Children are uniquely vulnerable to the effects of toxic chemicals because their organ systems are developing rapidly and their detoxification mechanisms are immature. Children also breathe more air per unit of body weight than adults, and are likely to have more hand-to-mouth exposure to environmental contaminants than adults.¹ For these reasons, it is particularly important to make careful choices about children's exposures.

Artificial turf and chemicals of concern

Artificial turf has several components, including drainage materials, a cushioning layer, synthetic grass carpet (support and backing materials and synthetic fibers to imitate grass blades), and infill that provides cushioning and keeps grass carpet blades standing upright. Here, we briefly review issues related to chemicals in synthetic grass carpet and infills.

Crumb rubber infill made from recycled tires. Crumb rubber made from recycled tires is widely used as infill. This material is also referred to as styrene butadiene rubber (SBR), or as tire crumb. Many peer-reviewed studies have examined the chemicals present in tire crumb. Tire crumb contains a large number of chemicals, many of which are known to be hazardous to human health and the environment. These include polyaromatic hydrocarbons (PAHs); volatile organic compounds (VOCs); metals, such as lead and zinc; and other chemicals.²⁻⁵ Some of the chemicals found in tire crumb are known to cause cancer.⁶⁻⁸ Because of the large number of chemicals present in the infill, as well as the health effects of individual chemicals, crumb rubber made from recycled tires is the option that likely presents the most concerns related to chemical exposures.



Other synthetic infills. Other synthetic materials used to make artificial turf infill include ethylene propylene diene terpolymer (EPDM) rubber, thermoplastic elastomers (TPE), waste athletic shoe materials, and acrylic-coated sand, among others. These materials also contain chemicals of concern, although the total number of chemicals and/or the concentration of chemicals of concern may be lower in many cases.⁵ For more information on chemicals in these materials, see TURI's report, *Athletic Playing Fields: Choosing Safer Options for Health and the Environment*.⁹

Mineral-based and plant-derived materials. Other materials used as infill can include sand, zeolite, cork, coconut hulls, walnut shells, olive pits, and wood particles, among other materials. These materials are likely to contain fewer hazardous chemicals than tire crumb, but many of the materials have not been well characterized or studied thoroughly.⁵ Some plant-based materials may raise concerns related to allergies or respirable fibers. In addition, zeolite and sand can pose respiratory hazards. Exposure to some types of zeolites may be associated with increased risk of developing mesothelioma, a type of cancer.^{10,11} Using zeolite can be considered a regrettable substitution. For sand, it is important to understand the source and type of the material; industrial sand that is freshly fractured or that has been highly processed to contain very small particles can be a respiratory hazard when inhaled.⁵

Synthetic grass carpet. Toxic chemicals such as lead are also found in the artificial grass blades in some cases.^{6,7} Recent research has identified per- and poly-fluoroalkyl substances (PFAS) in some artificial turf carpet materials. PFAS are a group of chemicals that are highly persistent in the environment. PFAS do not break down under normal environmental conditions, and some can last in the

environment for hundreds of years or longer. As a result, introducing these chemicals into the environment has lasting consequences. Health effects documented for some PFAS include effects on the endocrine system, including liver and thyroid, as well as metabolic effects, developmental effects, neurotoxicity, and immunotoxicity. For more information, see TURI's fact sheet, "Per- and Poly-fluoroalkyl Substances (PFAS) in Artificial Turf Carpet."¹²

Artificial turf and heat stress

In sunny, warm weather, artificial turf can become much hotter than natural grass, raising concerns related to heat stress for athletes playing on the fields. Elevated surface temperatures can damage equipment and burn skin, and can increase the risk of heat-related illness.¹³ Heat-related illness can be a life-threatening emergency. Experts note that athletic coaches and other staff need to be educated about heat-related illness and understand how to prevent it, including cancelling sport activities when necessary.^{14,15}

Research indicates that outdoor synthetic turf reaches higher temperatures than natural grass, regardless of the infill materials or carpet fiber type.¹³ The Penn State Center for Sports Surface Research measured surface temperature for infill alone, artificial grass fibers, and a full synthetic turf system. The study included several types and colors of infill and fibers. They found that all the materials reached high temperatures than grass when heated indoors (with a sun lamp), or outdoors.

Irrigation can lower field temperature for a short time. A Penn State study found that frequent, heavy irrigation reduced temperatures on synthetic turf, but temperatures rebounded quickly under sunny conditions.¹⁶ Other studies found similar results.¹⁷

Approaches to determining safe temperatures for recreational field spaces. Several methods are available for measuring heat in a play area. It is sometimes necessary to use more than one method in order to determine whether conditions are safe for exercise or play.

One heat metric, Wet Bulb Globe Temperature (WBGT), takes into account ambient air temperature, relative humidity, wind, and solar radiation from the sun. WBGT can help to guide precautions such as rest, hydration breaks, and cancellation of sports activities. However, WBGT may does not take account of field surface temperature.

Another approach is to measure the temperature of the playing field surface itself. One researcher has noted that artificial turf surface temperatures are not captured by either a heat advisory or by wet bulb temperature, and that "elevated risk of heat stress can stem from infrared heating from the ground, regardless of the air temperature." Thus, the researcher suggests, greater caution regarding heat is needed when athletes are playing on artificial turf, "even if the air temperature is not at an otherwise unsafe level."¹⁸

WBGT is used as the basis for a heat policy adopted by Massachusetts Interscholastic Athletic Association (MIAA) in 2019. This policy requires schools to select a method to monitor heat during all sports related activities, and modify activities as needed to protect student athletes.¹⁹ The MIAA policy does not provide guidelines based on the type of playing surface, and does not take account of surface temperature specifically.

The school board of Burlington, MA has taken additional steps to protect student athletes by ensuring that both WBGT and surface temperature are taken into account.²⁰ Burlington's policy, "Utilizing Artificial Turf in the Heat," requires use of an infrared heat gun to determine field surface temperature. The policy includes information about the conditions under which athletes may use artificial turf fields and the conditions under which their activities must be moved to grass fields. For example, the policy states that if the National Weather Service issues a Heat Advisory, artificial turf cannot be used for physical education if the air temperature is higher than 85 degrees with humidity 60 percent or more. Under these conditions, only a grass surface may be used. The policy also lays out criteria to be taken into account in determining activity levels. For example, when air temperature is below 82 degrees, activities are permitted on artificial turf up to a surface temperature of 120 degrees, with three water breaks per hour. Above this surface temperature, activities must be moved to a grass field.

Injuries

Studies show variable outcomes in the rates and types of injuries experienced by athletes playing on natural grass and on artificial turf.^{6,21,22} Among recent studies and reviews of studies, several suggest an increase in foot and/or ankle injuries on artificial turf as compared with natural grass²³⁻²⁵; several find no difference²⁶; and one suggests a possibly lowered risk on artificial turf.²⁷ All of these studies recommend further evaluation of this question.

One particular concern is increased rates of turf burns (skin abrasions) associated with playing on artificial turf. For example, a study by the California Office of Environmental Health Hazard Assessment found a two- to three-fold increase in skin abrasions per player hour on artificial turf compared with natural grass turf.⁶ The study authors noted that these abrasions are a risk factor for serious bacterial infections, although they did not assess rates of these infections among the players they studied.

Environmental concerns

Environmental concerns include loss of wildlife habitat, migration of synthetic particles into the environment, and contaminated stormwater runoff. A study by the Connecticut Department of Environmental Protection identified concerns related to a number of chemicals in stormwater runoff from artificial turf fields. They noted high zinc concentrations in

stormwater as a particular concern for aquatic organisms. They also noted the potential for leaching of high levels of copper, cadmium, barium, manganese and lead in some cases. The top concerns identified in the study were toxicity to aquatic life from zinc and from whole effluent toxicity (WET).²⁸ WET is a methodology for assessing the aquatic toxicity effects of an effluent stream as a whole.²⁹ In addition, scientists have raised concerns about the contribution of artificial turf materials to microplastic pollution.³⁰⁻³²

Safer alternative: organically managed natural grass

Natural grass fields can be the safest option for recreational space, by eliminating many of the concerns noted above. Natural grass can also reduce overall carbon footprint by capturing carbon dioxide. Grass fields may be maintained organically or with conventional or integrated pest management (IPM) practices. Organic turf management eliminates the use of toxic insecticides, herbicides and fungicides.

Organic management of a recreational field space requires a site-specific plan to optimize soil health. Over time, a well-maintained organic field is more robust to recreational use due to a stronger root system than that found in a conventionally managed grass field. Key elements of organic management include the following.³³

- **Field construction:** Construct field with appropriate drainage, layering, grass type, and other conditions to support healthy turf growth. Healthy, vigorously growing grass is better able to out-compete weed pressures, and healthy soil biomass helps to prevent many insect and disease issues.
- **Soil maintenance:** Add soil amendments as necessary to achieve the appropriate chemistry, texture and nutrients to support healthy turf growth. Elements include organic fertilizers, soil amendments, microbial inoculants, compost teas, microbial food sources, and topdressing as needed with high-quality finished compost.
- **Grass maintenance:** Turf health is maintained through specific cultural practices, including appropriate mowing, aeration, irrigation, and over-seeding. Trouble spots are addressed through composting and re-sodding where necessary. Aeration is critical because it makes holes in the soil that allow more air, water and nutrients to reach the roots of the grass and the soil system. Stronger roots make the grass better able to naturally fend off weeds and pests. Aeration also breaks up areas of compacted soil.

Massachusetts communities investing in organic grass fields. In Massachusetts, the city of [Springfield](#) and the town of [Marblehead](#) have both been successful in managing athletic fields organically. These communities' experiences are documented in case studies.^{34,35} In addition, the Field Fund in Martha's Vineyard has invested in organic maintenance of a number of athletic fields and has documented the process at www.fieldfundinc.org.

Installation and maintenance costs: comparing artificial turf with natural grass

In analyzing the costs of artificial vs. natural grass systems, it is important to consider full life-cycle costs, including installation, maintenance, and disposal/replacement. Artificial turf systems of all types require a significant financial investment at each stage of the product life cycle. In general, the full life cycle cost of an artificial turf field is higher than the cost of a natural grass field.

Cost information is available through university entities, turf managers' associations, and personal communications with professional grounds managers. Information is also available on the relative costs of conventional vs. organic management of natural grass.

Installation. According to the Sports Turf Managers Association (STMA), the cost of installing an artificial turf system may range from \$4.50 to \$10.25 per square foot. For a football field with a play area of 360x160 feet plus a 15-foot extension on each dimension (65,625 square feet), this yields an installation cost ranging from about \$295,000 to about \$673,000. These are costs for field installation only, and full project costs may be higher. Costs for a larger field would also be higher.

In one site-specific example, information provided by the town of Natick, Massachusetts shows that the full project budget for the installation in 2015 of a new artificial turf field (117,810 square feet), along with associated landscaping, access and site furnishings, totaled \$1.2 million.³⁶

For natural grass, installation of a new field may not be necessary. For communities that do choose to install a new field, costs can range from \$1.25 to \$5.00 per square foot, depending on the type of field selected. For the dimensions noted above, this would yield an installation cost ranging from about \$82,000 to about \$328,000.³⁷ However, in many cases communities are simply able to improve existing fields.

Maintenance. Maintenance of artificial turf systems can include fluffing, redistributing and shock testing infill; periodic disinfection of the materials; seam repairs and infill replacement; and watering to lower temperatures on hot days. Maintenance of natural grass can include watering, mowing, fertilizing, replacing sod, and other activities. Communities shifting from natural grass to artificial turf may need to purchase new equipment for this purpose. According to STMA, maintenance of an artificial turf field may cost about \$4,000/year in materials plus 300 hours of labor, while maintenance of a natural grass field may cost \$4,000 to \$14,000 per year for materials plus 250 to 750 hours of labor.³⁷

Springfield, MA manages 67 acres of sports fields, park areas, and other public properties organically. Field management costs in 2018, including products, irrigation maintenance, and all labor costs, were just under \$1,500 per acre across all of the properties.³⁴

Natural grass maintenance: Conventional vs. organic costs. Organic turf maintenance can be cost-competitive with conventional management of natural grass. One study found that once established, an organic turf management program can cost 25% less than a conventional turf management program.³⁸

Disposal/replacement. Artificial turf requires disposal at the end of its useful life. STMA estimates costs of \$6.50 to \$7.80 per square foot for disposal and resurfacing.³⁷ Those estimates yield \$426,563–\$511,875 for a 65,625 square foot field and \$552,500–\$663,000 for an 85,000 square foot field.

Disposal is an increasing source of concern. Used synthetic turf is projected to produce between 1 million and 4 million tons of waste over the next decade, but there is a lack of plans or guidance for its disposal.^{39,40} In most cases it cannot be completely recycled, and disposing of it in landfills is expensive and not an industry best practice, according to one article.³⁹ Used turf that is dumped illegally near a body of water can attract pests, and piles can pose a fire risk.³⁹

Life-cycle costs. In 2008, a Missouri University Extension study calculated annualized costs for a 16-year scenario. The calculation included the capital cost of installation; annual maintenance; sod replacement costing \$25,000 every four years for the natural fields; and surface replacement of the synthetic fields after eight years. Based on this calculation, a natural grass soil-based field is the most cost effective, followed by a natural grass sand-cap field, as shown in the table below.⁴¹ Another study, conducted by an Australian government agency, found that the 25-year and 50-year life cycle costs for synthetic turf are about 2.5 times as large as those for natural grass.⁴²

Table 1: Comparison of life-cycle costs

Field type	16-year annualized costs
Natural soil-based field	\$33,522
Sand-cap grass field	\$49,318
Basic synthetic field	\$65,849
Premium synthetic field	\$109,013

Source: Brad Fresenburg, "More Answers to Questions about Synthetic Fields – Safety and Cost Comparison." University of Missouri.

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#2-C0137-24

Government Operations, Public Safety & Public Service Committee
May 9, 2024

The Committee on Government Operations, Public Safety & Public Service met on Thursday, May 9, 2024 at 6pm in City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Stephanie Martins, presiding and Councilors Peter Pietrantonio and Holly Garcia. Members absent was Councilor Guerline Alcy Jabouin.

Communication received from Councilor Guerline Alcy Jabouin that she was unable to attend due to a prior commitment.

The Committee considered an Ordinance offered by Councilor Katy Rogers: An Ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf. .

Councilor Katy Rogers, the Sponsor was invited but was not present informing the Committee that she was unaware that her item was on tonight's agenda.

The Committee was informed by the Clerk that if the intent was to make this an Ordinance then the matter should be referred to the Legislative Affairs Committee. Councilor Pietrantonio mentioned this days working for the City in caring for the grass in the City's public facilities and noted that it was a lot of work to care and maintain the grass remarking that is was not a fun job. He felt that turf was a good thing and didn't think it would make sense to rip up existing turf areas to replace with natural grass. Councilor Garcia agreed and mentioned the upkeep required to care for grass fields and suggested looking at other alternatives that would be better for the environment and health. Chairperson Martins suggested postponing until Councilor Rogers had an opportunity to discuss her intentions, but Councilor Pietrantonio noted that he was in opposition to the proposal and requested that the matter be referred back to Sponsor.

The Committee voted 2 to 1 with Chairperson Martins opposed: To report back to the City Council with a recommendation to refer back to Sponsor.

Respectfully Submitted,

John W. Burley
Clerk of Committees

#1- C0137-24

Legislative Affairs & Election Committee
June 13, 2024

The Committee on Legislative Affairs & Elections met on Thursday, June 13, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Katy Rogers and Robert Van Campen, as ex-officio. Member absent was Councilor Stephanie Martins who was away and unable to attend.

The Committee considered an Ordinance offered by Councilor Katy Rogers: An Ordinance requiring playing fields in Everett to use environmentally sustainable organic grass.

David Flood, Legislative Research Specialist was also present.

Councilor Rogers informed the Committee that her intent was to create an Ordinance as she mentioned heat stress, injuries and environmental concerns as the major issues related to artificial surfaces on playing fields and the need to replace with organic grass. Councilor Rogers noted that she planned to meet with the Conservation Agent to assist in shaping an Ordinance. Chairman Marchese indicated that he would like to hear the pro's and con's on this proposal. Councilors Smith and Van Campen suggested that the Sponsor meet with the Conservation Agent, City Solicitor and City Council Legislative staff to draft a proposal that the Committee would be able to review at the next meeting.

The Committee voted: to grant further time.

Respectfully Submitted,

John W. Burley
Clerk of Committees

AN ORDINANCE TO PROMOTE THE USE OF NATURAL GRASS IN PLACE OF SYNTHETIC TURF IN CITY FACILITIES AND FUTURE DEVELOPMENTS

WHEREAS: the City of Everett recognizes the importance of providing safe, sustainable, and environmentally friendly public spaces for its residents

WHEREAS: natural grass offers several advantages over synthetic turf, including but not limited to:

- Safety: Studies have shown that athletes and students are less prone to injury when playing on natural grass compared to synthetic turf
- Environmental Benefits: Natural grass contributes to cleaner air, absorbs water, and plays a critical role in reducing flooding in urban areas
- Temperature Regulation: Natural grass sustains a cooler temperature, making public spaces more comfortable and reducing heat island effects in the city
- Economic Considerations: While synthetic turf has a limited lifespan and requires costly replacement, natural grass offers a more durable and cost-effective alternative over time
- Health Concerns: Synthetic turf is made from materials that may contain harmful chemicals, including those derived from used tires, posing potential health risks to the community

WHEREAS: surrounding urban communities in Massachusetts have begun transitioning back to natural grass, recognizing its long-term benefits to both public health and the environment

WHEREAS: environmental groups such as The Mystic River Watershed have advocated for the use of natural grass in private developments, aligning with broader efforts to promote sustainability and environmental stewardship

WHEREAS: the Everett School Committee has unanimously agreed that natural grass is a safer option than synthetic turf for school facilities

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF EVERETT, MASSACHUSETTS:

Section 1: Replacement of Existing Turf

- The City of Everett shall replace existing synthetic turf with natural grass on an as-needed basis only, specifically upon the expiration of the natural lifespan of the current synthetic turf.

Section 2: Future Developments

- All future developments of public spaces, including but not limited to sports fields, parks, and school grounds, shall consist of natural grass unless permission is granted by the City Council based on specific criteria that demonstrates an extraordinary need for an alternative environmentally sustainable turf.

Section 3: Implementation

- The City shall coordinate with relevant departments, including the Department of Public Works and the Parks and Recreation Department, to establish an appropriate plan for the phased replacement of existing synthetic turf with natural grass.

Section 4: Community Involvement and Transparency

- The City shall engage with local environmental groups and the public to ensure community involvement and transparency in the process of transitioning from synthetic turf to natural grass.

Effective upon approval of council and Mayor

#1- C0137-24

Legislative Affairs & Election Committee
September 9, 2024

The Committee on Legislative Affairs & Elections met on Monday, September 9, 2024 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors Stephanie Smith, Katy Rogers and Stephanie Martins.

The Committee considered an Ordinance offered by Councilor Katy Rogers: An Ordinance requiring playing fields in Everett to use environmentally sustainable organic grass.

David Flood, Legislative Research Specialist provided the Committee with an updated copy of the proposed Ordinance on the subject matter and suggested that the phrase “used in public spaces” be inserted in Section 17-140. Councilor Rogers, the Sponsor, noted that she had added a provision under Section 17-141 that would allow alternative environmentally sustainable turf if permission granted by the City Council. She stated that the intent is not to dig up current fields now but only upon the expiration of the natural lifespan of the current synthetic turf. Councilor Smith remarked that she liked the durability the synthetic turf offers the City and would recommend that the City keep synthetic turf as synthetic turf and keep grass turf as grass turf. Councilor Smith informed the Committee that she spoke to the Director of Parks and was told that the man hours would be substantial if synthetic turf was replaced with grass. Councilor Martins asked what the advantage of replacing synthetic turf with grass and Council Rogers mentioned heat stress, injuries and environmental concerns as the major issues related to artificial surfaces on playing fields and the need to replace with organic grass. Councilor Smith suggested removing City Council permission from Section 17-141 since she felt that members of the City Council were not experts in making these types of decisions. Councilor Rogers indicated that she was willing to make some amendments to Ordinance that would also include adding Director of Park Department. The Committee recommended that the matter be granted further time so that the Sponsor could meet with Mr. Flood to finalize the inclusion of amendments mentioned as well as to meet with the City Solicitor and Director of Parks to determine if any further changes are needed.

The Committee voted: to grant further time.

Respectfully Submitted,

John W. Burley
Clerk of Committees

ENROLLED ORDINANCE

PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.

ENROLLED: MM/DD/2024

DATE OF PROPOSED ORDAINMENT: MM/DD/2024



CITY COUNCIL..... No. C0137-24

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

AN ORDINANCE TO PROMOTE THE USE OF NATURAL GRASS IN PLACE OF SYNTHETIC TURF IN CITY FACILITIES AND FUTURE DEVELOPMENTS

Councilor /s/ Councilor Katy L. Rogers

Whereas: The City of Everett recognizes the importance of providing safe, sustainable, and environmentally friendly public spaces for its residents; and

Whereas: Natural grass offers several advantages over synthetic turf, including but not limited to:

- Safety: Studies have shown that athletes and students are less prone to injury when playing on natural grass compared to synthetic turf
- Environmental Benefits: Natural grass contributes to cleaner air, absorbs water, and plays a critical role in reducing flooding in urban areas
- Temperature Regulation: Natural grass sustains a cooler temperature, making public spaces more comfortable and reducing heat island effects in the city
- Economic Considerations: While synthetic turf has a limited lifespan and requires costly replacement, natural grass offers a more durable and cost-effective alternative over time
- Health Concerns: Synthetic turf is made from materials that may contain harmful chemicals, including those derived from used tires, posing potential health risks to the community; and

Whereas: Surrounding urban communities in Massachusetts have begun transitioning back to natural grass, recognizing its long-term benefits to both public health and the environment: and

Whereas: Environmental groups such as The Mystic River Watershed have advocated for the use of natural grass in private developments, aligning with broader efforts to promote sustainability and environmental stewardship: and

Whereas: The Everett School Committee has unanimously agreed that natural grass is a safer option than synthetic turf for school facilities.

Now, therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

Be it Ordained by the City Council of the City of Everett, Massachusetts that Article V of Chapter 17 of the Revised Ordinances of the City of Everett shall be amended by adding a new Division 4 as follows:

DIVISION 4. USE OF NATURAL GRASS IN PLACE OF SYNTHETIC TURF IN CITY FACILITIES

Section 17-140 Replacement of existing turf

The City of Everett shall replace existing synthetic turf with natural grass on an as-needed basis only, specifically upon the expiration of the natural lifespan of the current synthetic turf.

Section 17-141 Future developments

All future developments of public spaces, including but not limited to sports fields, parks, and school grounds, shall consist of natural grass unless permission is granted by the city council based on specific criteria that demonstrates an extraordinary need for an alternative environmentally sustainable turf.

Section 17-142 Implementation

The city shall coordinate with relevant departments, including the department of public works and the parks and recreation department, to establish an appropriate plan for the phased replacement of existing synthetic turf with natural grass.

Section 17-143 Community involvement and transparency

The city shall engage with local environmental groups and the public to ensure community involvement and transparency in the process of transitioning from synthetic turf to natural grass.

Secs. 17-144-17-149 Reserved

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.

A true copy attest



A handwritten signature in black ink that reads "Sergio Cornelio". The signature is written in a cursive style.

Sergio Cornelio, City Clerk

ENROLLED ORDINANCE

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DIVISION 4. USE OF NATURAL GRASS IN PLACE OF SYNTHETIC TURF IN CITY FACILITIES

Section 1: ~~17-140~~ Replacement of ~~Existing Turf~~ existing turf

-The City of Everett shall replace existing synthetic turf with natural grass on an as-needed basis only, specifically upon the expiration of the natural lifespan of the current synthetic turf.

Section 2: ~~17-141~~ Future ~~Developments~~ developments

-All future developments of public spaces, including but not limited to sports fields, parks, and school grounds, shall consist of natural grass unless permission is granted by the ~~City Council~~ city council based on specific criteria that demonstrates an extraordinary need for an alternative environmentally sustainable turf.-

Section 3: ~~17-142~~ Implementation

-The ~~City~~ city shall coordinate with relevant departments, including the ~~Department~~ department of ~~Public Works~~ public works and the ~~Parks~~ parks and ~~Recreation Department~~ recreation department, to establish an appropriate plan for the phased replacement of existing synthetic turf with natural grass.

Section 4: ~~17-143~~ Community ~~Involvement~~ involvement and ~~Transparency~~ transparency

-The ~~City~~ city shall engage with local environmental groups and the public to ensure community involvement and transparency in the process of transitioning from synthetic turf to natural grass.

Effective Secs. 17-144-17-149 Reserved

This ordinance shall take effect upon passage by the City Council and subsequent approval of council and by His Honor the Mayor.



A true copy attest

Sergio Cornelio

Sergio Cornelio, City Clerk

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CITY COUNCIL..... No. C0137-24

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- (a) Upon the expiration of the natural lifespan of the current synthetic turf;
- (b) With the approval of the city's parks' department; and
- (c) With the approval of the city council.

Section 17-141 Future developments

All future developments of public spaces, including but not limited to sports fields, parks, and school grounds, shall consist of natural grass unless permission is granted by city's parks' department and the city council based on specific criteria that demonstrates an extraordinary need for an alternative environmentally sustainable turf.

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- ~~(a)~~ (a) Upon the expiration of the natural lifespan of the current synthetic turf;
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Sergio Cornelio, City Clerk



C0260-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: July 22, 2024

Agenda Item:

Everett Docklands Innovation District , an affiliate of the Davis Companies proposed zoning amendments

Background and Explanation:

Attachments:

July 15, 2024

REC'D 2024 JUL 15 AM 9:49
EVERETT CITY CLERK'S OFFICE

Via Hand Delivery

Everett City Council
484 Broadway
Room 38
Everett, MA 02149

Re: Everett Docklands Innovation District

Dear Council Members:

Everett Landco, LLC, an affiliate of The Davis Companies and owner of the former Exxon terminal, is pleased to present for your consideration the following proposed zoning amendments pursuant to Mass. Gen. Laws chapter 40A, § 5:

1. Proposed text amendment to create new section 36 of the Zoning Ordinance entitled "Master Planned Development";
2. Proposed text amendment to create new section 37 of the Zoning Ordinance entitled the "Everett Docklands Innovation District"; and
3. Proposed map amendment to re-zone certain parcels into the Everett Docklands Innovation District.

We have worked with the City's planning staff in a collaborative effort to develop the proposed zoning amendments. The proposed Master Planned Development provision can be used anywhere in the City to create master planned areas, creating a new process where the Zoning Ordinance does not currently contain any provision for master plans. The proposed Everett Docklands Innovation District amendment will, in conjunction with the Master Planned Development provision, facilitate Everett Landco's transformation of the former oil terminal into an innovative and mixed-use neighborhood for the future. This once in a generation project intends to transform a heavily contaminated site into brand new neighborhood with innovative uses.

We are extremely excited about the opportunities these proposed zoning changes will create for the City of Everett and look forward to discussing the proposed amendments with you at the Council's public hearing on this matter. Thank you in advance for your consideration.

Sincerely,

Michael Cantalupa
Chief Development Officer

6795670.2

Section 36 **MASTER PLANNED DEVELOPMENT.**

A. Intent

1. To utilize dynamic, long-term planning to implement the recommendations of the City for transformational development or redevelopment of land in a comprehensive manner allowing for the conceptual layout of synergistic uses and connections between buildings, social settings, streets and the surrounding environment.
2. To implement comprehensive planning and permitting to design and create destination districts at underdeveloped properties through the authorization of a long-term plan for future development, while allowing for flexibility to meet changing market demands.

B. Purpose

1. To allow a Master Plan Special Permit for the coordinated development of land as a Development Site allowing for comprehensive planning and compliance with the Everett Zoning Ordinance in the aggregate across a Development Site rather than by individual lots.
2. To provide for foreseeability in the implementation and build out of individual projects, uses and mitigation for approved Master Plans.
3. Permit some flexibility in the development of individual tracts of land by required and predetermined standards.
4. To allow for subsequent subdivision and conveyance of separate parts of the Master Plan while maintaining overall compliance.
5. To provide certainty to the City and project proponents that once a Master Plan is approved, the approved Master Plan is protected against future zoning changes.

C. Applicability

Master Plan Special Permits may be granted pursuant to this Section for property in any zoning district except Dwelling Districts. The zoning for specific districts may alter the procedures and requirements for Master Plan Special Permits set forth in this Section.

D. Definitions

1. **Approving Authority.** The Planning Board of the City of Everett.
2. **Development Project.** A Project undertaken pursuant to this Ordinance that requires Master Plan Special Permit and Site Plan Approval.

3. **Development Site.** One or more lots on which a Development Project is proposed.
4. **Gross Square Feet (“GSF”).** The measure of floor area of space on all floors inclusive of heated basements, hallways, mechanical rooms, storage space and other miscellaneous space, whether or not exclusively occupied by a single tenant or occupant, measured from the exterior faces of exterior walls. Gross floor area does not include covered walkways, open roofed-over areas, porches, exterior terraces or steps, chimneys, roof overhangs, parking garages and unheated basements.
5. **Height.** The vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the mean ground level of the finished grade at all elevations of a building.
6. **FAR.** The result of dividing the gross floor area of the building or buildings on a lot by the total lot area expressed as a decimal number.
7. **Lot.** A parcel of land under one (1) sole or undivided ownership separate from that of any adjoining lots. A corner lot for the purposes of this Ordinance is any lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other. The Applicant shall, for the purposes of this Ordinance, have the privilege of calling either street lot line the front, without reference to the building arrangement.
8. **Open Space.** An area of land such as a square, green, park, and linear park which is located and designed for access by residents, employees and/or patrons of a Development Project, including provision for access by pedestrians and/or bicyclists for passive or active recreation and landscape buffers around structures.
9. **Site Plan.** A plan depicting a proposed Development Project which is submitted to the Approving Authority for its review and approval in accordance with the provisions of this Ordinance.
10. **Site Plan Approval.** The Approving Authority’s authorization for a proposed Development Project in accordance with this Ordinance after the conduct of a Site Plan Review.
11. **Special Permit Granting Authority.** The Planning Board of the City of Everett.

E. Development Review

1. General: Development approval under this Section includes a two-tiered permitting process consisting of:
 - i. Master Plan Special Permit: Development approval under this Section allows for a Master Planned Development through the issuance of Master Plan Special Permit prior to and as a prerequisite to Site Plan Review; and

- ii. Site Plan Review: Development on individual lots within a Master Planned Development Property subject to an approved Master Plan Special Permit shall be subject to Site Plan Review pursuant to the provisions of this Section.

2. Master Planned Development

- i. Proposed development or redevelopment of one acre of land or more may proceed as a Master Plan Special Permit.
- ii. Notwithstanding the creation of separate lots within a Development Site, which are separated by streets, driveways, Open Space and other buildings or structures, Development Sites approved under a Master Plan Special Permit shall be permitted to aggregate all project components, including, but not limited to, FAR, parking, and Open Space, so that any one lot may not comply with otherwise applicable requirements provided that the overall Development Site complies, provided the Approving Authority finds that the aggregation adequately serves the area covered by the Master Plan Special Permit. Land containing buildings, structures or open spaces which are part of an approved Master Plan Special Permit may be subdivided and conveyed to third parties as separate lots and remain in compliance with the Master Plan Special Permit, provided such division does not result in any violation of this Ordinance or the requirements of the Master Plan Special Permit.
- iii. Previously permitted development may be included in a Development Site and proposed build out of a Master Plan, provided that the date of the first certificate of occupancy for the subject real property is not more than two (2) years prior to the decision date of the Master Plan Special Permit.

F. Master Plan Standards

An application for a Master Plan Development Special Permit shall include the following:

1. Quantitative data including:

- i. Parcel size;
- ii. Proposed lot coverage of structures;
- iii. Floor area ratio;
- iv. Total amount of private open space, both private and public;
- v. Total number and type of dwelling units by number of bedrooms;
- vi. Approximate gross residential densities;

- vii. Total amount in square footage of nonresidential construction by type of use;
- viii. Number of parking spaces to be provided by use;
- ix. Total length of streets to be conveyed to the city government;
- x. Total length of streets to be held as private ways within the development;
- xi. Total length by type of other public works to be conveyed to the city government;
- xii. Number and types of public facilities.

2. Graphic materials shall include, but not be limited to, the following:

- i. Map of existing site conditions, including contours, water course, floor plains, unique nature features, existing vegetation, soil types, existing buildings;
- ii. Map of existing land use;
- iii. Existing and proposed lot lines;
- iv. Location and size of gross floor area of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, and nonresidential structures by use;
- v. Location and size in square feet of all private open space and areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;
- vi. The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, and all points of access to existing public rights of way;
- vii. Proposed pedestrian circulation system;
- viii. Existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines;
- ix. General landscaped plan indicating the treatment of materials used for private and common open spaces;
- x. Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape;

- iii. Use of best available environmentally sustainable building and infrastructure design to the maximum extent reasonably practicable.
5. Submitted master plans must include: proposed development phasing for buildings, open space, infrastructure, mitigation projects and other improvements.
6. If the Planning Board determines, after evaluating the size, complexity, timing and scope of the proposed development, that required mitigation for the Master Plan Development can reasonably be determined at the time of issuance of a Master Plan Special Permit, it may approve a mitigation phasing plan. Alternatively, the Master Plan Special Permit may contain conditions regarding mitigation generally required for the Master Plan Development as a whole and reserving phase-specific mitigation to be determined during site plan review for each separate phase of the development.

G. Streets & Open Space

1. Streets and Open Space provided in any Master Plan shall be shown on submittals for a Master Plan Special Permit.
2. Any streets or Open Space created as part of a Master Plan may be dedicated to the public in perpetuity by a covenant or other deed restriction or by transfer to the City in fee or by easement, subject to the City's acceptance of any such interest, without impacting the FAR or other dimensional criteria of the approved Master Plan Special Permit.
3. Open Space created through easement or discontinuance of an existing street or other abutting right-of-way within the Development Site may be counted toward any required amount of Open Space required by this Section or otherwise by the Ordinance.
4. Roadway design shall be consistent with best practices for urban, multi-modal neighborhoods. Proponents should refer to example guidelines including National Association of City Transportation Officials ("NACTO") design guidance, the City of Boston's Complete Streets Design Guidelines and MassDOT's Bicycle Facilities guide. Arterial roadways shall be designed to accommodate existing transit services and, when practicable, should accommodate any planned or anticipated transit services identified by planning staff during Pre-Submittal Meeting.

H. Master Plan Development Standards

1. Sustainable Development: At a minimum, each phase of a Master Plan Development must, to the maximum extent reasonably practicable, be developed in accordance with all best practices with respect to sustainable development standards at the time when each phase undergoes Site Plan Review.

2. Parking & Mobility

- i. Motor vehicle parking may be provided as underground or aboveground structured parking, surface parking (on and off street) or as shared parking (parking for multiple uses during alternating peak times).
- ii. Development subject to a Master Plan Special Permit may provide parking pursuant to the provisions of the zoning district in the aggregate across the Development site and locate parking serving any property or use within the Master Plan on any property within the Development Site regardless of location or ownership and such parking may be allocated among the properties within a Development Site at the discretion of the project proponent, subject to the special permit granting authority determining that the aggregation adequately serves the area covered by the Master Plan Special Permit.
- iii. Parking facilities shall be designed to be sufficient to adequately serve the Master Plan Development but shall not be designed to encourage use of SOVs. All reasonably practicable measures shall be taken to maximize the non-SOV mode share and to minimize the amount of SOV parking within the Development Site.

A. Master Plan Special Permit Process

- a. Purpose: A Master Plan Special Permit authorizes a long-term plan for future development and for an applicant to move forward with subsequent Site Plan Review.
- b. Applicability: Approval of a Master Plan Special Permit authorizes the applicant to submit applications for subsequent Site Plan Review required by this Ordinance only and vests the right to develop property in accordance with the Master Plan.
- c. Authority
 - i. The Planning Board is the permit granting authority for a Master Plan Special Permit.
 - ii. Waiver: The Planning Board may within its reasonable discretion waive application or other procedural requirements for a Master Plan Special Permit upon a determination that such waivers are insubstantial and are consistent with intent and purposes of the zoning district.
- d. Procedures
 - i. The following review procedures are required:
 - a) Step 1: Pre-Submittal Meeting with Planning Staff

- b) Step 2: Application Review & Staff Report
 - c) Step 3: Public Notice
 - d) Step 4: Public Hearing
 - e) Step 5: Decision
 - f) Step 6: Appeal Period
 - g) Step 7: Certification of Decision and Recording
- ii. The review procedures required for a Master Plan Special Permit may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits, as indicated elsewhere in this Ordinance.
- e. Review Criteria
- i. In its discretion to approve or deny a Master Plan Special Permit, the Planning Board shall make findings considering, at least, each of the following:
 - a) The intent of the zoning district.
 - b) Existing plans and standards established by the City.
 - c) The gross floor area allocated to different use categories.
 - d) The proposed alignment and connectivity of the streets in the Development Site and their relationship to streets outside the Development Site.
 - e) Mitigation proposed to alleviate any adverse impacts on municipal and utility infrastructure.
 - f) Proposed development and mitigation phasing.
 - g) Proposed parking to address demand by residents and users of the proposed uses.
 - h) Aggregation of parking, open space or other requirements, if proposed in the Master Plan, is acceptable.
 - ii. Waiver: The Planning Board may approve a Master Plan Special Permit that deviates from the standards of this Section upon a finding that such waiver(s) will not adversely affect public safety and will equally or better serve the purposes of the zoning district in which the Development Site is located.
 - iii. When considering a revision to a previously approved Master Plan Special Permit, the Planning Board shall limit its review to the proposed changes to the previously approved application.
- f. Conditions
- i. The Planning Board may attach reasonable conditions and limitations that it deems necessary or appropriate.

- ii. Conditions must have a reasonable nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
 - iii. The Planning Board shall require applicants to provide for infrastructure mitigation, transportation mitigation, and community impact mitigation as a condition of any Master Plan Special Permit.
 - iv. The Planning Board shall establish construction permitting requirements for the phasing of development, if applicable, as a condition of any Master Plan Special Permit.
- g. **Permit Duration and Extension**
- i. Master Plan Special Permits remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development. The nature and extent of work necessary to constitute exercise of a Master Plan Special Permit may be specified in the zoning for individual districts or in the Master Plan Special Permit.
 - ii. The Planning Board may reduce the time period that a Master Plan Special Permit remains valid to a shorter time period as a condition attached to the permit for projects of less than two acres or 200,000 square feet of gross floor area.
 - iii. The Planning Board may extend the duration of validity for a Master Plan Special Permit upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Special Permit.
- h. **Amendment of a Master Plan Special Permit.**
- i. Major Amendments. A proposed amendment to a Master Plan Special Permit shall be presented to the Director of Planning and Development, who shall, within thirty days, determine whether the proposed amendment is a major amendment or a minor amendment. If the amendment is determined to be a major amendment, it shall require approval by the Planning Board after a public hearing held in accordance with the provisions of G.L. c.40A, §§9 and 11. The following matters generally will be considered major amendments:
 - a) Increases in floor area or ground coverage by ten percent (10%) or more across the Development Site;
 - b) Substantial changes to the roadway networks, access or other infrastructure serving the Development Site;

- c) Addition of one or more uses not approved in the Master Plan Special Permit; or
 - d) results in a condition that the Director of Planning and Development determines to be substantially more detrimental to the surrounding neighborhood or the City than the existing condition(s) and approved plans.
- ii. Minor Amendments. Any other modification shall be considered a minor amendment. Minor amendments shall require the approval of the Director of Planning and Development.
 - iii. When considering an Amendment to a Master Plan Special Permit, review shall be limited to the proposed revision to the parcel or phase with proposed changes to the previously approved Master Plan but may include aggregation of the impacts of the proposed amended plan as a whole.
- i. Appeals
 - i. The appeal of any decision of the Planning Board regarding a Master Plan Special Permit or amendment thereto shall be made in accordance with the provisions of G.L. c. 40A §17.

B. Site Plan Review Process for Approved Master Plan Special Permits

- a. Purpose: Site Plan Review is the administrative review and approval of a development to confirm compliance with the provisions of this Section and an approved Master Plan Special Permit so that the development is conforming to the provisions of this Ordinance and adequately addresses any potential impacts.
- b. Applicability:
 - i. Site Plan Review is required for any development, including buildings, open space and streets, subject to a Master Plan Special Permit.
 - ii. The provisions of this Section relating to Site Plan Review supersede the requirements for Site Plan Review found otherwise in this Ordinance.
- c. Authority
 - i. The Planning Board is the decision-making authority for Site Plan Review within an approved Master Plan Special Permit.
 - ii. Waiver: The Planning Board may within its reasonable discretion waive application or other procedural requirements for Site Plan Review within an approved Master Plan Special Permit upon a determination that such

waivers are insubstantial and are consistent with intent and purposes of the zoning district.

d. Procedure

i. The following review procedures are required:

- a) Step 1: Pre-Submittal Meeting with Planning Staff
- b) Step 2: Application Review & Staff Report
- c) Step 3: Public Notice
- d) Step 4: Public Hearing
- e) Step 5: Decision
- f) Step 6: Appeal Period
- g) Step 7: Certification of Decision and Recording

ii. The Planning Board shall have 90 days from the time of submittal of a complete Site Plan Review application to render its decision.

e. Review Criteria

i. The Planning Board's review of an application for Site Plan Review shall be limited to the following criteria:

- a) Compliance with the approved Master Plan Special Permit, including:
 - i) The bulk and height of any proposed structure(s) and accessory structure(s), adequacy of open spaces, the building coverage on the site, yard sizes (setbacks) and lot areas;
 - ii) The physical layout of the structure(s), driveways, parking areas, utilities and other infrastructure;
 - iii) The design of the exterior building facade materials and fenestration, including compliance with the Everett Design Regulations promulgated by the Planning Board;
 - iv) The adequacy of the arrangement of parking, drop-off/pick-up and loading areas in relation to the proposed use of the site; and
 - v) The adequacy of the phased mitigation attributable to the project undergoing site plan review based on the mitigation phasing set forth in the Master Plan Special Permit.

- b) Adequate parking shall be provided in compliance with the Master Plan Special Permit either on the proposed lot or otherwise within the Development Site.
 - c) The site drainage shall be designed in accordance with applicable provisions of the Zoning and General Ordinances.
 - d) The design and adequacy of the sewage disposal system(s) to serve the proposed development shall be in accordance with water and sewer department requirements.
 - e) The site plan shall demonstrate conformance with applicable lot area, setback and height regulations pursuant to the Master Plan Special Permit for the zoning district.
- ii. The Planning Board shall approve an application for site plan approval in the form submitted or with reasonable conditions which shall pertain to this Section unless the Planning Board finds that the application is incomplete or otherwise not in conformance with the applicable provisions of the Zoning Ordinance.
 - iii. Waiver: The board may, after review of the completed application and at its discretion, waive certain criteria if it deems it appropriate.
 - iv. When considering a revision to a previously approved Master Plan Special Permit, the Planning Board shall limit its review to the proposed changes to the previously approved application and any material changes in circumstances relating to the infrastructure serving the development area subsequent to issuance of the Master Plan Special Permit.
- f. Conditions
 - i. The review board may attach reasonable conditions and limitations that it deems necessary or appropriate in order to ensure compliance with the Board's findings and the standards for granting of a Site Plan.
 - ii. Conditions must have a reasonable nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
 - g. Permit Duration and Extension
 - i. Approval of a Site Plan will remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development.

- ii. The Planning Board may extend the duration of validity for a Site Plan upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Site Plan.

h. Amendment of a Site Plan Approval.

- i. Proposed revisions to an approved site plan shall be submitted to the Director of Planning and Development.
- ii. Minor Amendments. Revisions deemed minor by the Director of Planning and Development (or designee) may be approved without a public hearing. Revisions shall be considered de minimis upon the Director of Planning and Development findings that:
 - a) The proposed changes would not contravene the legal notice, any finding, or condition of the Planning Board in the original approval;
 - b) The proposed changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
 - c) The proposed changes would not alter the character of the development; and
 - d) The proposed changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.
- iii. Major Amendments. Revisions that are not minor shall be subject to the full notice and hearing provisions and shall be submitted to other City boards, department and agencies for review and comment.
- iv. When considering an amendment to an approved Site Plan Approval, review shall be limited to the proposed revision to the previously approved Site Plan Approval and any material changes in circumstances relating to the infrastructure serving the parcel or phase with proposed changes subsequent to issuance of the Master Plan Special Permit.
- i. Appeals: The appeal of any decision of the Planning Board regarding a Site Plan Approval or amendment thereto shall be made in accordance with the provisions of G.L. c. 40A §17.

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Section 37 EVERETT DOCKLANDS INNOVATION DISTRICT (“EDID”)

A. Intent

- a. To establish zoning regulations in accordance with the land use policy objectives in the City and to encourage comprehensive planning across multiple properties.
- b. To permit development in accordance with a Master Plan Special Permit pursuant to Section 36 of the Ordinance.
- c. All land within the EDID shall be deemed a Priority Development Site in accordance with M.G.L. c. 43D and shall accordingly be subject to expedited permitting processes.
- d. To encourage economic development, job creation and to strengthen the tax base in the City of Everett.

B. Purpose

- a. To permit comprehensive planning and development across a Development Site that would otherwise not be permitted in other zoning districts in the City; to allow a diversity of land uses in close proximity, within a limited area; to facilitate development responsive to current and future market conditions; to facilitate integrated physical design; and to encourage interaction among activities located within the EDID.
- b. To allow for the aggregation and compliance of certain build out standards across a Development Site rather than by individual lots in a Master Plan.

C. Applicability

- a. This Section is applicable to all real property within the EDID as shown on the Official Zoning Map of the City of Everett.
- b. All use, parking and dimensional regulations governing land within the EDID are set forth within this Section. All other requirements of the Zoning Ordinance that do not conflict with the provisions of this section shall apply to property within the EDID, provided that the Planning Board shall have the discretion to waive any such provisions in approving a Master Plan Special Permit if it determines such waiver to be in the public interest. Where provisions of the Zoning Ordinance conflict with the EDID, the provisions of the EDID control. Projects developed pursuant to a Master Plan Special Permit shall be subject to site plan review pursuant to Section 36 of the Zoning Ordinance rather than Section 19 of the Zoning Ordinance.

D. Master Planned Development Standards

- a. Design Guidelines and Regulations

1. The Planning Board shall adopt, and may from time to time amend, regulations governing Master Planned Developments, including without limitation regulations governing the design of open space, building design, and roadway layout and design.

b. Inclusionary Housing

1. A Master Plan Special Permit may aggregate required inclusionary housing, thereby allowing certain buildings and development phases to contain fewer inclusionary housing units than would otherwise be required, with construction of the remaining required units deferred to a future phase, if it finds:

- a) Adequate surety or conditions of approval will ensure that all inclusionary housing units will be constructed in a timely manner.
- b) Aggregation of inclusionary housing units will not result in undue concentration of inclusionary housing units in specific phases or building types.
- c) Aggregation of inclusionary housing units is warranted based upon economic or other circumstances.

c. Building Standards

1. The dimensional requirements applicable to the EDID are:

Dimension:	All Non-Master Planned Uses	Allowable Pursuant to Master Plan Special Permit
Minimum Lot Size	5,000 sf	2,000 sf
Required Frontage	40 ft.	20 ft
FAR	1.0*	NA
Minimum Lot Area per Dwelling Unit	2,000 sf**	NA
Minimum Front Yard Setback	10 ft.	0 ft.
Minimum Side Yard Setback	10 ft.	0 ft.
Minimum Rear Yard Setback	20 ft.	0 ft.
Minimum Setback to Master Planned Area Boundary		10 ft.
Minimum Open Space***	5%	5%
Maximum Height	65 ft****	370 ft*****

*FAR may be increased to 4.0 by special permit.

**For a Development Site two acres or more the minimum square footage per dwelling unit shall be 350 square feet.

***Limited Access Open Space may comprise up to 20% of the minimum required Open Space, and the remainder shall be Public Access Open Space.

***For a Development Site two acres or more the maximum height is 85 feet.

***** 370 ft. is the maximum allowed by the Federal Aviation Administration (“FAA”). The maximum allowed height by the FAA ranges from to 250 ft. to 370 ft. depending on the location within the EDID.

2. Notwithstanding the creation of separate lots within a Development Site, which are separated by streets, driveways, Open Space and other buildings or structures, Development Sites approved under a Master Plan Special Permit shall be permitted to aggregate all project components, including, but not limited to, FAR, parking, drainage structures, retail space requirements, inclusionary housing units and Open Space, so that individual lots need not comply with otherwise applicable requirements provided that the overall Development Site complies, and provided further that the Approving Authority finds that the aggregation adequately serves the area covered by the Master Plan Special Permit. Buildings, structures or open spaces which are part of an approved Master Plan Special Permit may be subdivided and conveyed to third parties as separate lots and remain in compliance with the Master Plan Special Permit, provided such division does not result in any violation of the EDID or the requirements of a Master Plan Special Permit.

d. Use Provisions

1. The EDID has two subdistricts shown as “Subdistrict A” and Subdistrict B” shown on the Zoning Map referenced above in Section 37.3.

2. The standards of the following Table are the permitted uses for the EDID based on the following notations.

a) Permitted Uses.

i) Master Plan Developments: “Y” indicates that the Planning Board may, in its discretion, permit a use as part of the Master Plan Special Permit. Any use of such land must be specifically identified and approved in such Master Plan Special Permit. Any use not specifically identified in an approved Master Plan Special Permit shall only be permitted upon modification of such Special Permit.

ii) Non-Master Plan Developments: “Y” indicates that the use is allowed by right in the district.

b) Special Permit Uses.

- i) “SP” indicates that a use allowed only if approved by the Special Permit Granting Authority (“SPGA”), in accordance with the special permit review procedures prescribed in this Ordinance. In the EDID the Planning Board is the SPGA.
 - c) Uses Not Permitted.
 - i) “-“ indicates that a use is not allowed in the district.
 - d) Determination of Use Category.
 - i) For specific uses which are not listed but are clearly within a category listed in the Table of Use Regulations, the Building Commissioner shall determine whether the proposed use is permitted, and if so, into which category it will be classified. The Building Commissioner shall note the applicable use classification in the issuance of a building permit on the EDID.
3. Multiple uses in the same structure within the EDID: There shall be no restriction on combining different categories of use within the same building other than those imposed by the State Building Code or other federal, state or local regulations other than the Ordinance.

USE CATEGORY	Master Planned Uses		Non-Master Planned Uses Less Than 5,000 sq ft of Gross Floor Area		Non-Master Planned Uses Greater Than 5,000 sq ft of Gross Floor Area	
	Sub A	Sub B	Sub A	Sub B	Sub A	Sub B
RESIDENTIAL						
Single Family Dwelling	-	-	-	-	-	-
Two Family Dwelling	-	-	-	-	-	-
Three Family Dwelling	-	-	-	-	-	-
Attached Dwelling Development	-	-	-	-	-	-
Multifamily Residential ¹	Y	Y	Y	Y	SP	SP

¹ Residential units may not comprise more than fifty percent (50%) of the gross floor area of the first story of any multifamily residential building. Common amenities, rental and administrative offices, parking or other uses customarily accessory to multifamily residential use shall not count towards this limit. The first stories of each structure containing residential units shall contain one or more commercial uses comprising an area of at least 30

COMMERCIAL						
Active boating, water taxi, recreational boating	Y	Y	SP	SP	SP	SP
Amusement, including indoor entertainment facilities	Y	Y	Y	Y	SP	SP
Arts Center	Y	Y	Y	Y	Y	Y
Auto showrooms for the sale of automobiles and light trucks, and service facilities which are associated with the sales facilities in the same building	Y	Y	-	-	-	-
Bank	Y	Y	SP	SP	SP	SP
Bank with drive-through window(s)	Y	Y	SP	SP	SP	SP
Bar, Pub, Tavern, Cocktail Lounge	Y	Y	SP	SP	SP	SP
Brewery, including on site service and manufacturing	Y	Y	SP	SP	SP	SP
Business, Finance or other Professional Office Use ²	Y	Y	Y	Y	SP	SP
Car wash	-	-	-	-	-	-
Convenience Store	Y	Y	Y	Y	SP	SP
Dance club / night club	Y	Y	-	-	-	-
Entertainment facilities including Concert Venue	Y	Y	-	-	-	-
Fast Order Food Establishment including drive throughs	Y	Y	SP	SP	SP	SP
For Profit Educational Schools, including but not limited to Vocational Schools	Y	Y	Y	Y	SP	SP
Freight or Trucking Terminal	-	Y	-	-	-	-
Gaming Establishment	-	-	-	-	-	-
Gasoline Station	Y	Y	-	-	-	-
Gazebo, outdoor performance space	Y	Y	Y	Y	Y	Y
Grocery Store	Y	Y	-	-	-	-

square feet for each residential unit contained within the structure. Such uses may include any of the uses listed as permitted under the "Commercial" category in this use table and may be aggregated across multiple sites to achieve the overall objective of the EDID.

² Including, but not limited to offices for high technology and biotech users.

Hotel	Y	Y	Y	Y	SP	SP
Kennel, pet day care establishment	Y	Y	SP	SP	SP	SP
Marina	Y	Y	SP	SP	SP	SP
Medical Services, including Hospitals, Medical Office Buildings, Community Health Centers, and Urgent Care	Y	Y	Y	Y	Y	Y
Membership Club	Y	Y	SP	SP	SP	SP
Motel	-	-	-	-	-	-
Movie theater or cinema	Y	Y	Y	Y	Y	Y
Neighborhood Market	Y	Y	Y	Y	SP	SP
Parking garage (including sub-surface) provided there shall be no door or driveway for vehicles in connection with any public garage within fifty (50) feet of any Residential sub-district boundary line. A parking garage can be a use on a separate lot or an accessory parking garage that is on a separate lot.	Y	Y	SP	SP	SP	SP
Parking, surface lots as a principal use pending the construction of structured parking pursuant to a master plan special permit (To discuss limitations on time and the public)	Y	Y	-	-	-	-
Recreational use such as bowling alley, arcade, billiards/pool hall, roller rink, tennis courts, swimming, theater, etc.	Y	Y	SP	SP	SP	SP
Resort Casino [Discuss with planning staff]	-	-	-	-	-	-
Restaurants, not including Fast Order Food Establishments, and provided that there are no drive-through facilities.	Y	Y	SP	SP	SP	SP
Retail sales and services, including large format Retail	Y	Y	SP	SP	SP	SP
Retail sales & service, w/outside storage	Y	Y	SP	SP	SP	SP
Retail sales & service, w/no outside storage	Y	Y	SP	SP	SP	SP
Service and repair stations for automobile or light truck, but not including gasoline stations	-	-	-	-	-	-
Sports/Fitness Facilities; Health Club and Spa	Y	Y	Y	Y	SP	SP
Taxicab business	-	-	-	-	-	-

Transportation related uses including railroad or street railroad passenger stations including customary accessory services therein; not including switching, storage, or freight yards or sidings.	Y	Y	-	-	-	-
Veterinary or pet grooming establishment	Y	Y	SP	SP	SP	SP
Water Taxi or Water Shuttle	Y	Y	Y	Y	Y	Y
Wholesale	Y	Y	-	-	-	-
INNOVATION						
Advanced/Light Manufacturing	Y	Y	SP	SP	SP	SP
Battery Energy Storage Systems	Y	Y	SP	SP	SP	SP
Converter Station	-	Y	SP	SP	SP	SP
Retail Electric Vehicle Charging Station	Y	Y	Y	Y	SP	SP
Laboratory	Y	Y	SP	SP	SP	SP
Life Science	Y	Y	SP	SP	SP	SP
Life Science (Manufacturing)	Y	Y	SP	SP	SP	SP
Research and Development	Y	Y	SP	SP	SP	SP
INDUSTRIAL						
Assembly Related Uses	-	Y	-	-	SP	SP
Automotive Supply and Repair	-	-	-	-	-	-
Central heating or cooling plant	-	Y	SP	SP	SP	SP
Electric Generation Plants/Substation (C0221-17)	-	Y	-	-	-	-
Heavy manufacturing providing there is no outside storage work and there are no emissions of noxious odors, smoke or noise, and no vibration discernible on the exterior of the building.	-	Y	-	-	-	-
Light manufacturing (excluding scrap metal), producing, processing, fabricating, printing, converting, altering, finishing or assembling, entirely contained within the structure with no associated emissions of noxious odors or noise, on a scale requiring not more than a total of five horsepower or steam pressure in excess of 15 pounds gauge pressure.	-	Y	-	-	SP	SP

Manufacture, assembly, processing, packing or other industrial operations associated with medium to heavy industry which involves machining, welding, shearing, forging, stamping or similar operations.	-	Y	-	-	-	SP
Power, gas or fuel generating facilities.	-	Y	-	-	-	-
Storage and sale of building materials or machinery.	-	Y	-	-	-	SP
Storage of goods in containers where all storage is contained within the building, not including storage of any raw or natural materials.	-	Y	-	-	-	SP
Trucking terminals and freestanding product distribution centers.	-	Y	-	-	-	-
Warehouse, Distribution, including E-Commerce, Last Mile, and Same Day Delivery	-	Y	-	-	-	SP
ACCESSORY USES						
Electric car charging station	Y	Y	Y	Y	Y	Y
Home Occupation	Y	Y	-	-	-	-
Hospitality uses customarily accessory to Hotel, including restaurant, bar, spa, etc.	Y	Y	-	-	-	-
Gas stored in quantities below the maximum allowable quantities (MAQs) established for hazardous materials; High-Hazard Group H occupancies as outlined by the Massachusetts State Building Code 780 CMR, the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00, and their referenced standards	Y	Y	SP	SP	SP	SP
Limo service / driving service	-	-	-	Y	-	SP
Meeting and conference space	Y	Y	Y	Y	SP	SP
Offices of a doctor, dentist or other member of a recognized profession, teacher or musician residing on the premises; provided there is no display or advertising except for a small professional name plate.	Y	Y	Y	-	SP	-
Office	Y	Y	Y	Y	Y	Y
Parking (surface lot) accessory to any permitted principal use (10 or fewer spaces)	Y	Y	Y	Y	Y	Y
Parking (surface lot) accessory to any permitted principal use (greater than ten spaces)	Y	Y	-	-	Y	Y
Solar Uses	Y	Y	Y	Y	Y	Y
Uses accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production.	Y	Y	SP	SP	SP	SP

Wholesale merchandising incidental and subordinate to a primary retail business	Y	Y	Y	Y	Y	Y
EXEMPT						
Agriculture, horticulture or floriculture and the expansion or reconstruction of existing structures thereon for the primary purpose of agriculture, horticulture or floriculture.	Y	Y	Y	Y	Y	Y
Municipal use such as library, fire station, police station, park, and soldiers' and sailors' memorial building.	Y	Y	Y	Y	Y	Y
Public or charitable institutional building not of a correctional nature	Y	Y	Y	Y	Y	Y
Religious use including church, synagogue, mosque, parish house and Sunday School building.	Y	Y	Y	Y	Y	Y
Nonprofit educational use.	Y	Y	Y	Y	Y	Y
PROHIBITED USES						
Adult Bookstore	-	-	-	-	-	-
Adult Club	-	-	-	-	-	-
Adult Theater	-	-	-	-	-	-
Adult Video Store	-	-	-	-	-	-
Body Art/Tattoo Studio	-	-	-	-	-	-
Body Piercing Studio	-	-	-	-	-	-
Bulk storage or processing plants involving the use of flammable or combustible liquids, gases or solids.	-	-	-	-	-	-
Check-Cashing Establishment	-	-	-	-	-	-
Bulk storage or processing plants involving the use of flammable liquids, gases or solids.	-	-	-	-	-	-
Fortune Teller	-	-	-	-	-	-
Gas stored in quantities exceeding the maximum allowable quantities (MAQs) established for hazardous materials where not located within High-Hazard Group H occupancies as outlined by the Massachusetts State Building Code 780 CMR, the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00, and their referenced standards; or gas stored within ten (10) feet of any street line or party lot line, except in the case of	-	-	-	-	-	-
Gun Shop	-	-	-	-	-	-

Industrial operations, either outside or inside the building, which produce outside noxious odors, smoke, steam, or other emissions, or which produce industrial noise or require excessive use of large trucks or trailers or transfer of large amounts of industrial materials.	-	-	-	-	-	-
Industrial plants for the generation of power, steam or any other type of energy involving the use of solid fuel.	-	-	-	-	-	-
Open lot or enclosed storage of coal, coke, sand or similar materials.	-	-	-	-	-	-
Open lot storage, handling or hauling of used materials including, but not limited to building materials, metal junk, scrap, paper, rags or motor vehicles.	-	-	-	-	-	-
Parking (surface lot) as a principal use	-	-	-	-	-	-
Pawn Shop	-	-	-	-	-	-
Salvage operations or junk yard	-	-	-	-	-	-
Uses which produce offensive odors, emissions, fumes, gases, or smoke, which produce noise or vibrations which are discernible beyond the limits of the property lines or which produce dust or waste on the exterior of the building.	-	-	-	-	-	-

E. Parking & Mobility

a. Table of Parking Requirements.

Table of Parking Requirements	
Use	Minimum Required Parking
Bar, Cocktail Lounge, Pub Tavern	1 space for each 6 seats
Churches, Synagogues and other Places of Assembly used as Places of Worship	1 space for each 50 square feet of assembly area
Dwelling, Multifamily	0.75 spaces per unit
Elderly and Handicap Housing	0.4 spaces per unit
Hotel	0.25 Spaces per hotel room
Industrial	1 space per 4,000 SF of GSF
Medical or Dental Office	1 space per 1,000 GSF
Office Use	1 space per 2,000 GSF

Table of Parking Requirements	
Use	Minimum Required Parking
Places of Assembly, including Schools, Auditoriums, Museums, Theaters and Cinemas	1 space for each room plus 1 space for each 6 persons designated for the largest single room occupancy
Restaurants	1 space per 600 SF of dining area
Retail Use	1 space per 600 GSF
Warehouse	1 space per 3,000 GSF
All other uses	To be determined by the Building Commissioner based on a similar use in this table, taking into account data as may be submitted by the Applicant

b. Notes to Table of Parking Requirements.

1. If a change of use from one use to another use is proposed and the new use requires a greater number of parking spaces than the existing use, review by the Building Commissioner is required. Depending on the permitting requirements applicable to the proposed use, review by the Approving Authority may also be required. Required parking can be delivered in any combination of surface, structured parking, freestanding parking garages, (including centralized garages), or parking contained within occupied buildings.
2. When the application of the required parking standards in the Table of Parking Requirements results in a number that includes a fraction, the fraction shall be rounded up to the next whole number if the fraction is 0.5 or more. If the result includes a fraction below 0.5, the fraction shall be rounded down to the next whole number.
3. Parking spaces shall be at least nine feet wide and at least eighteen feet long. At the Applicant's option, up to fifteen percent of required parking spaces may be compact parking spaces, which shall be at least eight feet wide and at least eighteen feet long.
4. Any proposed use or building that would not meet the off-street parking requirements of subsection (5)(a) of this section will be subject to the requirements of Section 35 (Transportation Demand Management).

c. Location of Required Parking.

1. Newly constructed surface parking for new Development Projects shall be located exclusively at the side or rear of a new building relative to any Street right-of-way. Parking for new construction is not permitted to be located

within the required front yard setbacks. Remote parking may be authorized by special permit from the Planning Board.

- d. Reduction of Required Parking. Notwithstanding anything to the contrary herein, any minimum required number of parking spaces may be reduced by the Approving Authority by up to fifty percent (50%) as a condition of special permit, provided the Applicant demonstrates that the fewer parking will not cause excessive congestion, endanger public safety, or that fewer parking spaces will provide positive environmental or other benefits, taking into consideration:
1. The availability of a sufficient amount, in the opinion of the Approving Authority, of available public or commercial parking in the vicinity of the use(s) being served, and including parking dedicated to the use(s) being served; and/or
 2. The availability of a Fixed Public Transportation Stop within six hundred (600) linear feet of a pedestrian entrance to the Development Project, taking into account the proposed use(s) and the extent to which residents, employees and/or patrons of the proposed use(s) may be reasonably expected to access the site via public transit; and/or
 3. The availability of shared use of parking spaces serving other uses having peak user demands at different times, may be permitted at the discretion of the Approving Authority, shared use may be made of required parking spaces by intermittent use establishments such as certain commercial uses or residential uses whose peak parking demand is only at night and by other uses whose peak demand is only during the day. Where such shared parking is authorized, the Approving Authority shall indicate in its written decision the basis for such reduction and may within the special permit impose conditions of use or occupancy appropriate to such reduction.

F. Definitions applicable to EDID

The Definitions set forth in Section 2 of the Zoning Ordinance are applicable herein except as specifically modified in the EDID.

- a. Advanced/Light Manufacturing: Fabrication, processing or assembly employing primarily electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration. Examples include manufacturing of pharmaceuticals, medical devices, computer components, robotics, additive manufacturing and advanced materials.
- b. Battery Energy Storage Systems: The storage of energy, including, but not limited to, from sources such as wind and solar, or other available sources, and subsequent dispersal.

- c. Converter Station: A specialized type of substation which forms the terminal equipment for a high-voltage direct current transmission line that converts direct current to alternating current or the reverse. In addition to the converter, the station usually contains:
1. three-phase alternating current switch gear;
 2. transformers;
 3. capacitors or synchronous condensers for reactive power;
 4. filters for harmonic suppression; and
 5. direct current switch gear
- d. Electric Vehicle Charging Station: As a principal use, a retail location for the charging of electric vehicles, including accessory retail services.
- e. Floor Area Ratio or "FAR": The result of dividing the gross floor area of the building or buildings on a lot by the total area of the lot, expressed as a decimal number. FAR shall not include stairs, utility shafts, mechanical shafts, elevator shafts, electrical rooms, mechanical rooms, telephone rooms, spaces less than seven feet in height, bathrooms, loading docks, and structured parking.
- f. Fixed Public Transportation Stop – A stop on a system using buses, vans, light rail, rail, or other vehicles to operate on a predetermined route according to a predetermined schedule.
- g. Frontage: The distance measured as a straight line along the Right of Way between the intersection of the Right of Way boundary and the lot lines or along the curve of the Right of Way and the intersection of the Right of Way boundary and the lot lines.
- h. Height: The vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the average finished grade at the perimeter of the building. Excluded from the definition of height:
1. On any building located within the EDID, domes, cupolas and other ornamental features, solar collectors, chimneys, ventilators, skylights, tanks, bulkheads, penthouse for stairs, parapets, elevator penthouse, machinery, antennas, transceivers, and other accessory features which are required above roofs may not exceed twenty (20) feet measure vertically from the highest point of the entire building.
 2. On any building located within the EDID, rooftop screens, fully enclosed mechanical penthouses or fences erected to conceal equipment shall not exceed forty (40) feet in height and shall not be included in the height

calculation of the building, provided that such rooftop screens, fully enclosed mechanical penthouses or fences are set back a minimum of ten (10) feet from the edge of the roof of the building.

- i. Laboratory: A designated area within a building equipped to conduct scientific experiments, tests, investigations, research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics, including vivariums. Laboratory shall include Biosafety Level 1 and 2 facilities.
- j. Life Science: Research, development and/or prototype manufacturing utilizing microorganisms, chemical or biological substances, vivariums, or biomechanical equipment in the fields of Life Science, biotechnology, medical, pharmaceutical, environmental science, microbiology, comparative medicine, apparatus, machines and devices for research, development, pharmaceuticals, biomedical technologies, life systems technologies, environmental and biomedical devices manufacturing and advanced and practical application in any such field or areas. Life Science shall include accessory office. Life Science and Biotechnology uses are subject to all federal, state and local regulations and best management practices.
- k. Life Science (Manufacturing): A life science or biotechnology laboratory engaged in the manufacturing of life science technologies and medicines for commercial production to the market, including accessory office.
- l. Lot: A parcel of land under one (1) sole or undivided ownership separate from that of any adjoining lots. A corner lot for the purposes of this Ordinance is any lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other [note: consultants are checking this]. The Applicant shall, for the purposes of this Ordinance, have the privilege of calling either street lot line the front, without reference to the building arrangement.
- m. Open Space (Limited Access): An area of land or outdoor built space such as a square, green, park, linear park, water feature, stormwater garden, landscape buffer, planting zone, balcony, or roof deck which is located and designed for access primarily or exclusively by residents, employees and/or patrons of a Development Project, including provision for access by pedestrians and/or bicyclists for passive or active recreation.
- n. Open Space (Public Access): An area of land or outdoor built space such as a square, green, park, linear park, water feature, stormwater garden, landscape buffer, planting zone, balcony, or roof deck which is located and designed for access by the public, including provision for access by pedestrians and/or bicyclists for passive or active recreation.

- o. Research and Development: Research, development, and testing activities that do not involve the mass manufacturing, fabrication, processing, or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration or similar pollution standard. Research and Development shall include, but is not limited to the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics and vivariums.
- p. Solar Uses: Any photovoltaic, solar energy, or solar thermal system that converts solar energy into electricity or useful forms of energy for water heating, space heating, or space cooling, provided the system is mounted on a building or public structure.
- q. Setback: The shortest horizontal distance from the lot line to the nearest building wall or building part except as otherwise noted.

G. Administration

- a. Master Plan Special Permits
 - 1. Amendments: An increase in floor area ratio, height, ground coverage or trip generation of less than 20%, in and of itself, shall not alone constitute a Major Amendment for purposes of Section 36 of the Ordinance. In addition, changes to uses allocated in Phases approved in a Master Plan Special Permit shall not constitute a Major Amendment, provided that the Director of Planning and Development determines that the overall impacts after the change remain consistent with the impacts identified and mitigated for in the Master Plan Special Permit.
 - 2. Mitigation Phasing: In approving a Master Plan Special Permit pursuant to Section 36 of the Ordinance, if the Planning Board determines, after evaluating the size, complexity, timing and scope of the proposed development, that required mitigation for the Master Plan Development can reasonably be determined at the time of issuance of a Master Plan Special Permit, it may approve a mitigation phasing plan. Alternatively, the Master Plan Special Permit may contain conditions regarding mitigation generally required for the Master Plan Development as a whole and reserving phase-specific mitigation to be determined during site plan review for each separate phase of the development.
 - 3. Vesting of Master Plan Special Permits: Significant investment in site work, environmental remediation work or other work conducted pursuant to (including such work performed prior to approval) and in furtherance of the development described in a Master Plan Special Permit and development authorized by a Master Plan Special Permit within, three (3) years of issuance thereof, shall constitute exercise and vesting of the rights granted under the entire Master Plan Special Permit. Provided the Master Plan Special Permit is thus exercised within three (3) years, the development authorized thereunder

shall not be subject to amendments to this Ordinance enacted after the date of the Planning Board's vote to approve the Master Plan Special Permit, provided that any Major Amendment of the Master Plan Special Permit shall require compliance with the Ordinance as in effect at the time of amendment. If requested, the Building Commissioner shall be authorized to issue a binding written determination establishing that the work performed on-site satisfies the vesting provision of this Section.

b. Waivers:

1. For non-Master Plan projects, the SPGA may, within its reasonable discretion, waive application or other procedural special permit or site plan requirements upon a determination that such waivers are insubstantial and are consistent with the intent and purpose of the EDID, but may only waive zoning requirements through the special permit process.
2. For Master Plan projects the SPGA may approve waivers as provided in Section 36 of the Ordinance.

6761252.5

Zoning Map Amendment

The Official Zoning Map of the City of Everett shall be amended to include the parcels of land shown on the attached map within the Everett Docklands Innovation District.

Section 36 **MASTER PLANNED DEVELOPMENT.**

A. Intent

1. To utilize dynamic, long-term planning to implement the recommendations of the City for transformational development or redevelopment of land in a comprehensive manner allowing for the conceptual layout of synergistic uses and connections between buildings, social settings, streets and the surrounding environment.
2. To implement comprehensive planning and permitting to design and create destination districts at underdeveloped properties through the authorization of a long-term plan for future development, while allowing for flexibility to meet changing market demands.

B. Purpose

1. To allow a Master Plan Special Permit for the coordinated development of land as a Development Site allowing for comprehensive planning and compliance with the Everett Zoning Ordinance in the aggregate across a Development Site rather than by individual lots.
2. To provide for foreseeability in the implementation and build out of individual projects, uses and mitigation for approved Master Plans.
3. Permit some flexibility in the development of individual tracts of land by required and predetermined standards.
4. To allow for subsequent subdivision and conveyance of separate parts of the Master Plan while maintaining overall compliance.
5. To provide certainty to the City and project proponents that once a Master Plan is approved, the approved Master Plan is protected against future zoning changes.

C. Applicability

Master Plan Special Permits may be granted pursuant to this Section for property in any zoning district except Dwelling Districts. The zoning for specific districts may alter the procedures and requirements for Master Plan Special Permits set forth in this Section.

D. Definitions

1. **Approving Authority.** The Planning Board of the City of Everett.
2. **Development Project.** A Project undertaken pursuant to this Ordinance that requires Master Plan Special Permit and Site Plan Approval.
3. **Development Site.** One or more lots on which a Development Project is proposed.

4. **Gross Square Feet (“GSF”).** The measure of floor area of space on all floors inclusive of heated basements, hallways, mechanical rooms, storage space and other miscellaneous space, whether or not exclusively occupied by a single tenant or occupant, measured from the exterior faces of exterior walls. Gross floor area does not include covered walkways, open roofed-over areas, porches, exterior terraces or steps, chimneys, roof overhangs, parking garages and unheated basements.
5. **Height.** The vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the mean ground level of the finished grade at all elevations of a building.
6. **FAR.** The result of dividing the gross floor area of the building or buildings on a lot by the total lot area expressed as a decimal number.
7. **Lot.** A parcel of land under one (1) sole or undivided ownership separate from that of any adjoining lots. A corner lot for the purposes of this Ordinance is any lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other. The Applicant shall, for the purposes of this Ordinance, have the privilege of calling either street lot line the front, without reference to the building arrangement. However, it shall remain the authority of the Planning Board to dictate the frontage of any subject residential building on a lot for purposes of calculating the eligible number of residential on-street parking permits.
8. **Open Space.** An area of land such as a square, green, park, and linear park which is located and designed for access by residents, employees and/or patrons of a Development Project, including provision for access by pedestrians and/or bicyclists for passive or active recreation and landscape buffers around structures.
9. **Site Plan.** A plan depicting a proposed Development Project which is submitted to the Approving Authority for its review and approval in accordance with the provisions of this Ordinance.
10. **Site Plan Approval.** The Approving Authority’s authorization for a proposed Development Project in accordance with this Ordinance after the conduct of a Site Plan Review.
11. **Special Permit Granting Authority.** The Planning Board of the City of Everett.

E. Development Review

1. General: Development approval under this Section includes a two-tiered permitting process consisting of:
 - i. Master Plan Special Permit: Development approval under this Section allows for a Master Planned Development through the issuance of Master Plan Special Permit prior to and as a prerequisite to Site Plan Review; and

- ii. Site Plan Review: Development on individual lots within a Master Planned Development Property subject to an approved Master Plan Special Permit shall be subject to Site Plan Review pursuant to the provisions of this Section.

2. Master Planned Development

- i. Proposed development or redevelopment of one-half ($\frac{1}{2}$) acre of land or more may proceed as a Master Plan Special Permit.
- ii. Notwithstanding the creation of separate lots within a Development Site, which are separated by streets, driveways, Open Space and other buildings or structures, Development Sites approved under a Master Plan Special Permit shall be permitted to aggregate all project components, including, but not limited to, FAR, parking, and Open Space, so that any one lot may not comply with otherwise applicable requirements provided that the overall Development Site complies, provided the Approving Authority finds that the aggregation adequately serves the area covered by the Master Plan Special Permit. Land containing buildings, structures or open spaces which are part of an approved Master Plan Special Permit may be subdivided and conveyed to third parties as separate lots and remain in compliance with the Master Plan Special Permit, provided such division does not result in any violation of this Ordinance or the requirements of the Master Plan Special Permit.
- iii. Previously permitted development may be included in a Development Site and proposed build out of a Master Plan, provided that the date of the first certificate of occupancy for the subject real property is not more than two (2) years prior to the decision date of the Master Plan Special Permit.

F. Master Plan Standards

An application for a Master Plan Development Special Permit shall include the following:

- 1. Quantitative data including:
 - i. Parcel size;
 - ii. Proposed lot coverage of structures;
 - iii. Floor area ratio;
 - iv. Total amount of private open space, both private and public;
 - v. Total number and type of dwelling units by number of bedrooms;
 - vi. Approximate gross residential densities;

- vii. Total amount in square footage of nonresidential construction by type of use;
- viii. Number of parking spaces to be provided by use;
- ix. Total length of streets to be conveyed to the city government;
- x. Total length of streets to be held as private ways within the development;
- xi. Total length by type of other public works to be conveyed to the city government;
- xii. Number and types of public facilities.

2. Graphic materials shall include, but not be limited to, the following:

- i. Map of existing site conditions, including contours, water course, floor plains, unique nature features, existing vegetation, soil types, existing buildings;
- ii. Map of existing land use;
- iii. Existing and proposed lot lines;
- iv. Location and size of gross floor area of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, and nonresidential structures by use;
- v. Location and size in square feet of all private open space and areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;
- vi. The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, and all points of access to existing public rights of way;
- vii. Proposed pedestrian circulation system;
- viii. Existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines;
- ix. General landscaped plan indicating the treatment of materials used for private and common open spaces;
- x. Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape;

- iii. Use of best available environmentally sustainable building and infrastructure design to the maximum extent reasonably practicable.
5. Submitted master plans must include: proposed development phasing for buildings, open space, infrastructure, mitigation projects and other improvements.
6. If the Planning Board determines, after evaluating the size, complexity, timing and scope of the proposed development, that required mitigation for the Master Plan Development can reasonably be determined at the time of issuance of a Master Plan Special Permit, it may approve a mitigation phasing plan. Alternatively, the Master Plan Special Permit may contain conditions regarding mitigation generally required for the Master Plan Development as a whole and reserving phase-specific mitigation to be determined during site plan review for each separate phase of the development.

G. Streets & Open Space

1. Streets and Open Space provided in any Master Plan shall be shown on submittals for a Master Plan Special Permit.
2. Any streets or Open Space created as part of a Master Plan may be dedicated to the public in perpetuity by a covenant or other deed restriction or by transfer to the City in fee or by easement, subject to the City's acceptance of any such interest, without impacting the FAR or other dimensional criteria of the approved Master Plan Special Permit.
3. Open Space created through easement or discontinuance of an existing street or other abutting right-of-way within the Development Site may be counted toward any required amount of Open Space required by this Section or otherwise by the Ordinance.
4. Roadway design shall be consistent with best practices for urban, multi-modal neighborhoods. Proponents should refer to example guidelines including National Association of City Transportation Officials ("NACTO") design guidance, the City of Boston's Complete Streets Design Guidelines and MassDOT's Bicycle Facilities guide. Arterial roadways shall be designed to accommodate existing transit services and, when practicable, should accommodate any planned or anticipated transit services identified by planning staff during Pre-Submittal Meeting.

H. Master Plan Development Standards

1. Sustainable Development: At a minimum, each phase of a Master Plan Development must, to the maximum extent reasonably practicable, be developed in accordance with all best practices with respect to sustainable development standards at the time when each phase undergoes Site Plan Review.
2. Parking & Mobility

- i. Motor vehicle parking may be provided as underground or aboveground structured parking, surface parking (on and off street) or as shared parking (parking for multiple uses during alternating peak times).
- ii. Development subject to a Master Plan Special Permit may provide parking pursuant to the provisions of the zoning district in the aggregate across the Development site and locate parking serving any property or use within the Master Plan on any property within the Development Site regardless of location or ownership and such parking may be allocated among the properties within a Development Site at the discretion of the project proponent, subject to the special permit granting authority determining that the aggregation adequately serves the area covered by the Master Plan Special Permit.
- iii. Parking facilities shall be designed to be sufficient to adequately serve the Master Plan Development but shall not be designed to encourage use of SOVs. All reasonably practicable measures shall be taken to maximize the non-SOV mode share and to minimize the amount of SOV parking within the Development Site.

I. Master Plan Special Permit Process

1. Purpose: A Master Plan Special Permit authorizes a long-term plan for future development and for an applicant to move forward with subsequent Site Plan Review.
2. Applicability: Approval of a Master Plan Special Permit authorizes the applicant to submit applications for subsequent Site Plan Review required by this Ordinance only and vests the right to develop property in accordance with the Master Plan.
3. Authority
 - i. The Planning Board is the permit granting authority for a Master Plan Special Permit.
 - ii. Waiver: The Planning Board may within its reasonable discretion waive application or other procedural requirements for a Master Plan Special Permit upon a determination that such waivers are insubstantial and are consistent with intent and purposes of the zoning district.
4. Procedures
 - i. The following review procedures are required:
 - a) Step 1: Pre-Submittal Meeting with Planning Staff
 - b) Step 2: Application Review & Staff Report
 - c) Step 3: Public Notice

- d) Step 4: Public Hearing
 - e) Step 5: Decision
 - f) Step 6: Appeal Period
 - g) Step 7: Certification of Decision and Recording
- ii. The review procedures required for a Master Plan Special Permit may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits, as indicated elsewhere in this Ordinance.

5. Review Criteria

- i. In its discretion to approve or deny a Master Plan Special Permit, the Planning Board shall make findings considering, at least, each of the following:
- a) The intent of the zoning district.
 - b) Existing plans and standards established by the City.
 - c) The gross floor area allocated to different use categories.
 - d) The proposed alignment and connectivity of the streets in the Development Site and their relationship to streets outside the Development Site.
 - e) Mitigation proposed to alleviate any adverse impacts on municipal and utility infrastructure.
 - f) Proposed development and mitigation phasing.
 - g) Proposed parking to address demand by residents and users of the proposed uses.
 - h) Aggregation of parking, open space or other requirements, if proposed in the Master Plan, is acceptable.
- ii. Waiver: The Planning Board may approve a Master Plan Special Permit that deviates from the standards of this Section upon a finding that such waiver(s) will not adversely affect public safety and will equally or better serve the purposes of the zoning district in which the Development Site is located.
- iii. When considering a revision to a previously approved Master Plan Special Permit, the Planning Board shall limit its review to the proposed changes to the previously approved application.

6. Conditions

- i. The Planning Board may attach reasonable conditions and limitations that it deems necessary or appropriate.
- ii. Conditions must have a reasonable nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
- iii. The Planning Board shall require applicants to provide for infrastructure mitigation, transportation mitigation, and community impact mitigation as a condition of any Master Plan Special Permit.
- iv. The Planning Board and the Building Department shall establish construction permitting requirements for the phasing of development, if applicable, as a condition of any Master Plan Special Permit.

7. Permit Duration and Extension

- i. Master Plan Special Permits remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development. The nature and extent of work necessary to constitute exercise of a Master Plan Special Permit may be specified in the zoning for individual districts or in the Master Plan Special Permit.
- ii. The Planning Board may reduce the time period that a Master Plan Special Permit remains valid to a shorter time period as a condition attached to the permit for projects of less than two acres or 200,000 square feet of gross floor area.
- iii. The Planning Board may extend the duration of validity for a Master Plan Special Permit upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Special Permit.

8. Amendment of a Master Plan Special Permit.

- i. Major Amendments. A proposed amendment to a Master Plan Special Permit shall be presented to the Director of Planning and Development, who shall, within thirty days, determine whether the proposed amendment is a major amendment or a minor amendment. If the amendment is determined to be a major amendment, it shall require approval by the Planning Board after a public hearing held in accordance with the provisions of G.L. c.40A, §§9 and 11. The following matters generally will be considered major amendments:

- a) Increases in floor area or ground coverage by ten percent (10%) or more across the Development Site;
 - b) Substantial changes to the roadway networks, access or other infrastructure serving the Development Site;
 - c) Addition of one or more uses not approved in the Master Plan Special Permit; or
 - d) results in a condition that the Director of Planning and Development determines to be substantially more detrimental to the surrounding neighborhood or the City than the existing condition(s) and approved plans.
- ii. Minor Amendments. Any other modification shall be considered a minor amendment. Minor amendments shall require the approval of the Director of Planning and Development.
 - iii. When considering an Amendment to a Master Plan Special Permit, review shall be limited to the proposed revision to the parcel or phase with proposed changes to the previously approved Master Plan but may include aggregation of the impacts of the proposed amended plan as a whole.

9. Appeals

- i. The appeal of any decision of the Planning Board regarding a Master Plan Special Permit or amendment thereto shall be made in accordance with the provisions of G.L. c. 40A §17.

J. Site Plan Review Process for Approved Master Plan Special Permits

- 1. Purpose: Site Plan Review is the administrative review and approval of a development to confirm compliance with the provisions of this Section and an approved Master Plan Special Permit so that the development is conforming to the provisions of this Ordinance and adequately addresses any potential impacts.
- 2. Applicability:
 - i. Site Plan Review is required for any development, including buildings, open space and streets, subject to a Master Plan Special Permit.
 - ii. The provisions of this Section relating to Site Plan Review supersede the requirements for Site Plan Review found otherwise in this Ordinance.
- 3. Authority
 - i. The Planning Board is the decision-making authority for Site Plan Review within an approved Master Plan Special Permit.

- ii. Waiver: The Planning Board may within its reasonable discretion waive application or other procedural requirements for Site Plan Review within an approved Master Plan Special Permit upon a determination that such waivers are insubstantial and are consistent with intent and purposes of the zoning district.

4. Procedure

- i. The following review procedures are required:
 - a) Step 1: Pre-Submittal Meeting with Planning Staff
 - b) Step 2: Application Review & Staff Report
 - c) Step 3: Public Notice
 - d) Step 4: Public Hearing
 - e) Step 5: Decision
 - f) Step 6: Appeal Period
 - g) Step 7: Certification of Decision and Recording
- ii. The Planning Board shall have 90 days from the time of submittal of a complete Site Plan Review application to render its decision.

5. Review Criteria

- i. The Planning Board's review of an application for Site Plan Review shall be limited to the following criteria:
 - a) Compliance with the approved Master Plan Special Permit, including:
 - i) The bulk and height of any proposed structure(s) and accessory structure(s), adequacy of open spaces, the building coverage on the site, yard sizes (setbacks) and lot areas;
 - ii) The physical layout of the structure(s), driveways, parking areas, utilities and other infrastructure;
 - iii) The design of the exterior building facade and materials and fenestration, including compliance with the Everett Design Regulations promulgated by the Planning Board;

- iv) The adequacy of the arrangement of parking, drop-off/pick-up and loading areas in relation to the proposed use of the site; and
- v) The adequacy of the phased mitigation attributable to the project undergoing site plan review based on the mitigation phasing set forth in the Master Plan Special Permit.
- b) Adequate parking shall be provided in compliance with the Master Plan Special Permit either on the proposed lot or otherwise within the Development Site.
- c) The site drainage shall be designed in accordance with applicable provisions of the Zoning and General Ordinances.
- d) The design and adequacy of the sewage disposal system(s) to serve the proposed development shall be in accordance with water and sewer department requirements.
- e) The site plan shall demonstrate conformance with applicable lot area, setback and height regulations pursuant to the Master Plan Special Permit for the zoning district.
- ii. The Planning Board shall approve an application for site plan approval in the form submitted or with reasonable conditions which shall pertain to this Section unless the Planning Board finds that the application is incomplete or otherwise not in conformance with the applicable provisions of the Zoning Ordinance.
- iii. Waiver: The board may, after review of the completed application and at its discretion, waive certain criteria if it deems it appropriate.
- iv. When considering a revision to a previously approved Master Plan Special Permit, the Planning Board shall limit its review to the proposed changes to the previously approved application and any material changes in circumstances relating to the infrastructure serving the development area subsequent to issuance of the Master Plan Special Permit.

6. Conditions

- i. The review board may attach reasonable conditions and limitations that it deems necessary or appropriate in order to ensure compliance with the Board's findings and the standards for granting of a Site Plan.
- ii. Conditions must have a reasonable nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.

7. Permit Duration and Extension

- i. Approval of a Site Plan will remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development.
- ii. The Planning Board may extend the duration of validity for a Site Plan upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Site Plan.

8. Amendment of a Site Plan Approval.

- i. Proposed revisions to an approved site plan shall be submitted to the Director of Planning and Development.
- ii. Minor Amendments. Revisions deemed minor by the Director of Planning and Development (or designee) may be approved without a public hearing. Revisions shall be considered de minimis upon the Director of Planning and Development findings that:
 - a) The proposed changes would not contravene the legal notice, any finding, or condition of the Planning Board in the original approval;
 - b) The proposed changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
 - c) The proposed changes would not alter the character of the development; and
 - d) The proposed changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.
- iii. Major Amendments. Revisions that are not minor shall be subject to the full notice and hearing provisions and shall be submitted to other City boards, department and agencies for review and comment.
- iv. When considering an amendment to an approved Site Plan Approval, review shall be limited to the proposed revision to the previously approved Site Plan Approval and any material changes in circumstances relating to the infrastructure serving the parcel or phase with proposed changes subsequent to issuance of the Master Plan Special Permit.

9. Appeals: The appeal of any decision of the Planning Board regarding a Site Plan Approval or amendment thereto shall be made in accordance with the provisions of G.L. c. 40A §17.

Section 37 **EVERETT DOCKLANDS INNOVATION DISTRICT (“EDID”)**

A. Intent

- a. To establish zoning regulations in accordance with the land use policy objectives in the City and to encourage comprehensive planning across multiple properties.
- b. To permit development in accordance with a Master Plan Special Permit pursuant to Section 36 of the Ordinance.
- c. To encourage economic development, job creation and to strengthen the tax base in the City of Everett.

B. Purpose

- a. To permit comprehensive planning and development across a Development Site that would otherwise not be permitted in other zoning districts in the City; to allow a diversity of land uses in close proximity, within a limited area; to facilitate development responsive to current and future market conditions; to facilitate integrated physical design; and to encourage interaction among activities located within the EDID.
- b. To allow for the aggregation and compliance of certain build out standards across a Development Site rather than by individual lots in a Master Plan.

C. Applicability

- a. This Section is applicable to all real property within the EDID as shown on the Official Zoning Map of the City of Everett.
- b. All use, parking and dimensional regulations governing land within the EDID are set forth within this Section. All other requirements of the Zoning Ordinance that do not conflict with the provisions of this section shall apply to property within the EDID, provided that the Planning Board shall have the discretion to waive any such provisions in approving a Master Plan Special Permit if it determines such waiver to be in the public interest. Where provisions of the Zoning Ordinance conflict with the EDID, the provisions of the EDID control. Projects developed pursuant to a Master Plan Special Permit shall be subject to site plan review pursuant to Section 36 of the Zoning Ordinance rather than Section 19 of the Zoning Ordinance.

D. Master Planned Development Standards

- a. Design Guidelines and Regulations
 - 1. The Planning Board shall adopt, and may from time to time amend, regulations governing Master Planned Developments, including without

limitation regulations governing the design of open space, building design, and roadway layout and design.

b. Inclusionary Housing

1. A Master Plan Special Permit may aggregate required inclusionary housing, thereby allowing certain buildings and development phases to contain fewer inclusionary housing units than would otherwise be required, with construction of the remaining required units deferred to a future phase, if it finds:
 - a) Adequate surety or conditions of approval will ensure that all inclusionary housing units will be constructed in a timely manner.
 - b) Aggregation of inclusionary housing units will not result in undue concentration of inclusionary housing units in specific phases or building types.
 - c) Aggregation of inclusionary housing units is warranted based upon economic or other circumstances.

c. Building Standards

1. The dimensional requirements applicable to the EDID are:

Dimension:	All Non-Master Planned Uses	Allowable Pursuant to Master Plan Special Permit
Minimum Lot Size	5,000 sf	2,000 sf
Required Frontage	40 ft.	20 ft
FAR	1.0*	NA
Minimum Lot Area per Dwelling Unit	2,000 sf**	NA
Minimum Front Yard Setback	10 ft.	0 ft.
Minimum Side Yard Setback	10 ft.	0 ft.
Minimum Rear Yard Setback	20 ft.	0 ft.
Minimum Setback to Master Planned Area Boundary		10 ft.
Minimum Open Space***	15%	15%
Maximum Height	65 ft****	370 ft*****

*FAR may be increased to 4.0 by special permit.

**For a Development Site two acres or more the minimum square footage of land area per dwelling unit shall be 350 square feet.

***Limited Access Open Space may comprise up to 20% of the minimum required Open Space, and the remainder shall be Public Access Open Space.

****For a Development Site two acres or more the maximum height is 85 feet.

***** 370 ft. is the maximum allowed by the Federal Aviation Administration (“FAA”). The maximum allowed height by the FAA ranges from to 250 ft. to 370 ft. depending on the location within the EDID.

2. Notwithstanding the creation of separate lots within a Development Site, which are separated by streets, driveways, Open Space and other buildings or structures, Development Sites approved under a Master Plan Special Permit shall be permitted to aggregate all project components, including, but not limited to, FAR, parking, drainage structures, retail space requirements, inclusionary housing units and Open Space, so that individual lots need not comply with otherwise applicable requirements provided that the overall Development Site complies, and provided further that the Approving Authority finds that the aggregation adequately serves the area covered by the Master Plan Special Permit. Buildings, structures or open spaces which are part of an approved Master Plan Special Permit may be subdivided and conveyed to third parties as separate lots and remain in compliance with the Master Plan Special Permit, provided such division does not result in any violation of the EDID or the requirements of a Master Plan Special Permit.

d. Use Provisions

1. The EDID has two subdistricts shown as “Subdistrict A” and Subdistrict B” shown on the Zoning Map referenced above in Section 37.3.

2. The standards of the following Table are the permitted uses for the EDID based on the following notations.

a) Permitted Uses.

i) Master Plan Developments: “Y” indicates that the Planning Board may, in its discretion, permit a use as part of the Master Plan Special Permit. Any use of such land must be specifically identified and approved in such Master Plan Special Permit. Any use not specifically identified in an approved Master Plan Special Permit shall only be permitted upon modification of such Special Permit.

ii) Non-Master Plan Developments: “Y” indicates that the use is allowed by right in the district.

b) Special Permit Uses.

- i) “SP” indicates that a use allowed only if approved by the Special Permit Granting Authority (“SPGA”), in accordance with the special permit review procedures prescribed in this Ordinance. In the EDID the Planning Board is the SPGA.
 - c) Uses Not Permitted.
 - i) “-“ indicates that a use is not allowed in the district.
 - d) Determination of Use Category.
 - i) For specific uses which are not listed but are clearly within a category listed in the Table of Use Regulations, the Building Commissioner shall determine whether the proposed use is permitted, and if so, into which category it will be classified. The Building Commissioner shall note the applicable use classification in the issuance of a building permit on the EDID.
3. Multiple uses in the same structure within the EDID: There shall be no restriction on combining different categories of use within the same building other than those imposed by the State Building Code or other federal, state or local regulations other than the Ordinance.

USE CATEGORY	Master Planned Uses		Non-Master Planned Uses Less Than 5,000 sq ft of Gross Floor Area		Non-Master Planned Uses Greater Than 5,000 sq ft of Gross Floor Area	
	Sub A	Sub B	Sub A	Sub B	Sub A	Sub B
RESIDENTIAL						
Single Family Dwelling	-	-	-	-	-	-
Two Family Dwelling	-	-	-	-	-	-
Three Family Dwelling	-	-	-	-	-	-
Attached Dwelling Development	-	-	-	-	-	-
Multifamily Residential ¹	Y	Y	Y	Y	SP	SP
COMMERCIAL						
Active boating, water taxi, recreational boating	Y	Y	SP	SP	SP	SP
Residential units may not comprise more than fifty percent of the gross administrative use of the first story of any multifamily residential building. Common facilities, rent customarily accessory to multifamily residential use shall be permitted in a structure containing residential units shall contain one or more square feet for each residential unit contained within the structure. Such uses may include any of the uses listed as permitted under the “Commercial” category in this use table and may be aggregated across multiple sites to achieve the overall objective of the EDID.	Y	Y	Y	Y	SP	SP
Arts Center	Y	Y	Y	Y	Y	Y

Auto showrooms for the sale of automobiles and light trucks, and service facilities which are associated with the sales facilities in the same building	Y	Y	-	-	-	-
Bank	Y	Y	SP	SP	SP	SP
Bar, Pub, Tavern, Cocktail Lounge	Y	Y	SP	SP	SP	SP
Body Art/Tattoo/Piercing Studio	Y	Y	-	-	-	-
Brewery, including on site service and manufacturing	Y	Y	SP	SP	SP	SP
Business, Finance or other Professional Office Use ²	Y	Y	Y	Y	SP	SP
Car wash	-	-	-	-	-	-
Convenience Store	Y	Y	Y	Y	SP	SP
Dance club / night club	Y	Y	-	-	-	-
Entertainment facilities including Concert Venue	Y	Y	-	-	-	-
Fast Order Food Establishment	Y	Y	SP	SP	SP	SP
For Profit Educational Schools, including but not limited to Vocational Schools	Y	Y	Y	Y	SP	SP
Freight or Trucking Terminal	-	Y	-	-	-	-
Gaming Establishment	-	-	-	-	-	-
Gasoline Station	Y	Y	-	-	-	-
Gazebo, outdoor performance space	Y	Y	Y	Y	Y	Y
Grocery Store	Y	Y	-	-	-	-
Hotel	Y	Y	Y	Y	SP	SP
Kennel, pet day care establishment	Y	Y	SP	SP	SP	SP
Marina	Y	Y	SP	SP	SP	SP
Medical Services, including Hospitals, Medical Office Buildings, Community Health Centers, and Urgent Care Centers	Y	Y	Y	Y	Y	Y
Membership Club	Y	Y	SP	SP	SP	SP
Motel	-	-	-	-	-	-
Movie theater or cinema	Y	Y	Y	Y	Y	Y
Neighborhood Market	Y	Y	Y	Y	SP	SP
Parking garage (including sub-surface) provided there shall be no door or driveway for vehicles in connection with any public garage within fifty (50) feet of any Residential sub-district boundary line. A parking garage can be a use on a separate lot or an accessory parking garage that is on a separate lot.	Y	Y	SP	SP	SP	SP

² Including, but not limited to offices for high technology and biotech users.

Parking, surface lots as a principal use pending the construction of structured parking pursuant to a master plan special permit (To discuss limitations on time and the public)	Y	Y	-	-	-	-
Recreational use such as bowling alley, arcade, billiards/pool hall, roller rink, tennis courts, swimming, theater, etc.	Y	Y	SP	SP	SP	SP
Resort Casino	-	-	-	-	-	-
Restaurants, not including Fast Order Food Establishments, and provided that there are no drive-through facilities.	Y	Y	SP	SP	SP	SP
Retail sales and services, including large format Retail	Y	Y	SP	SP	SP	SP
Retail sales & service, w/outside storage	Y	Y	SP	SP	SP	SP
Retail sales & service, w/no outside storage	Y	Y	SP	SP	SP	SP
Service and repair stations for automobile or light truck, but not including gasoline stations	-	-	-	-	-	-
Sports/Fitness Facilities; Health Club and Spa	Y	Y	Y	Y	SP	SP
Taxicab business	-	-	-	-	-	-
Transportation related uses including railroad or street railroad passenger stations including customary accessory services therein; not including switching, storage, or freight yards or sidings.	Y	Y	-	-	-	-
Veterinary or pet grooming establishment	Y	Y	SP	SP	SP	SP
Water Taxi or Water Shuttle	Y	Y	Y	Y	Y	Y
Wholesale	Y	Y	-	-	-	-
INNOVATION						
Advanced/Light Manufacturing	Y	Y	SP	SP	SP	SP
Battery Energy Storage Systems	Y	Y	SP	SP	SP	SP
Converter Station	-	Y	SP	SP	SP	SP
Data Center	Y	Y	SP	SP	SP	SP
Retail Electric Vehicle Charging Station	Y	Y	Y	Y	SP	SP
Laboratory	Y	Y	SP	SP	SP	SP
Life Science	Y	Y	SP	SP	SP	SP
Life Science (Manufacturing)	Y	Y	SP	SP	SP	SP
Research and Development	Y	Y	SP	SP	SP	SP
INDUSTRIAL						
Assembly Related Uses	-	Y	-	-	SP	SP

Automotive Supply and Repair	-	-	-	-	-	-
Central heating or cooling plant	-	Y	SP	SP	SP	SP
Electric Generation Plants/Substation (C0221-17)	Y	Y	-	-	-	-
Heavy manufacturing providing there is no outside storage work and there are no emissions of noxious odors, smoke or noise, and no vibration discernible on the exterior of the building.	-	Y	-	-	-	-
Light manufacturing (excluding scrap metal), producing, processing, fabricating, printing, converting, altering, finishing or assembling, entirely contained within the structure with no associated emissions of noxious odors or noise, on a scale requiring not more than a total of five horsepower or steam pressure in excess of 15 pounds gauge pressure. Examples include, but are not limited to, wood cabinetry, modular housing, metal product fabrication, roofing, assembly of plumbing components, HVAC manufacturing, etc.	-	Y	-	-	SP	SP
Manufacture, assembly, processing, packing or other industrial operations associated with medium to heavy industry which involves machining, welding, shearing, forging, stamping or similar operations.	-	Y	-	-	-	SP
Power, gas or fuel generating facilities.	-	Y	-	-	-	-
Storage and sale of building materials or machinery.	-	Y	-	-	-	SP
Storage of goods in containers where all storage is contained within the building, not including storage of any raw or natural materials.	-	Y	-	-	-	SP
Trucking terminals and freestanding product distribution centers.	-	Y	-	-	-	-
Warehouse, Distribution, including E-Commerce, Last Mile, and Same Day Delivery	-	Y	-	-	-	SP
ACCESSORY USES						
Drive-through facilities for first-floor commercial uses in multi-story buildings	Y	Y	SP	SP	SP	SP
Electric car charging station	Y	Y	Y	Y	Y	Y
Home Occupation	Y	Y	-	-	-	-
Hospitality uses customarily accessory to Hotel, including restaurant, bar, spa, etc.	Y	Y	-	-	-	-
Gas stored in quantities below the maximum allowable quantities (MAQs) established for hazardous materials; High-Hazard Group H occupancies as outlined by the Massachusetts State Building Code 780 CMR, the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00, and their referenced standards	Y	Y	SP	SP	SP	SP
Limo service / driving service	-	-	-	Y	-	SP
Meeting and conference space	Y	Y	Y	Y	SP	SP

Offices of a doctor, dentist or other member of a recognized profession, teacher or musician residing on the premises; provided there is no display or advertising except for a small professional name plate.	Y	Y	Y	-	SP	-
Office	Y	Y	Y	Y	Y	Y
Parking (surface lot) accessory to any permitted principal use (10 or fewer spaces)	Y	Y	Y	Y	Y	Y
Parking (surface lot) accessory to any permitted principal use (greater than ten spaces)	Y	Y	-	-	Y	Y
Solar Uses	Y	Y	Y	Y	Y	Y
Uses accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production.	Y	Y	SP	SP	SP	SP
Wholesale merchandising incidental and subordinate to a primary retail business	Y	Y	Y	Y	Y	Y
EXEMPT						
Agriculture, horticulture or floriculture and the expansion or reconstruction of existing structures thereon for the primary purpose of agriculture, horticulture or floriculture.	Y	Y	Y	Y	Y	Y
Municipal use such as library, fire station, police station, park, and soldiers' and sailors' memorial building.	Y	Y	Y	Y	Y	Y
Public or charitable institutional building not of a correctional nature	Y	Y	Y	Y	Y	Y
Religious use including church, synagogue, mosque, parish house and Sunday School building.	Y	Y	Y	Y	Y	Y
Nonprofit educational use.	Y	Y	Y	Y	Y	Y
PROHIBITED USES						
Adult Bookstore	-	-	-	-	-	-
Adult Club	-	-	-	-	-	-
Adult Theater	-	-	-	-	-	-
Adult Video Store	-	-	-	-	-	-
Body Piercing Studio	-	-	-	-	-	-
Bulk storage or processing plants involving the use of flammable or combustible liquids, gases or solids.	-	-	-	-	-	-
Check-Cashing Establishment	-	-	-	-	-	-
Bulk storage or processing plants involving the use of flammable liquids, gases or solids.	-	-	-	-	-	-
Fortune Teller	-	-	-	-	-	-

Gas stored in quantities exceeding the maximum allowable quantities (MAQs) established for hazardous materials where not located within High-Hazard Group H occupancies as outlined by the Massachusetts State Building Code 780 CMR, the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00, and their referenced standards; or gas stored within ten (10) feet of any street line or party lot line, except in the case of gas contained or generated in fire extinguishers.	-	-	-	-	-	-
Gun Shop	-	-	-	-	-	-
Industrial operations, either outside or inside the building, which produce outside noxious odors, smoke, steam, or other emissions, or which produce industrial noise or require excessive use of large trucks or trailers or transfer of large amounts of industrial materials.	-	-	-	-	-	-
Industrial plants for the generation of power, steam or any other type of energy involving the use of solid fuel.	-	-	-	-	-	-
Open lot or enclosed storage of coal, coke, sand or similar materials.	-	-	-	-	-	-
Open lot storage, handling or hauling of used materials including, but not limited to building materials, metal junk, scrap, paper, rags or motor vehicles.	-	-	-	-	-	-
Parking (surface lot) as a principal use	-	-	-	-	-	-
Pawn Shop	-	-	-	-	-	-
Salvage operations or junk yard	-	-	-	-	-	-
Uses which produce offensive odors, emissions, fumes, gases, or smoke, which produce noise or vibrations which are discernible beyond the limits of the property lines or which produce dust or waste on the exterior of the building.	-	-	-	-	-	-

E. Parking & Mobility

- a. Table of Parking Requirements.

Table of Parking Requirements	
Use	Minimum Required Parking
Bar, Cocktail Lounge, Pub Tavern	1 space for each 6 seats
Churches, Synagogues and other Places of Assembly used as Places of Worship	1 space for each 50 square feet of assembly area
Dwelling, Multifamily	0.75 spaces per unit
Elderly and Handicap Housing	0.5 spaces per unit
Hotel	0.25 Spaces per hotel room
Industrial	1 space per 4,000 SF of GSF
Medical or Dental Office	1 space per 1,000 GSF
Office Use	1 space per 2,000 GSF
Places of Assembly, including Schools, Auditoriums, Museums, Theaters and Cinemas	1 space for each room plus 1 space for each 6 persons designated for the largest single room occupancy
Restaurants	1 space per 600 SF of dining area
Retail Use	1 space per 600 GSF
Warehouse	1 space per 3,000 GSF
All other uses	To be determined by the Building Commissioner based on a similar use in this table, taking into account data as may be submitted by the Applicant

b. Notes to Table of Parking Requirements.

1. If a change of use from one use to another use is proposed and the new use requires a greater number of parking spaces than the existing use, review by the Director of Planning & Development is required. Depending on the permitting requirements applicable to the proposed use, review by the Approving Authority may also be required. Required parking can be delivered in any combination of surface, structured parking, freestanding parking garages, (including centralized garages), or parking contained within occupied buildings.
2. When the application of the required parking standards in the Table of Parking Requirements results in a number that includes a fraction, the fraction shall be rounded up to the next whole number if the fraction is 0.5 or more. If the result includes a fraction below 0.5, the fraction shall be rounded down to the next whole number.

3. Parking spaces shall be at least nine feet wide and at least eighteen feet long. At the Applicant's option, up to fifteen percent of required parking spaces may be compact parking spaces, which shall be at least eight feet wide and at least eighteen feet long.
 4. Any proposed use or building that would not meet the off-street parking requirements of subsection (E)(a) of this section will be subject to the requirements of Section 35 (Transportation Demand Management).
- c. Location of Required Parking.
1. Newly constructed surface parking for new Development Projects shall be located exclusively at the side or rear of a new building relative to any Street right-of-way. Parking for new construction is not permitted to be located within the required front yard setbacks. Remote parking may be authorized by special permit from the Planning Board.
- d. Reduction of Required Parking. Notwithstanding anything to the contrary herein, any minimum required number of parking spaces may be reduced by the Approving Authority by up to fifty percent (50%) as a condition of special permit, provided the Applicant demonstrates that the fewer parking will not cause excessive congestion, endanger public safety, or that fewer parking spaces will provide positive environmental or other benefits, taking into consideration:
1. The availability of a sufficient amount, in the opinion of the Approving Authority, of available public or commercial parking in the vicinity of the use(s) being served, and including parking dedicated to the use(s) being served; and/or
 2. The availability of a Fixed Public Transportation Stop within six hundred (600) linear feet of a pedestrian entrance to the Development Project, taking into account the proposed use(s) and the extent to which residents, employees and/or patrons of the proposed use(s) may be reasonably expected to access the site via public transit; and/or
 3. The availability of shared use of parking spaces serving other uses having peak user demands at different times, may be permitted at the discretion of the Approving Authority, shared use may be made of required parking spaces by intermittent use establishments such as certain commercial uses or residential uses whose peak parking demand is only at night and by other uses whose peak demand is only during the day. Where such shared parking is authorized, the Approving Authority shall indicate in its written decision the basis for such reduction and may within the special permit impose conditions of use or occupancy appropriate to such reduction.

F. Definitions applicable to EDID

The Definitions set forth in Section 2 of the Zoning Ordinance are applicable herein except as specifically modified in the EDID.

- a. Advanced/Light Manufacturing: Fabrication, processing or assembly employing primarily electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration. Examples include manufacturing of pharmaceuticals, medical devices, computer components, robotics, additive manufacturing, 3D printing, and advanced materials.
- b. Battery Energy Storage Systems: The storage of energy, including, but not limited to, from sources such as wind and solar, or other available sources, and subsequent dispersal.
- c. Converter Station: A specialized type of substation which forms the terminal equipment for a high-voltage direct current transmission line that converts direct current to alternating current or the reverse. In addition to the converter, the station usually contains:
 1. three-phase alternating current switch gear;
 2. transformers;
 3. capacitors or synchronous condensers for reactive power;
 4. filters for harmonic suppression; and
 5. direct current switch gear
- d. Data Center: Data Center shall mean a use involving a building/premise in which the primary use is occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored.
- e. Electric Vehicle Charging Station: As a principal use, a retail location for the charging of electric vehicles, including accessory retail services.
- f. Floor Area Ratio or "FAR": The result of dividing the gross floor area of the building or buildings on a lot by the total area of the lot, expressed as a decimal number. FAR shall not include stairs, utility shafts, mechanical shafts, elevator shafts, electrical rooms, mechanical rooms, telephone rooms, spaces less than seven feet in height, bathrooms, loading docks, and structured parking.
- g. Fixed Public Transportation Stop – A stop on a system using buses, vans, light rail, rail, or other vehicles to operate on a predetermined route according to a predetermined schedule.

- h. Frontage: The distance measured as a straight line along the Right of Way between the intersection of the Right of Way boundary and the lot lines or along the curve of the Right of Way and the intersection of the Right of Way boundary and the lot lines.
- i. Height: The vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the average finished grade at the perimeter of the building. Excluded from the definition of height:
 1. On any building located within the EDID, domes, cupolas and other ornamental features, solar collectors, chimneys, ventilators, skylights, tanks, bulkheads, penthouse for stairs, parapets, elevator penthouse, machinery, antennas, transceivers, and other accessory features which are required above roofs may not exceed twenty (20) feet measure vertically from the highest point of the entire building.
 2. On any building located within the EDID, rooftop screens, fully enclosed mechanical penthouses or fences erected to conceal equipment shall not exceed forty (40) feet in height and shall not be included in the height calculation of the building, provided that such rooftop screens, fully enclosed mechanical penthouses or fences are set back a minimum of ten (10) feet from the edge of the roof of the building.
- j. Laboratory: A designated area within a building equipped to conduct scientific experiments, tests, investigations, research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics, including vivariums. Laboratory shall include Biosafety Level 1 and 2 facilities.
- k. Life Science: Research, development and/or prototype manufacturing utilizing microorganisms, chemical or biological substances, vivariums, or biomechanical equipment in the fields of Life Science, biotechnology, medical, pharmaceutical, environmental science, microbiology, comparative medicine, apparatus, machines and devices for research, development, pharmaceuticals, biomedical technologies, life systems technologies, environmental and biomedical devices manufacturing and advanced and practical application in any such field or areas. Life Science shall include accessory office. Life Science and Biotechnology uses are subject to all federal, state and local regulations and best management practices.
 - l. Life Science (Manufacturing): A life science or biotechnology laboratory engaged in the manufacturing of life science technologies and medicines for commercial production to the market, including accessory office.
- m. Lot: A parcel of land under one (1) sole or undivided ownership separate from that of any adjoining lots. A corner lot for the purposes of this Ordinance is any

lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other [note: consultants are checking this]. The Applicant shall, for the purposes of this Ordinance, have the privilege of calling either street lot line the front, without reference to the building arrangement.

- n. Open Space (Limited Access): An area of land or outdoor built space such as a square, green, park, linear park, water feature, stormwater garden, landscape buffer, planting zone, bike lane, sidewalk, shared-use path, balcony, or roof deck which is located and designed for access primarily or exclusively by residents, employees and/or patrons of a Development Project, including provision for access by pedestrians and/or bicyclists for passive or active recreation. For purposes of calculating the percentage of open space in a given application, the denominator in the ratio shall include the total site area, excluding: public roads or private roads with easements (including drive lanes and parking areas) and curbs.
- o. Open Space (Public Access): An area of land or outdoor built space such as a square, green, park, linear park, water feature, stormwater garden, landscape buffer, planting zone, bike lane, sidewalk, shared-use path, balcony, or roof deck which is located and designed for access by the public, including provision for access by pedestrians and/or bicyclists for passive or active recreation. For purposes of calculating the percentage of open space in a given application, the denominator in the ratio shall include the total site area, excluding: public roads or private roads with easements (including drive lanes and parking areas) and curbs.
- p. Research and Development: Research, development, and testing activities that do not involve the mass manufacturing, fabrication, processing, or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration or similar pollution standard. Research and Development shall include, but is not limited to the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics and vivariums.
- q. Solar Uses: Any photovoltaic, solar energy, or solar thermal system that converts solar energy into electricity or useful forms of energy for water heating, space heating, or space cooling, provided the system is mounted on a building or public structure.
- r. Setback: The shortest horizontal distance from the lot line to the nearest building wall or building part except as otherwise noted.
- s. Substation: A substation is a part of an electrical generation, transmission, and distribution system. Substations transform voltage from high to low, or the reverse, or perform any of several other important functions. Between the generating station and consumer, electric power may flow through several substations at different voltage levels.

G. Administration

a. Master Plan Special Permits

1. Amendments: An increase in floor area ratio, height, ground coverage or trip generation of less than 15%, in and of itself, shall not alone constitute a Major Amendment for purposes of Section 36 of the Ordinance. In addition, changes to uses allocated in Phases approved in a Master Plan Special Permit shall not constitute a Major Amendment, provided that the Director of Planning and Development determines that the overall impacts after the change remain consistent with the impacts identified and mitigated for in the Master Plan Special Permit.
2. Mitigation Phasing: In approving a Master Plan Special Permit pursuant to Section 36 of the Ordinance, if the Planning Board determines, after evaluating the size, complexity, timing and scope of the proposed development, that required mitigation for the Master Plan Development can reasonably be determined at the time of issuance of a Master Plan Special Permit, it may approve a mitigation phasing plan. Alternatively, the Master Plan Special Permit may contain conditions regarding mitigation generally required for the Master Plan Development as a whole and reserving phase-specific mitigation to be determined during site plan review for each separate phase of the development.
3. Vesting of Master Plan Special Permits: Significant investment in site work, environmental remediation work or other work conducted pursuant to (including such work performed prior to approval) and in furtherance of the development described in a Master Plan Special Permit and development authorized by a Master Plan Special Permit within, three (3) years of issuance thereof, shall constitute exercise and vesting of the rights granted under the entire Master Plan Special Permit. Provided the Master Plan Special Permit is thus exercised within three (3) years, the development authorized thereunder shall not be subject to amendments to this Ordinance enacted after the date of the Planning Board's vote to approve the Master Plan Special Permit, provided that any Major Amendment of the Master Plan Special Permit shall require compliance with the Ordinance as in effect at the time of amendment. If requested, the Building Commissioner shall be authorized to issue a binding written determination establishing that the work performed on-site satisfies the vesting provision of this Section.

b. Waivers:

1. For non-Master Plan projects, the SPGA may, within its reasonable discretion, waive application or other procedural special permit or site plan requirements upon a determination that such waivers are insubstantial and are consistent

with the intent and purpose of the EDID, but may only waive zoning requirements through the special permit process.

2. For Master Plan projects the SPGA may approve waivers as provided in Section 36 of the Ordinance.



C0077-24

To: Mayor and City Council
From: Councilor Holly D. Garcia
Date: February 12, 2024

Agenda Item:

That the Administration provide an update on the reconstruction of the Smith Playground aka Central Ave Park

Background and Explanation:

Attachments:



C0270-24

To: Mayor and City Council
From: Councilor Anthony DiPierro
Date: September 9, 2024

Agenda Item:

A Resolution requesting a representative of 3-1-1 to appear to speak about The City's baiting program and preventative measures for rodents.

Background and Explanation:

Attachments:



C0271-24

To: Mayor and City Council
From: Councilor Anthony DiPierro
Date: September 9, 2024

Agenda Item:

A Resolution requesting an update from the administration on plans to equip public buildings and spaces with free public WIFI for residents to utilize.

Background and Explanation:

Attachments:



C0278-24

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: September 9, 2024

Agenda Item:

That the administration provide an update on the number and status of ARPA applications received from organizations and next steps.

Background and Explanation:

Attachments:



C0289-24

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: September 9, 2024

Agenda Item:

That the City provides an update of ARPA fund status and balances

Background and Explanation:

Attachments:



C0290-24

To: Mayor and City Council

From: Councilor Peter Pietrantonio

Date: September 9, 2024

Agenda Item:

That EPD Chief Strong update the City Council on how his first couple of months have gone as Chief of Police and if he has implemented any new policies under his direction.

Background and Explanation:

Attachments:



C0300-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 9, 2024

Agenda Item:

An order requesting approval to accept and expend a donation from Alfred Lattanzi to the Youth Development and Enrichment Department in the amount of \$500.00.

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

September 4, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation from Alfred Lattanzi to the Youth Development and Enrichment Department in the amount of \$500.00.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



September 4, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,

ORDERED:

to accept and expend a donation from Alfred Lattanzi to the Youth Development and Enrichment Department in the amount of \$500.00.



C0309-24

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: September 23, 2024

Agenda Item:

That the city engineer appear provide an update on the work being done at the corner of Lewis & Paris Street, as the work appears to be stalled.

Background and Explanation:

Attachments:



C0310-24

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: September 23, 2024

Agenda Item:

That Inspectional Services inspect Dempey's Restaurant in Everett Square, as it is unsightly and unsafe.

Background and Explanation:

Attachments:



C0311-24

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: September 23, 2024

Agenda Item:

That the post office explain why the mail is being delivered late, or not delivered at all.

Background and Explanation:

Attachments:



C0314-24

To: Mayor and City Council
From: Councilor Robert J. Van Campen
Date: September 23, 2024

Agenda Item:

That the Everett City Council is hereby requested to discuss and vote on an appeal of a Motor Dealer License suspended by the Everett City Clerk for 30 days for Boston Motor Sports located at 47 Mystic Street

Background and Explanation:

Attachments: