City of Revere, MA

City Council

Meeting Agenda

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org.
La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico translation@revere.org.

Monday, November 16, 2026 **6:00 PM** **City Council Chamber – 2nd Floor**

5:00PM Zoning Sub-Committee Meeting

Salute to the Flag

Roll Call of Members

1. **26-229** Approval of the October 26, 2026 City Council meeting minutes.

Attachments: 10262026CityCouncilMeetingMinutes.pdf

2. **26-230** The Revere City Council will offer a Resolution of Condolence in memory of former City Councillor Daniel M. Ferrara.

Attachments: Daniel Ferrara Resolution of Condolence 11162026.docx

3. **26-227** Motion presented by Councillor Guarino-Sawaya: That the City Council present a Certificate of Appreciation to Jay Marrocco "The Boston Guido" in recognition of his contributions to the 2026 City of Revere Italian Heritage Celebration.

4. **26-228** Motion presented by Councillor Guarino-Sawaya: That the City Council present a Certificate of Appreciation to Steve D'Amato "The Wicked Snackah" in recognition of his contributions to the 2026 City of Revere Italian Heritage Celebration.

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Zoning Sub-Committee Report

5. **26-169** C-26-12, Martin Carbo, 263 Oakwood Avenue, Revere, MA 02151 requesting a special permit from the Revere City Council to alter and extend an existing non-conforming structure, by adding two floors, consisting of two residential

units each, to the existing structure at 191 Revere Street, Revere, MA 02151.

Attachments: C2612.191RevereStreet.pdf
JanetStephanieAddonizio.Proponent.pdf
191 Revere Street Site Plan Review Conditions.pdf

6. **26-215** C-26-14, Abby Adams, "The Doggy Port", 646 Ocean Avenue, Revere, MA 02151 requesting a special permit for a kennel use within the Wonderland Transit Oriented Development District to enable the appellant to operate a dog day care business at 646 Ocean Avenue, Revere, MA 02151.

Attachments: SPR Conditions 646 Ocean Avenue Doggy Port.pdf
PH.C2614.646OceanAvenueDoggyPort.pdf

7. **26-216** C-26-15, Mazen Seleem, Lama CO LLC, 25 Moore Street, Chelmsford, MA 01829 requesting a special permit to operate an automotive rental storage facility for twenty (20) vehicles within in the TED District at 14 Furlong Drive, Revere, MA 02151.

Attachments: SPR Conditions 14 Furlong Drive.pdf
PH.C2615.14FurlongDrive.pdf

8. **26-217** C-26-16, Carmela Cella-DelCore and Dana Marie DelCore, 1027-1029 Winthrop Avenue, Revere, MA 02151 requesting a special permit to modify and extend an existing non-confirming two-family home by constructing an approximately 560 sq. ft. addition third floor addition consisting of two bedrooms and one bathroom at 1027-1029 Winthrop Avenue, Revere, MA 02151.

Attachments: SPR Conditions 1027 Winthrop Avenue.pdf
PH.C2616.1027-1029WinthropAvenue.pdf

9. **26-218** CZ-26-05, Laura Christopher, Director of Redevelopment, on behalf of the Revere Housing Authority, 70 Cooledge Street, Revere, MA 02151 requesting an amendment to the Zoning Ordinances of the City of Revere as follows, A Zoning Ordinance Further Amending Chapter 17.29 Establishing a Cooledge Street Smart Growth Overlay District.

Attachments: Planning Board Recommendation Cooledge Street Smart Growth District.docx.pdf
PH.CZ2605.CooledgeStreetSGOD.docx
261001 Zoning Map.Ordinance Change Application - RHA Completed Form - signed.pdf
261001_COOLEDGE STREET SMART GROWTH Overlay District ordinance language.pdf
260930_Cooledge STreet SGOD 40R Petition RHA Cover Letter - Signed.pdf
260930_Cooledge Street SGOD Supporting Memo.pdf
260930_Cooledge Street SGOD Map.pdf

Communications

10. **26-231** Communication from the Affordable Housing Trust Fund Board (AHTFB) requesting return of Lot 41 Hichborn Street from the AFHTFB to the City of Revere.

Attachments: Hichborn Parcel AHTFB 11162026.pdf

Motions

11. **26-232** Motion presented by Councillor Guarino-Sawaya: That the City Council present Certificates of Commendation to the band, "The Decades of Rock". Over the years, this band has performed for veterans fundraising events to help raise money for homeless veterans. Band members are Gardner Trask, Robert Capoccia, Chaz Mackin, Anthony Aloisi, Kerry Leppo, and Al Termineillo.

12. **26-233** Motion presented by Councillor Novoselsky: That the City Council order to a public hearing, AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE REPEALING THE PROHIBITION OF NON-MEDICAL MARIJUANA ESTABLISHMENTS.

Attachments: Novoselsky Repeal of Marijuana Prohibition.docx

13. **26-234** Motion presented by Councillor Novoselsky: That the City Council ordered to a public hearing, A ZONING ORDINANCE ESTABLISHING DEFINITIONS, USES, SPECIAL PERMIT DISTRICT BOUNDARIES, AND REGULATIONS FOR MARIJUANA ESTABLISHMENTS IN THE CITY OF REVERE.

Attachments: Novoselsky Marijuana Zoning.docx

14. **26-235** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Chief of Police to coordinate with the Massachusetts State Police to make Blue Envelopes available at Revere Police Headquarters for residents with autism and their families, ensure officers receive the accompanying communication

guidance, and publicize the program through existing City communication channels.

Adjournment

Salute to the Flag

Roll Call of Members

Present: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

1. **26-213** Approval of the minutes of the October 5, 2026 City Council meeting.

Attachments: CityCouncilMinutes10052026.pdf

RESULT: APPROVED

2. **26-180** Motion presented by the Revere City Council: That the City Council present a Certificate of Commendation to Thomas G. Ambrosino in recognition of his retirement after 37 years of exemplary public service to the Commonwealth of Massachusetts, and the cities of Revere and Chelsea.

Council Vice-President Guarino-Sawaya presented the certificate on behalf of the City Council.

City of Revere, Massachusetts
Certificate of Commendation

In acknowledgement of your retirement following 37 years of exemplary public service to the Commonwealth of Massachusetts and the Cities of Revere and Chelsea, special recognition is hereby accorded to:

Thomas G. Ambrosino

The Revere City Council proudly honors your distinguished career and unwavering dedication to the City of Revere, where you served for 22 years as a School Committee member, City Councillor, and Mayor. During your 12-year tenure as Mayor, your visionary leadership and commitment to public service helped transform Revere through the construction of new schools, revitalization of Revere Beach and the Wonderland area, improvements to critical infrastructure, and the advancement of economic development opportunities. Your integrity, tireless work ethic, and steadfast commitment to improving the quality of life for Revere residents have left an enduring legacy that will benefit generations to come.

The Revere City Council extends its deepest appreciation for your extraordinary contributions to our community and congratulates you on a remarkable career in public service, with best wishes

for a happy and fulfilling retirement.

This Certificate of Commendation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this twenty-sixth day of October in the year of Our Lord, two thousand and twenty-six and of the Independence of the United States of America the two hundred and fiftieth.

RESULT: PLACED ON FILE

3. **26-214** Motion presented by Council President Zambuto: That the City Council present a Certificate of Commendation to the Revere Society for Cultural & Historic Preservation in recognition of its dedication to preserving and promoting the history and culture of the City of Revere.

Council President Zambuto presented a Certificate of Commendation to Toby Pearlstein and Bob Upton who accepted the certificate on behalf of the Revere Society for Cultural & Historic Preservation.

City of Revere, Massachusetts
Certificate of Commendation

In grateful appreciation of this organization's steadfast commitment to preserving, protecting, and promoting the rich history and cultural heritage of the City of Revere, special recognition is hereby accorded to:

The Revere Society for Cultural & Historical Preservation

Through its continued stewardship of the Revere History Museum, its dedication to the preservation and care of the historic Rumney Marsh Burial Ground, and its ongoing educational and community efforts, the RSCHP has played an invaluable role in safeguarding the people, places, artifacts, and stories that have shaped our community and further ensures that the City of Revere's history is preserved for the benefit and appreciation of present and future generations.

This Certificate of Commendation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this twenty-sixth day of October in the year of Our Lord, two thousand and twenty-six and of the Independence of the United States of America the two hundred and fiftieth.

RESULT: PLACED ON FILE

Public Hearings

4. **26-162** Hearing called as ordered, An Ordinance Establishing a Unified Rental Registry and Inspection Program, and Amending and Restating the Regulation of Short-Term Rentals.

Attachments: RentalRegistryOrdinance08102026.Argenzio.pdf
RentalRegistryOrdinanceSummaryGuide08102026.Argenzio.pdf
Revere Unified Rental Registry — City Council.pptx.pdf

Proponents
Fire Chief Cullen
Michael Tucker, 9 Ellerton Street, Revere, MA

Opponents
Joanne Giannino, 14 Sigourney Street, Revere, MA
Marsha Ragusa, 29 Rumney Road, Revere, MA

Fire Chief James Cullen submitted a letter in support of the proposed Rental Registry and Inspection Ordinance, citing improved housing safety, proactive enforcement, and enhanced access to occupancy information for first responders.

Michael Tucker spoke in favor of the ordinance, noting that a unified registry would improve coordination among City departments. Joanne Giannino expressed concerns regarding registration fees, financial burdens on small property owners and seniors, and the privacy of personal information collected through the registry. Marsha Ragusa requested a cost-benefit analysis and further discussion regarding implementation and administrative costs.

Councillor Argenzio spoke in support of the ordinance, emphasizing the need to identify illegal apartments and rooming houses and ensure compliance with housing and safety standards. He explained that the proposed $25 annual registration fee would replace existing inspection fees and help fund the inspection program.

Councillor Kelly expressed concerns regarding the elimination of mandatory inspections upon tenant turnover, registration fee caps benefiting large property owners, financial hardships for seniors, potential fines, and provisions allowing additional short-term rentals. She also questioned whether registration revenue would adequately fund the program and stated that she could not support the ordinance as proposed.

Councillor McKenna referenced a recent incident involving an unauthorized entry into a residence and emphasized the need for greater oversight of illegal rooming houses and short-term rental properties.

The matter was referred to the Legislative Affairs Sub-Committee for further discussion.

RESULT: REFERRED TO COMMITTEE

5. **26-177** Hearing called as ordered on the application of Nixon Peabody, LLP, 53 State Street, Boston, MA requesting approval from the City Council, pursuant to MGL Chapter 41, Sections 81G and 81I, and Chapter 12.12 Public Street Dedication, Changes and Discontinuance of the Revere Revised Ordinances, to layout the portion of the proposed rerouting of Overlook Ridge Drive as shown on Parcel

A1 on the, "Plan of Land in Revere/Malden, MA", dated July 1, 2025, prepared by Hancock Associates.

Attachments:

Proponents
Attorney Jennifer Schultz for the applicant
Marshall Tycher, Roseland, NJ
Travis Alpert, 10 Leonard Road, Revere, MA

Opponents
none

Attorney Jennifer Schultz and Marshall Teicher presented the proposal, explaining that the relocation of the entrance to Overlook Ridge Drive at Salem Street would improve traffic flow and public safety. Proposed improvements include a new traffic signal, MBTA bus stops, pedestrian pathway connections, and enhanced emergency vehicle access. The proponents explained that approval of the roadway layout is a preliminary step necessary to advance the project and secure state funding. The improvements would not require City funding, and additional approvals would be sought as necessary.

Travis Alpert, 10 Leonard Road, spoke in favor of the proposal, citing improved traffic safety. No opposition was presented.

During Council discussion, questions were raised regarding the relocation of the existing entrance, emergency vehicle access, and the status of previously proposed commercial development. The proponents explained that portions of the existing entrance would be converted to landscaping and parking associated with future retail development. Councillors expressed concerns regarding previous development commitments, including a hotel and neighborhood grocery store. The proponents stated that a hotel was no longer considered viable and that efforts would continue to secure a grocery tenant for the proposed retail space. The proponents also indicated that transportation permitting remained ongoing.

Following discussion, the City Council voted to approve the layout of Overlook Ridge Drive as shown on Parcel A1 of the plan dated July 1, 2025, prepared by Hancock Associates.

"SHALL THE CITY COUNCIL APPROVE THE LAYOUT OF OVERLOOK RIDGE DRIVE AS SHOWN ON PARCEL A1 AS INDICATED ON THE "PLAN OF LAND IN REVERE/MALDEN, MA DATED JULY 1, 2025, PREPARED BY HANCOCK ASSOCIATES?"

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, and Councillor Silvestri

No: Councillor Novoselsky

Recused: Council President Zambuto

6. 26-196 Hearing called as ordered on a bond authorization in the amount of $16,500,000 for the Wonderland Eminent Domain Taking Agreement for Judgment.

Attachments:

Proponents
Mayor Patrick M. Keefe, Jr.
CFO Rich Viscay

Opponents
none

Mayor Patrick Keefe and CFO Richard Viscay spoke in favor of the proposed $16,500,000 bond authorization to fund the settlement associated with the Wonderland eminent domain taking for the new high school project. Mayor Keefe explained that the additional authorization, together with approximately $900,000 in anticipated legal expenses, would remain within the original $493 million high school project authorization due to approximately $24 million in projected construction savings. CFO Viscay clarified that a separate bond authorization was necessary because the original borrowing was designated for school construction rather than land acquisition.

No opposition was presented.

During Council discussion, Councillors acknowledged the projected cost savings and questioned the settlement amount, previously withheld payments, borrowing schedules, interest expenses, and financial impact on taxpayers. CFO Viscay explained that the projected $24 million in savings consisted of a $10 million budget reduction and approximately $14 million in construction bid savings, subject to potential changes as construction progresses. He further explained that the new borrowing would be incorporated into the City's debt service schedule and agreed to provide separate financial information for land acquisition and construction costs.

Council President Zambuto expressed continued concerns regarding the original decision to acquire the Wonderland property but acknowledged that the settlement was favorable under the circumstances and supported the bond authorization.

Following discussion, the City Council voted to approve the $16,500,000 bond authorization for the Wonderland Eminent Domain Taking Agreement.

"SHALL THE CITY COUNCIL APPROVE A BOND AUTHORIZATION IN THE AMOUNT OF $16,500,000 FOR THE WONDERLAND EMINENT DOMAIN TAKING AGREEMENT FOR JUDGMENT?"

City of Revere, MA
Approved Bond Authorization

Wonderland Property Acquisition Bonds

ORDERED: That, in addition to amounts previously appropriated therefor, $16,500,000 is appropriated to pay costs of the acquisition by eminent domain of the following properties for school purposes: 190 VFW Parkway (9-154B-1); Banks Street (9-174D-1A); Beach Terrace (9-174B-1A); Dow Street (9-174C-1A); Dunn Road (9-174A-1A); Dunn Road (9-174D-8); Dunn Road (9-175-1A) Dunn Road (9-175-21A); Shawmut Street (9-179B-12); Shawmut Street (9-179B-14); Shawmut Street (9-179B-3A); and Shawmut Street (9-179B-9); including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

7. **26-208** Hearing called as ordered on, An Ordinance Repealing Section 2.12.030 Regular Meetings of the Revere Revised Ordinances.

Attachments: PH. Repeal of Regular Meetings of City Council Ordinance.docx

Proponents
none

Opponents
none

Councillor Cogliandro explained that the proposed repeal would eliminate the requirement for police officers to deliver City Council meeting packets to Councillors' residences, allowing police and DPW personnel to focus on their primary responsibilities. He clarified that printed packets would remain available for pickup at the City Clerk's Office and that electronic copies would continue to be distributed.

During Council discussion, several Councillors supported eliminating home delivery, citing efficiency and the availability of electronic meeting materials. Other Councillors opposed the repeal, emphasizing the importance of printed packets, scheduling difficulties associated with

picking up materials, and opportunities for communication with police officers. Concerns were also raised regarding the repeal of provisions governing regular meeting schedules and notification requirements. Councillor Guarino-Sawaya requested that the meeting schedule provisions and packet delivery requirements be considered separately.

Council President Zambuto expressed support for the repeal, citing the efficient use of City resources.

First Reading:

An Ordinance Further Amending Title 2 of the Revere Revised Ordinances Relative to Regular Meetings of the City Council.

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 2.12.030 Regular Meetings is hereby repealed in its entirety.

RESULT: REFERRED TO COMMITTEE

8. **26-215** C-26-14, Hearing called as ordered on the application of Abby Adams, "The Doggy Port", 646 Ocean Avenue, Revere, MA 02151 requesting a special permit for a kennel use within the Wonderland Transit Oriented Development District to enable the appellant to operate a dog day care business at 646 Ocean Avenue, Revere, MA 02151.

Attachments: PH.C2614.646OceanAvenueDoggyPort.pdf

Proponents
Katerina Chang, East Boston, MA (owner of the Doggy Port)
Abby Adams, 360 Revere Beach Boulevard, Revere, MA
Tom Skwierawski, Chief of Planning

Opponents
none

A public hearing was held on the application of Abby Adams, The Doggy Port, requesting a special permit to operate a dog daycare facility at 646 Ocean Avenue within the Wonderland Transit-Oriented Development District.

Katerina Chang and Abby Adams spoke in favor of the application, explaining that the business provides grooming, dog walking, and daycare services, with overnight boarding conducted at a separate facility in West Roxbury. The applicants acknowledged that daycare services had previously been offered without the required special permit and stated that they were seeking the necessary approvals to comply with City regulations. A letter of support from Chief of Planning Tom Skwierawski was noted for the record.

No opposition was presented.

During Council discussion, Councillors expressed support for the business and its benefits to residents while raising concerns regarding prior operations without proper permitting, licensing requirements, and dog walking activities along Revere Beach. The applicants addressed these concerns and confirmed that a kennel license would be required following special permit approval.

RESULT: REFERRED TO ZONING

9. **26-216** C-26-15, Hearing called as ordered on the application of Mazen Seleem, Lama CO LLC, 25 Moore Street, Chelmsford, MA 01829 requesting a special permit to operate an automotive rental storage facility for twenty (20) vehicles within in the TED District at 14 Furlong Drive, Revere, MA 02151.

Attachments: PH.C2615.14FurlongDrive.pdf

Proponents
Mazen Saleem, 25 Moore Street, Chelmsford, MA
Mario Chiuccariello, 14 Furlong Drive, Revere, MA

Opponents
none

A public hearing was held on the application of Lama Company LLC, requesting a special permit to operate an outdoor automotive rental storage facility for 20 vehicles at 14 Furlong Drive within the TED District.

Applicant Mazen Saleem and property owner Mario Chiuccariello presented the proposal, explaining that the property would be used to store rental vehicles operated through the online Turo platform. No vehicle maintenance or repairs would be conducted on-site.

No opposition was presented.

During Council discussion, Councillors expressed support for the proposed use while raising concerns regarding protection of adjacent wetlands, property maintenance, vehicle parking arrangements, and potential automotive repairs within the existing building. The applicant agreed that vehicle maintenance and repairs would be prohibited on-site and discussed revisions to the parking layout to maintain adequate separation from the building and wetlands.

Councillors also discussed requiring vehicles to be registered or garaged in Revere for motor vehicle excise tax purposes. The City Council President indicated that the City Solicitor's opinion would be requested regarding the legality of imposing such a condition.

RESULT: REFERRED TO ZONING

10. **26-217** C-26-16, Hearing called as ordered on the application of Carmela Cella-DelCore and Dana Marie DelCore, 1027-1029 Winthrop Avenue, Revere, MA 02151 requesting a special permit to modify and extend an existing non-confirming

two-family home by constructing an approximately 560 sq. ft. addition third floor addition consisting of two bedrooms and one bathroom at 1027-1029 Winthrop Avenue, Revere, MA 02151.

Attachments: PH.C2616.1027-1029WinthropAvenue.pdf

Proponents
Carmela Cella-DelCore, 1027 Winthrop Avenue, Revere, MA
Ellen Decaneas, 295 Endicott Avenue, Revere, MA

Opponents
none

RESULT: REFERRED TO ZONING

11. **26-218** CZ-26-05, Hearing called as ordered on the application of Laura Christopher, Director of Redevelopment, on behalf of the Revere Housing Authority, 70 Cooledge Street, Revere, MA 02151 requesting an amendment to the Zoning Ordinances of the City of Revere as follows, A Zoning Ordinance Further Amending Chapter 17.29 Establishing a Cooledge Street Smart Growth Overlay District.

Attachments: PH.CZ2605.CooledgeStreetSGOD.docx
261001 Zoning Map.Ordinance Change Application - RHA Completed Form - signed.pdf
261001_COOLEDGE STREET SMART GROWTH Overlay District ordinance language.pdf
260930_Cooledge STreet SGOD 40R Petition RHA Cover Letter - Signed.pdf
260930_Cooledge Street SGOD Supporting Memo.pdf
260930_Cooledge Street SGOD Map.pdf

Proponents
Dean Harris, RHA Director
Laura Christopher, Director of Housing Redevelopment, RHA

Opponents
none

A public hearing was held on the application of Laura Christopher, on behalf of the Revere Housing Authority, requesting an amendment to Chapter 17.29 of the Revised Ordinances to establish the Coolidge Street Smart Growth Overlay District pursuant to M.G.L. Chapter 40R.

Revere Housing Authority Executive Director Dean Harris presented the proposed zoning amendment, explaining that the approximately 40-acre redevelopment would increase affordable housing opportunities while incorporating market-rate housing. The proposed development would include approximately 1,700 residential units, consisting of 790 affordable units and 910 market-rate units, along with recreational facilities, community amenities, and open space. The

overlay district would retain the underlying zoning and establish dimensional and parking requirements to accommodate the redevelopment.

Travis Alpert, 10 Leonard Road, and Chief of Planning and Community Development Tom Skwierawski spoke in favor of the proposal, emphasizing the need for affordable housing, mixed-income development, improved pedestrian accessibility, and community amenities. Potential financial benefits to the City include state housing incentive payments and additional property tax revenue from market-rate development.

No opposition was presented.

During Council discussion, Councillors expressed support for the redevelopment and questioned the proposed housing density, building heights, parking requirements, potential displacement of existing residents, project timeline, funding sources, and tax implications. Mr. Harris explained that taller buildings would be concentrated toward the interior of the development, with lower-density housing along the surrounding residential neighborhoods. He further explained that redevelopment would occur in phases over approximately 10 to 15 years, with existing residents temporarily relocated within the development to minimize displacement. Funding would be pursued through various state and federal housing programs, and existing payment-in-lieu-of-taxes agreements would be reviewed as development progresses.

RESULT: REFERRED TO COMMITTEE

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Marco Chavez, 98 Eustis Street, Revere, MA speaking in favor of 26-224.

Unfinished Business

12. 26-198 Tabled from the meeting of October 5, 2026: Communication from the CFO requesting an appropriation in the amount of $125,000 from the Capital Improvement Stabilization Fund the Garfield School elevator design.

Attachments:

Mayor Patrick Keefe spoke in support of the proposed $125,000 appropriation from the Capital Improvement Stabilization Fund for the Garfield School elevator design. Mayor Keefe explained that elevator improvements constitute a capital expenditure traditionally funded through City capital improvement funds rather than the School Department's operating budget. He further explained that the School Department's reserve funds are intended to support staffing and operational expenses.

Councillor Guarino-Sawaya read a letter from School Committee member Aisha Milbury-Ellis supporting the appropriation and emphasizing the importance of maintaining safe and accessible school facilities.

During Council discussion, Councillors expressed support for the elevator improvements, citing student safety and accessibility needs. Several Councillors emphasized the importance of improved communication between the City Council, School Committee, and School Department regarding future funding requests. Questions were also raised concerning the School Department's reserve balance, its intended uses, and recent staffing reductions. Mayor Keefe provided clarification regarding the use of

reserve funds to offset declining state funding and support school operations.

Council President Zambuto reiterated his position that School Department funds should be considered for the design costs.

The City Council voted to approve an appropriation of $125,000 from the Capital Improvement Stabilization Fund for the Garfield School elevator design.

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT STABILIZATION FUND IN THE AMOUNT OF $125,000 FOR THE GARFIELD SCHOOL ELEVATOR DESIGN?

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Novoselsky, and Councillor Silvestri

No: Council President Zambuto

Present: Councillor Mercurio

Appointments Sub-Committee Report

13. **26-195** Communication from the Mayor relative to the reappointment of Deborah Frank to the Affordable Housing Trust Fund Board.

Attachments: D. Frank Reappointment Letter AHTFB

"SHALL THE CITY COUNCIL CONFIRM THE REAPPOINTMENT OF DEBORAH FRANK TO THE AFFORDABLE HOUSING TRUST FUND?"

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

14. **26-194** Communication from the Mayor relative to the reappointment of Toby Pearlstein to the Library Board of Trustees.

Attachments: T. Pearlstein Reappointment Letter Library Board

"SHALL THE CITY COUNCIL CONFIRM THE REAPPOINTMENT OF TOBY PEARLSTEIN TO THE LIBRARY BOARD OF TRUSTEES?"

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

15. **26-193** Communication from the Mayor relative to the reappointment of Kathleen Savage to the Board of Health.

Attachments: K. Savage Board of Health Reappointment Letter

"SHALL THE CITY COUNCIL CONFIRM THE REAPPOINTMENT OF KATHLEEN SAVAGE TO THE BOARD OF HEALTH?"

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

16. **26-192** Communication from the Mayor relative to the reappointment of Mario Grimanis to the Disability Commission.

Attachments: M. Grimanis Disability Commission Reappointment Letter

"SHALL THE CITY COUNCIL CONFIRM THE REAPPOINTMENT OF MARIO GRIMANIS TO THE DISABILITY COMMISSION?"

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

Communications

17. **26-219** Communication from the CFO regarding the amortization of FY2026 Snow and Ice Removal Deficit in the amount of 1,022,901 over FY2027-FY2029.

Attachments:

"SHALL THE CITY COUNCIL APPROVE THE FY2026 SNOW AND ICE REMOVAL DEFICIT AMORTIZATION SCHEDULE COVERING FY2027-FY2029?"

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

18. **26-220** Communication from the CFO requesting an appropriation from the Transportation Fund in the amount of $156,626.90 to Account DPCD Transportation Outlay for addressing traffic calming and infrastructure.

Attachments:

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION IN THE AMOUNT OF $156,626.90 FROM THE TRANSPORTATION FUND TO THE TRANSPORTATION OUTLAY ACCOUNT FOR TRAFFIC CALMING AND INFRASTRUCTURE?"

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

19. **26-221** Communication from the Parking Director relative to the 2026 Toys for Tickets amnesty program and the Stay and Shop Local Saturdays initiative.

Attachments:

ORDERED: UPON PAYMENT OF AN UNPAID PARKING FINE AND THE DONATION OF A NEW, UNUSED TOY OF SIMILAR OR GREATER VALUE FOR DONATION TO A WORTHY CHARITABLE PURPOSE, THE PARKING DIRECTOR, BEGINNING ON NOVEMBER 16, 2026, AND ENDING AT THE CLOSE OF BUSINESS ON DECEMBER 18, 2026, SHALL WAIVE UP TO $30.00 DOLLARS PER TICKET, MAXIMUM FIVE TICKETS, IN PARKING FINES, AS PROVIDED IN R.R.O. 10.99.010 NOTWITHSTANDING THE FOREGOING, THE PARKING DIRECTOR SHALL NOT WAIVE ANY SURCHARGE IMPOSED BY THE MASSACHUSETTS REGISTRY OF MOTOR VEHICLES IF THE PARKING DIRECTOR HAS NOTIFIED THE REGISTRY OF MOTOR VEHICLES OF AN UNPAID FINE AND A NON-RENEWAL OF LICENSE AND/OR REGISTRATION HAS BEEN RECORDED BY THE REGISTRY OF MOTOR VEHICLES. PARKING METERS FEES AS PROVIDED IN R.R.O 10.36.060 TO BE EXEMPT FROM PAYMENT ON SATURDAYS, DECEMBER 5th, DECEMBER 12TH, DECEMBER 19th & DECEMBER 26th TO PROMOTE LOCAL HOLIDAY SHOPPING.

RESULT: APPROVED

20. **26-222** Communication from the CFO requesting an appropriation from High School Stabilization Fund - Legal bill for Eminent Domain in the amount of $916,000 to pay legal bills.

Attachments:

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE HIGH SCHOOL STABILIZATION FUND IN THE AMOUNT OF $916,000 FOR LEGAL BILLS ASSOCIATED WITH THE EMINENT DOMAIN TAKING?"

RESULT: APPROVED

Yes: Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Council Vice President Guarino-Sawaya, Councillor Haas III, Councillor Kelley, Councillor McKenna, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, and Council President Zambuto

21. **26-223** Communication from the City Assessor requesting that the City Council hold a public hearing for the purpose of establishing the minimum residential factor and setting the tax rate for Fiscal Year 2027.

Attachments: Request for Min. Res. Factor PH Assessors 10262026.pdf

RESULT: ORDERED TO PUBLIC HEARING

Motions

22. **26-224** Motion presented by Councillors Cogliandro and McKenna: That the Mayor request the Traffic Commission, City Engineer, and Revere Police Department to review the recent traffic pattern changes implemented on Harris Street and the resulting impact those changes are having on Eustis Street, Beach Street, Library Street, John Mooney Road, Thurlow Avenue, Janvrin Avenue, Payson Street, Trevalley Road, East Mountain Avenue, and the surrounding neighborhood. Residents have reported increased wrong-way driving, speeding and cut-through traffic on residential streets, significant backups approaching the rotary, inconsistent signage, and increased difficulty safely entering and exiting the neighborhood. Further, that the Traffic Commission review possible modifications to alleviate these conditions, including traffic flow and signage, parking near the mouth of the rotary, access to John Mooney Road, and increased enforcement of wrong-way driving and speeding, and meet with affected residents to hear their concerns and discuss measures to improve safety, reduce congestion, and provide reasonable access to the neighborhood.

RESULT: ORDERED

23. **26-225** Motion presented by Councillor McKenna: That the Mayor be requested to convene a meeting with DCR Commissioner LaChapelle, Representative Turco, and Representative Giannino to address the deplorable condition of the pavilions on Revere Beach and the seawall on Winthrop Parkway. There have been multiple requests from the Revere City Council in an attempt to address these important issues.

RESULT: ORDERED

24. **26-226** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Department of Public Works, in coordination with the City Engineer, to conduct a citywide seasonal inspection of catch basins and clear accumulated leaves and debris as needed, with particular attention to flood-prone areas, including Point of Pines, Oak Island, and Riverside. Further, that recurring drainage problems be identified for follow-up and residents be reminded how to report blocked catch

basins and street flooding.

RESULT: ORDERED

25. **26-227** Motion presented by Councillor Guarino-Sawaya: That the City Council present a Certificate of Appreciation to Jay Marrocco "The Boston Guido" in recognition of his contributions to the 2026 City of Revere Italian Heritage Celebration.

RESULT: ORDERED TO A PRESENTATION

26. **26-228** Motion presented by Councillor Guarino-Sawaya: That the City Council present a Certificate of Appreciation to Steve D'Amato "The Wicked Snackah" in recognition of his contributions to the 2026 City of Revere Italian Heritage Celebration.

RESULT: ORDERED TO A PRESENTATION

Adjournment

The City Council now stands adjourned to meet on November 16, 2026.

Resolution of Condolence

Whereas: Former City Councillor Daniel M. Ferrara has rendered conspicuous, faithful, and honorable public service to the citizens of the City of Revere in his duties as a City Councillor from 1976-1979 wherein he served as President in 1977; and

Whereas: Almighty God in His infinite wisdom has called former City Councillor Daniel M. Ferrara to his eternal reward; and

Whereas: The sad calling from our midst of former City Councillor Daniel M. Ferrara leaves a vacancy in the official family of the City of Revere that will be difficult to fill, and a memory that will long be cherished;

Now, Therefore, Be It Resolved, that the members of the Revere City Council extend to the family of former City Councillor Daniel M. Ferrara on behalf of the citizens of Revere, our heartfelt sympathy and sincerest regrets on their profound loss; and

Be It Further Resolved, that in recognition of former City Councillor Ferrara's service to the citizens of the City of Revere that the City Council pays sincere tribute to his memory by spreading upon the official records of the Revere City Council, a copy of this Resolution of Condolence.

Ordered by the City Council on a Roll Call: Councillors Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, and Council President Zambuto voting in the affirmative.

Approved by:_____
Anthony T. Zambuto, Council President

Attest:

_____
Ashley E. Melnik
City Clerk

In Witness Whereof this Resolution of Condolence is given at Revere City Hall this sixteenth day of November, in the year of Our Lord, Two Thousand and Twenty-Six and of the Independence of the United States of America the Two Hundred and fiftieth.

C-26-12

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030 (A) and (B) of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, August 24, 2026 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Martin Carbo, 263 Oakwood Avenue, Revere, MA 02151 requesting a special permit from the Revere City Council to alter and extend an existing non-conforming structure, by adding two floors, consisting of two residential units each, to the existing structure at 191 Revere Street, Revere, MA 02151.

A copy of the aforementioned application (**C-26-12)** is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before August 19, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check # 1042
08/05/2026
08/12/2026

FORM B

APPLICATION NO. C-36-12
DATE: 7/20/26

City of Revere, Massachusetts
Revere City Council
Application For
Special Permit or PUD

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

A. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.

B. Application for Special Permit for Alteration and Extension of Nonconforming Uses or Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020, or Section 17.40.030.

C. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),

1. Applicant submitting this application is:

Name: Martin Carbo

Address: 263 Oakwood Ave Revere Ma 02151

Tel. #: 857-333-3785

Email: martino714@yahoo.com

2. Applicant is: ____ Tenant ____ Licensee ____ Prospective Purchaser

✓ Owner ____ Other (Describe)

FILED
2026 JUL 30 PM 1:56
OFFICE CITY CLERK
REVERE, MASS

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: _____

Title: _____

Address: _____

Tel. #: _____

Email: _____

4. The land for which this application is submitted is owned by:

Name: Martin Carbo

Address: 263 Oakwood Ave Revere Ma. 02151

Tel. #: 857-333-3785

5. The land described in this application is recorded in Suffolk County Registry of _____,

Book 61170, Page 249. Certificate # (if registered) _____,

Book 1859, Page 640.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

_____

Lot # 34 & 36 Sq. Ft. 5,098

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes (no) do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; ✓ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

191 Revere St. its a mixed use building and we are seeking to add 2 floors on top which would consist of 2 residential units each floor, a total of 4 residential units.

11. What is the nature of the exception or special permit requested in this application?

The extension and alteration of a nonconforming structure for a substantially different purpose and substantially greater extent.

Date of denial by Building Inspector and/or Planning Board

7/7/26.

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Signature of Applicant _____ Date _____

Signature of Owner _____ Date _____

Signature of Designated Representative _____ Date _____

Received from above applicant, the sum of $ _____ to apply against administrative and mailing costs.

_____

General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals, Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. Name and residential address of party submitting application:

Name: Martin Carbo

Address: 263 Oakwood Ave Revere Ma. 02151

2. Name and residential address of each landowner on whose property subject matter will be exercised: (Attach additional pages, if necessary.)

Name: _____

Address: _____

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: _____

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: _____

Address: _____

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: _____

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: Martin Carbo (191 Revere Street LLC)

Address: 263 Oakwood Ave Revere Ma 02151

Director's Name: Blaine Carbo

Address: 263 Oakwood Ave Revere Ma. 02151

Shareholder's Name: Blaine Carbo
(50% or more)
Address: 263 Oakwood Ave Revere Ma. 02151

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: _____

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership: _____

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

_____
_____
_____
_____

The foregoing information is provided under the Pains and Penalty of Perjury.
Signature of each party and landowner:

_____ _____
_____ _____
_____ _____

Request for Finding of Fact – Special Permit

Now comes the applicant Martin Carbo
who has applied to this Honorable City Council for a special permit for property located at _____
_____ and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:

   (a) The first floor would consist of two units, both being offices. The 2nd & 3rd floor strictly residential.

   (b)

   (c)

2. That the specific site is an appropriate location for such use for the following reasons:

   (a) It is located in a GB zone, General Business which is for general business and offices.

   (b)

   (c)

3. That the specific site has adequate public sewer and water facilities and water systems for the following reasons:

   (a) Yes.

   (b)

   (c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

   (a) The development will adhere to the neighboring heights in regards to other structures and i have received positive feedback from abutting neighbors.

   (b)

   (c)

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Revere & Stowers for the following reasons:
(streets)

(a)

(b)

(c)

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

(a)

(b)

(c)

Date: _____

Respectfully submitted by: Martin Carbo

CERTIFICATION

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

Signature of Individual or
Corporate Name

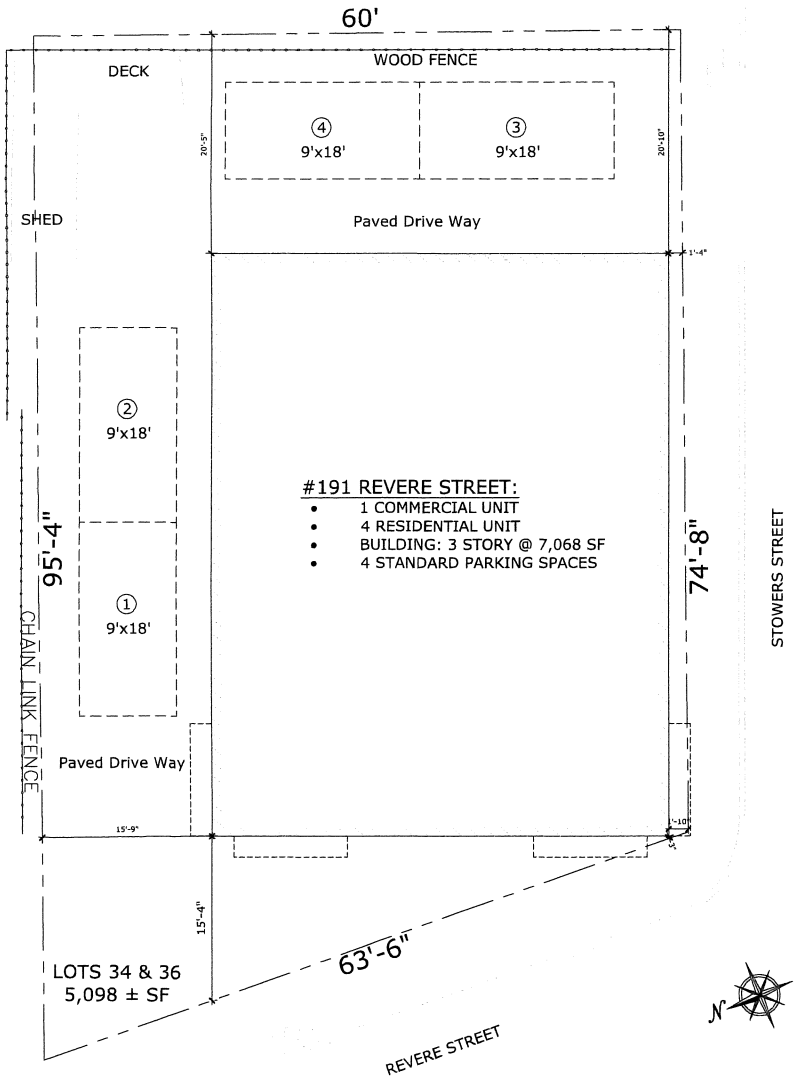
by: _____
Corporate Officer (if applicable)

CERTIFICATION

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)



ARCHITECTURAL SITE PLAN
1/16"=1'-0"



PERSPECTIVE VIEW
N.T.S.

REVERE STREET RENOVATION

191 REVERE STREET, REVERE, MA

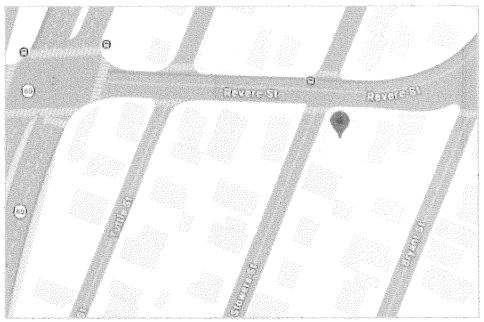
Revere, Massachusetts - Code of Ordinances

GB: General Business District

Current Property Use: Commercial

Proposed Property Use: Restaurant & 1 Bedroom Unit - Mixed Use				
REGULATIONS	REQUIRED	EXISTING	PROPOSED	COMMENTS
Lot Area Min. (SF FT)	10,000	5,098	5,098	EXISTING CONDITION
Lot Area Frontage (Ft)	100'	63'-6"	63'-6"	EXISTING CONDITION
Front Yard Setback Min. (Ft)	20'	15'-4"	15'-4"	EXISTING CONDITION
Side Yard Setback Min. (Ft)	15'	15'-9" Left Side 1'-10" Right Side	15'-9" Left Side 1'-10" Right Side	EXISTING CONDITION
Rear Yard Setback Min. (Ft)	20'	20'-5"	20'-5"	COMPLY
Usable Open Space (% of total area)	N/A	N/A	N/A	N/A
Maximum Principal Building Coverage (%)	N/A	N/A	N/A	N/A
Building Max. Height (Ft)	50'	34'-8"	34'-8"	COMPLY
Building Max. Stories	5	3	3	COMPLY
Maximum Fence Height (Ft)	10'	6'	6'	COMPLY
FAR Max.	1.5	0.54	1.39	COMPLY
Parking Spaces	1/ 500 SF Retail 4 Spaces 4/ 4 Bedroom @ Night	4	4	COMPLY

DIMENSIONAL CONTROL CHART:



LOCATION MAP:
N.T.S.

GENERAL NOTES:

REVERE STREET RENOVATION
@ 191 Revere Street, Revere, MA

Addition to existing Commercial Space, adding 2 floors above; 4 Residential Dwelling Units with open floor layouts, including new Kitchen, Baths, 2 Bedrooms, Luandry & Closets. Updated MEP as regulated per current building regulations per Mass State Building Codes.

All renovations, repairs, alterations, additions, and demolition shall conform to the regulations of the Massachusetts State Building Code, 10th Edition 780 CMR. and all amendments to the 2021 International Building Codes. Including all Plumbing/Mechanical, Electrical, Life Safety, and Fire Protection Codes and regulations.

General Contractor to verify all dimensions and existing site conditions and is responsible for the coordination of all mechanical, electrical and demolition work, as well as the installation provided by these subcontractors, including; dumpster permits, fire department permits and general building permits.

ELECTRICAL NOTES:

All work to be performed by a licensed Electrician in compliance with the latest edition of the ICEC & National Electrical Codes, including switches, outlets and all other electrical fixtures.

-

Provide Fire Alarm Signal System in accordance with the IFC and relevant laws, ordinances, rules and regulations, as determined by fire code official.

FIRE ALARM:

- All wiring for the fire alarm system shall be in conformance with system manufacture's requirements
- Mounting height of fire alarm devices shall be in complete compliance with Massachusetts Architectural Access Board, 521CMR. Prior to furnishing and installing fire alarm system equipment, devices, and wiring, The Electrical Contractor shall confer with local Fire Deprtment for all requirements

MECHANICAL NOTES:

All work to be performed by a licensed Heating/AC/Mechanical Contractor and shall conform to the regulations of the Massachusetts State Building Code, 9th Edition 780 CMR. and all amendments to the 2015 IMC - International Building Codes.

SHEET INDEX:

SURVEYOR:
C-1 SITE PLAN

ARCHITECTURAL:
A-0 ARCHITECTURAL SITE PLAN, GENERAL NOTES
A-1 ELEVATIONS I
A-2 ELEVATIONS II
A-3 FLOOR PLANS
A-4 ROOF PLAN

SPRINKLER:
FP-0 TBD

ENERGY:
HERS ENERGY CALCULATIONS

DATE:

ARCHITECT-OF-RECORD:
REGISTERED ARCHITECT — COMMONWEALTH OF MASSACHUSETTS — No. 4892 — THOMAS P. HANLON

ARCHITECT:
DESIGNS BY OZ³
TEL: 781-883-9628
FAX: 216-803-9628
OLima33@DesignsByOZ.com

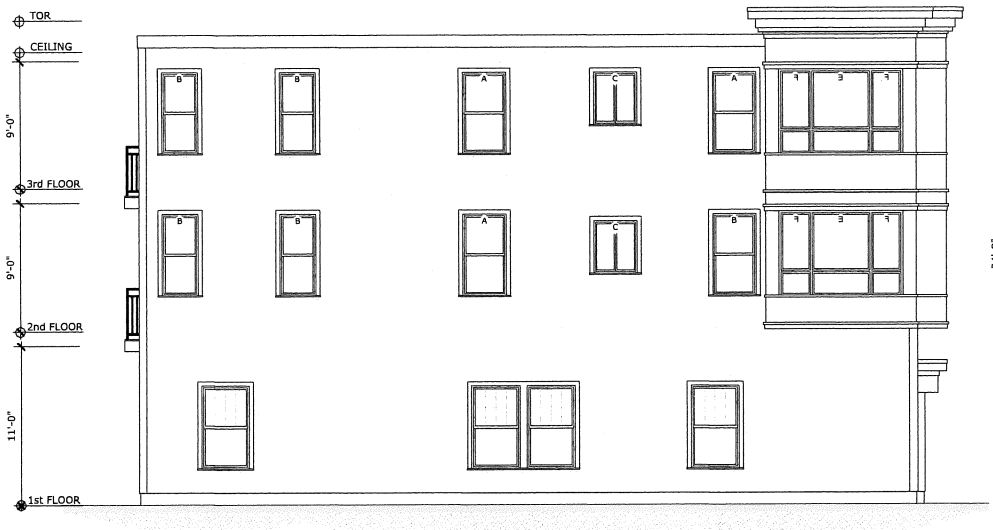
ENGINEER_OF_RECORD:

REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
SITE PLAN, ZONING, GENERAL NOTES

DATE:	June 29, 2026
SCALE:	As Shown
DRAWN:	OL³
CHECKED:	-
DRAWING NO.	A-0



LEFT ELEVATION
¼"= 1'-0"



FRONT ELEVATION
¼"= 1'-0"

	DATE:

ARCHITECT-OF-RECORD:

ARCHITECT:
DESIGNS BY OZ³
TEL: 781-883-9628
FAX: 216-803-9628
OLimas3@DesignsByOZ.com

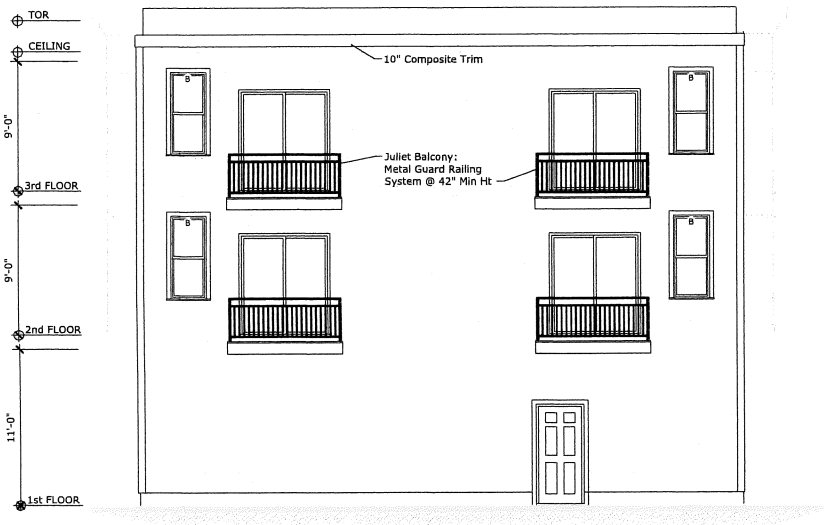
ENGINEER_OF_RECORD:

REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

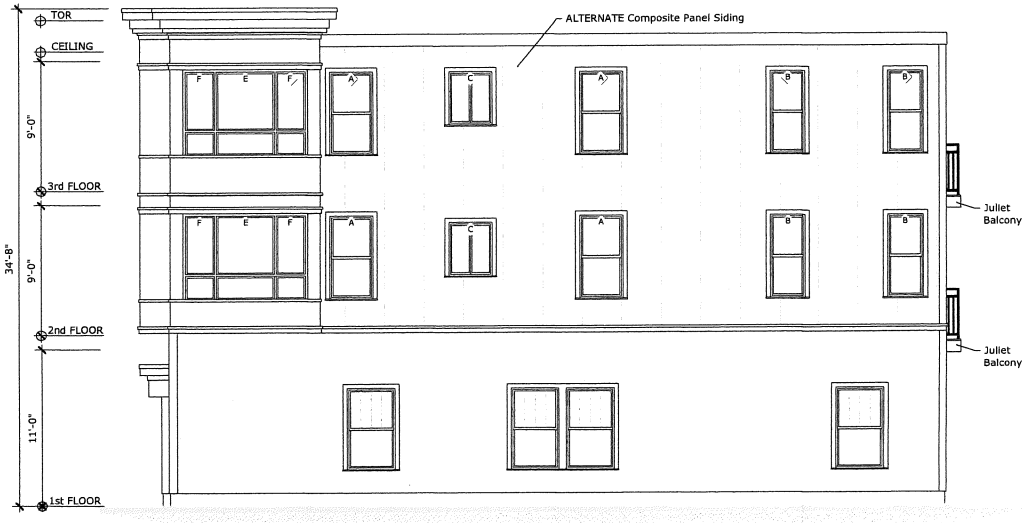
PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
ELEVATIONS I

DATE:	June 29, 2026
SCALE:	As Shown
DRAWN:	OL³
CHECKED:	-
DRAWING NO.	A-1



REAR ELEVATION
¼"= 1'-0"



RIGHT ELEVATION
¼"= 1'-0"

		DATE:

ARCHITECT-OF-RECORD:

ARCHITECT:
DESIGNS BY OZ³
TEL: 781-883-9628
FAX: 216-803-9628
OLimas3@DesignsByOZ.com

ENGINEER_OF_RECORD:

REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
ELEVATIONS II

DATE:	June 29, 2026
SCALE:	As Shown
DRAWN:	OL³
CHECKED:	-
DRAWING NO.	A-2

LEGEND:

TWH — TANKLESS WATER HEATER

WALLS TO BE REMOVE including all Impacted MEP

WALL LEGEND:

0 — 3-4 HOUR EXISTING 12" BRICK WALLS:
16" Stone foundation wall, Optional 4" Furred Out Wall; P.T. 2x3 Strapped @ 16" o.c., 1" Ridge Foam Board, Taped at seams and 1 layer of ½" Type "x" GWB

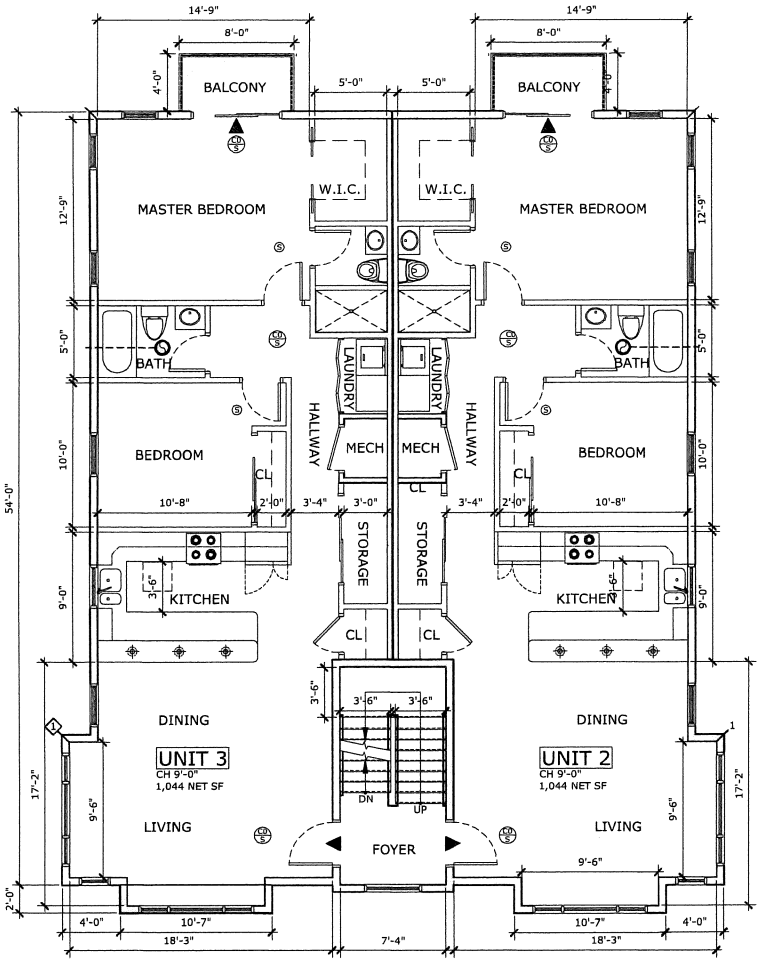
1 — 1 HOUR EXTERIOR & MECHANICAL WALLS:
2x6 or 2x4 wood studs @ 16" o.c. w/R-30 Fiberglass insulation inserted vertically into stud cavity, Staple Vapor Barrier to interior studs, 1 layer of ⅝" Type "x" GWB at each side

2 — NON-RATED INTERIOR WALLS:
2x6 or 2x4 Wood Studs, ⅝" GWB Each Side

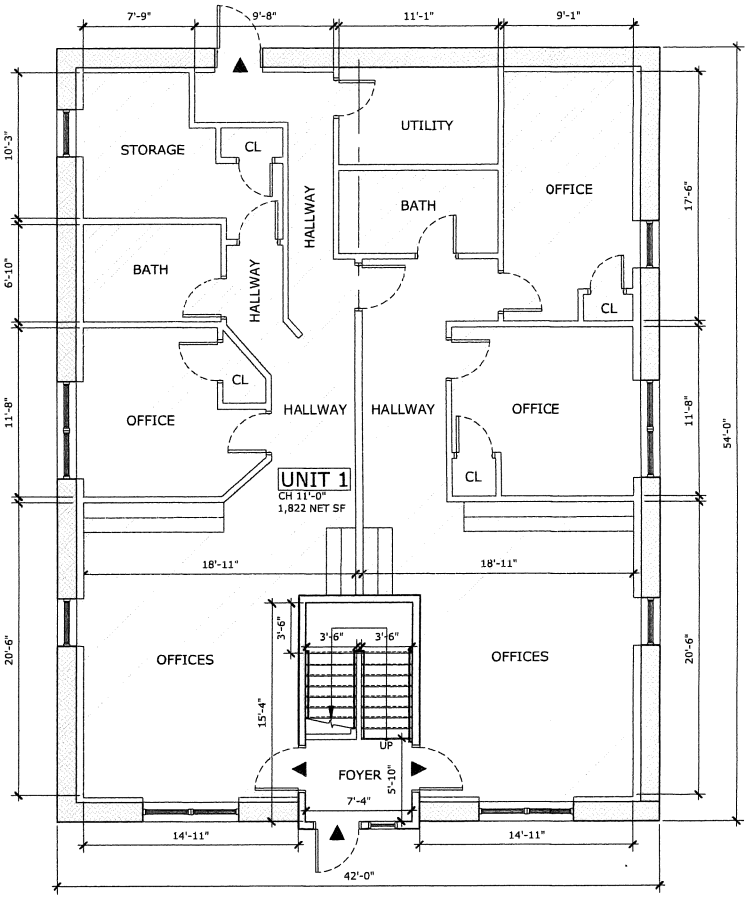
ELECTRICAL LEGEND:

- CO/S — COMBO CO/SMOKE DETECTOR
- S — SMOKE DETECTOR
- H — HEAT DETECTOR
- OVERHEAD
- PENDENT
- RECESSED
- SCONCE
- GFI OUTLET
- WEATHERPROOF OUTLET
- DUPLEX OUTLET
- S^1 — SINGLE SWITCH
- S^2 — THREE WAY SWITCH
- COMBO EXHAUST/LIGHT
- EP — ELECTRICAL PANEL
- ------ — VENTILATION/RANGE & BATH

NOTE:
110 VOLT SMOKE/CO DETECTORS ARE TO BE HARD WIRED TO LIGHT CIRCUIT W/BATTERY BACK UP



SECOND FLOOR PLAN
¼"=1'-0" THIRD FLOOR SIMILAR



FIRST FLOOR PLAN
¼"=1'-0"

DOOR SCHEDULE

TAG	LOCATION	SIZE	REMARKS
①	MAIN ENTRY	3'-0"x 6'-8" x 1 ¾"	1 HR Fire Rated
②	HALLWAY & STORAGE	2'-10"x 6'-8" x 1 ¾"	

DATE:

ARCHITECT-OF-RECORD:
REGISTERED ARCHITECT No. 4922 COMMONWEALTH OF MASSACHUSETTS

ARCHITECT:
DESIGNS BY OZ³
TEL: 781-883-9628
FAX: 216-803-9628
OLimas3@DesignsByOZ.com

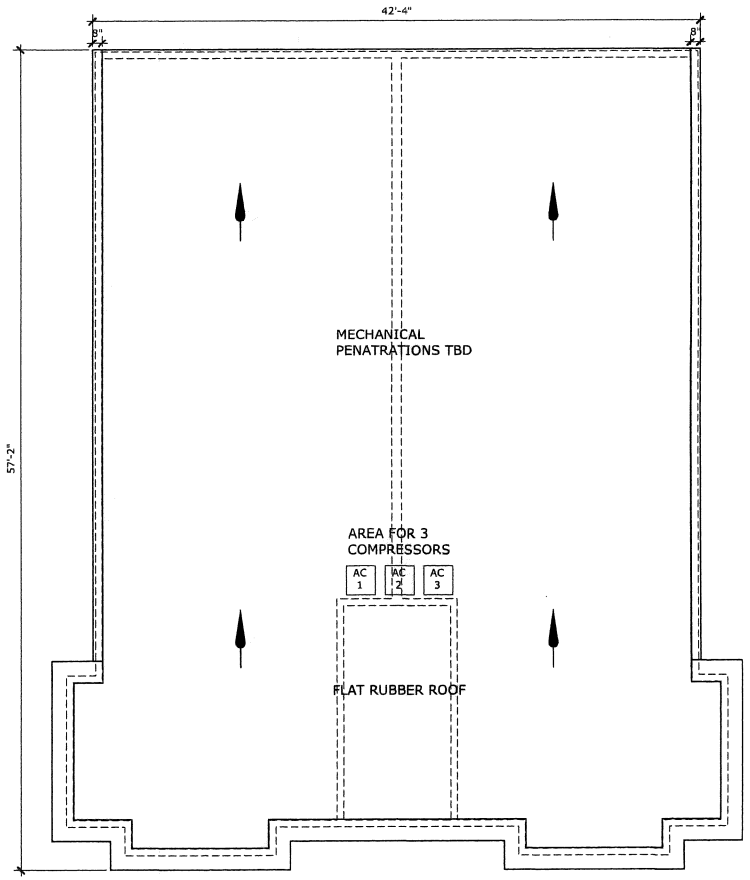
ENGINEER-OF-RECORD:

REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
FLOOR PLANS

DATE: June 29, 2026
SCALE: As Shown
DRAWN: OL³
CHECKED: -
DRAWING NO. A-3



ROOF PLAN
¼"=1'-0"

DATE:

ARCHITECT-OF-RECORD:

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
NO. 4892

ARCHITECT:
DESIGNS BY OZ^3
TEL: 781-883-9628
FAX: 216-803-9628
OLimas3@DesignsByOZ.com

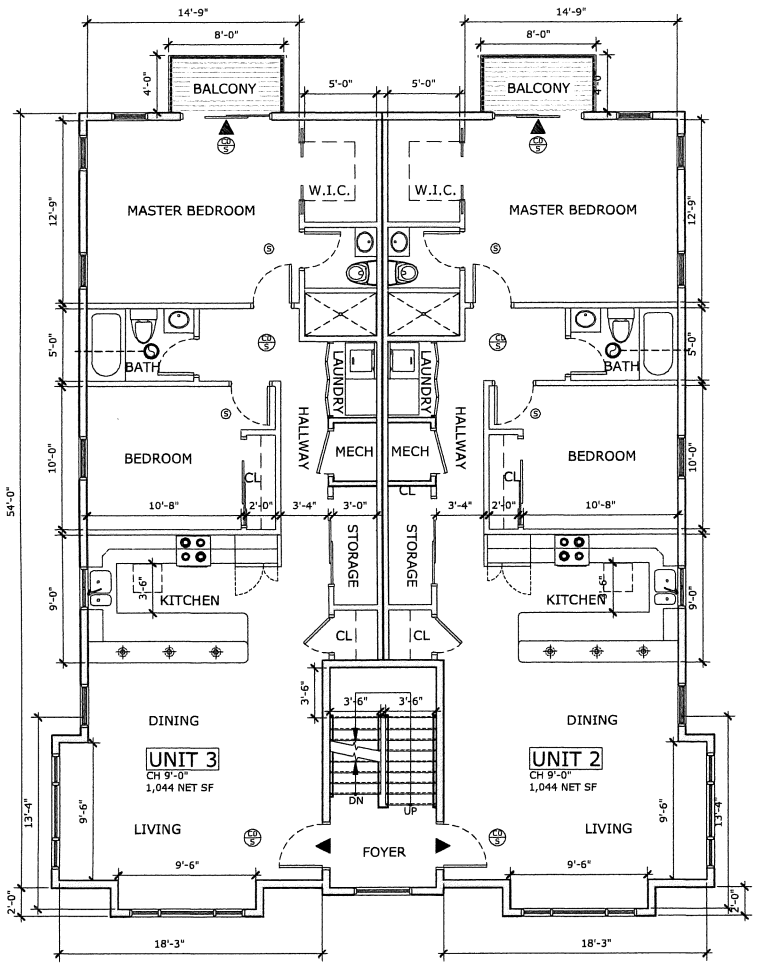
ENGINEER-OF-RECORD:

REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

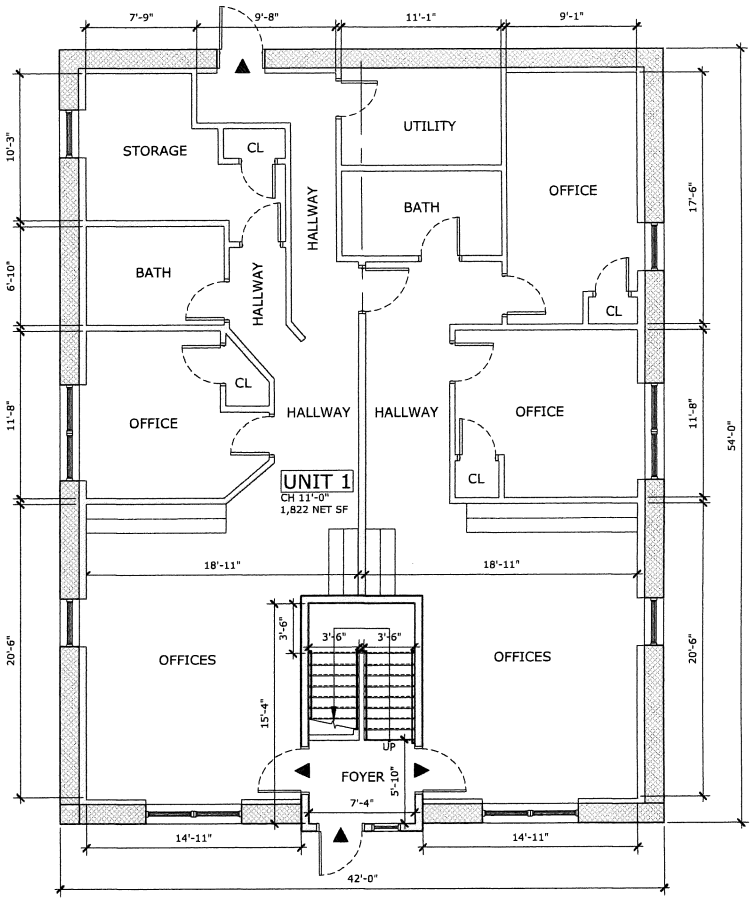
PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
ROOF PLAN

DATE:	June 29, 2026
SCALE:	As Shown
DRAWN:	OL^3
CHECKED:	-
DRAWING NO.	A-4



SECOND FLOOR PLAN
¼"=1'-0" THIRD FLOOR SIMILAR



FIRST FLOOR PLAN
¼"=1'-0"

PROGRESS CONCEPT SET
NOT FOR CONSTRUCTION

DATE:

ARCHITECT-OF-RECORD:

ARCHITECT:
DESIGNS BY OZ³
TEL: 781-883-9628
FAX: 216-803-9628
OLimas3@DesignsByOZ.com

ENGINEER_OF_RECORD:

REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
ELEVATIONS

DATE:	March 18, 2026
SCALE:	As Shown
DRAWN:	OL³
CHECKED:	-
DRAWING NO.	A-2



LEFT ELEVATION
¼"= 1'-0"



FRONT ELEVATION
¼"= 1'-0"

PROGRESS CONCEPT SET
NOT FOR CONSTRUCTION

DATE:

ARCHITECT-OF-RECORD:

ARCHITECT:
DESIGNS BY OZ³
TEL: 781-883-9628
FAX: 216-803-9628
OLima33@DesignsByOZ.com

ENGINEER-OF-RECORD:

REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
ELEVATIONS I

DATE:	March 27, 2026
SCALE:	As Shown
DRAWN:	OL³
CHECKED:	-
DRAWING NO.	A-1



REAR ELEVATION
¼"= 1'-0"



RIGHT ELEVATION
¼"= 1'-0"

PROGRESS CONCEPT SET
NOT FOR CONSTRUCTION

	DATE:

ARCHITECT-OF-RECORD:

ARCHITECT:
DESIGNS BY OZ³
TEL: 781-883-9628
FAX: 216-803-9628
OLimas3@DesignsByOZ.com

ENGINEER-OF-RECORD:

REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
ELEVATIONS II

DATE:	March 27, 2026
SCALE:	As Shown
DRAWN:	OL³
CHECKED:	-
DRAWING NO.	A-2

LEGEND:

TWH — TANKLESS WATER HEATER

WALLS TO BE REMOVE
including all impacted MEP

WALL LEGEND:

0 — 3-4 HOUR EXISTING 12" BRICK WALLS:
16" Stone foundation wall, Optional 4" Furred Out Wall; P.T. 2x3 Strapped @ 16" o.c., 1" Ridge Foam Board, Taped at seams and 1 layer of ½" Type "x" GWB

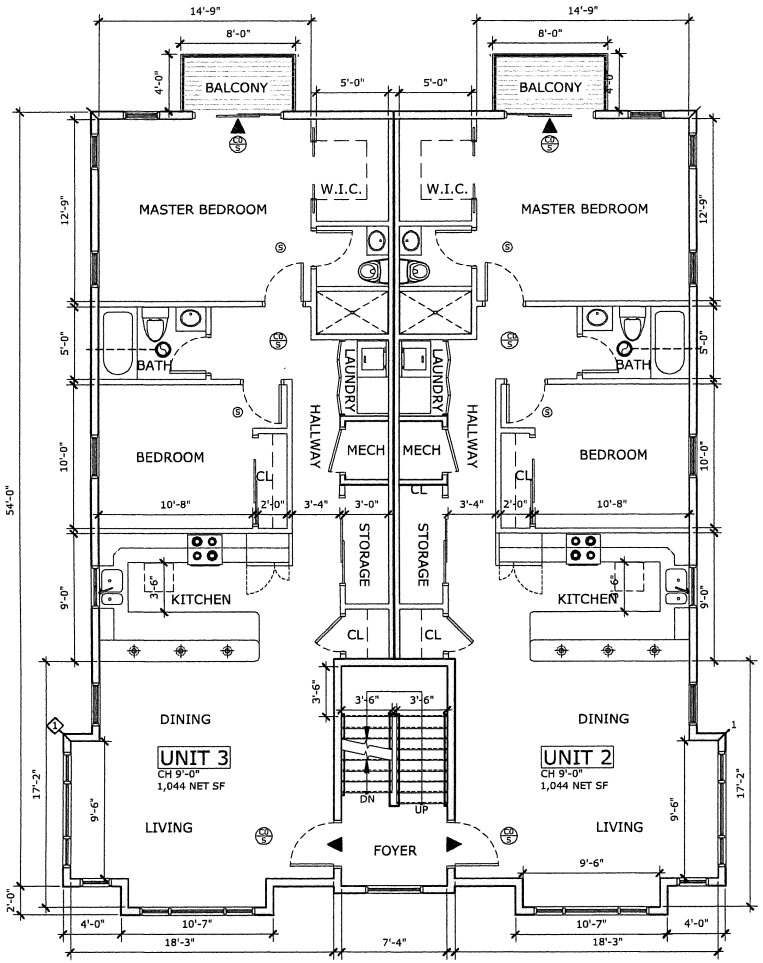
1 — 1 HOUR EXTERIOR & MECHANICAL WALLS:
2x6 or 2x4 wood studs @ 16" o.c. w/R-30 Fiberglass insulation inserted vertically into stud cavity, Staple Vapor Barrier to interior studs, 1 layer of ⅝" Type "x" GWB at each side

2 — NON-RATED INTERIOR WALLS:
2x6 or 2x4 Wood Studs, ⅝" GWB Each Side

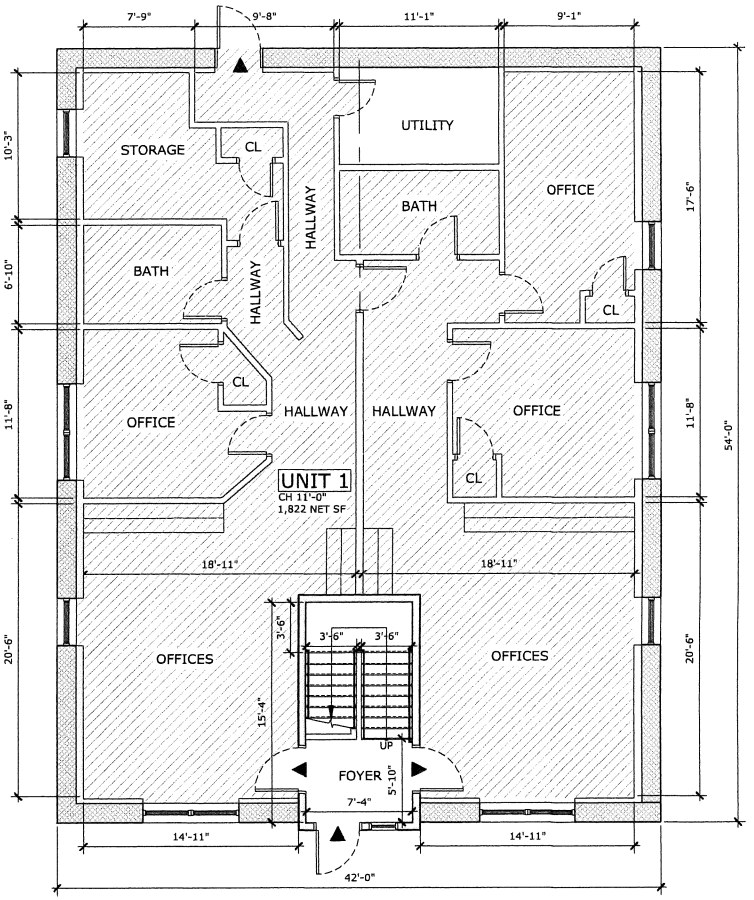
ELECTRICAL LEGEND:

- CO/S — COMBO CO/SMOKE DETECTOR
- S — SMOKE DETECTOR
- H — HEAT DETECTOR
- OVERHEAD
- PENDENT
- RECESSED
- SCONCE
- GFI OUTLET
- WEATHERPROOF OUTLET
- DUPLEX OUTLET
- S^1 — SINGLE SWITCH
- S^2 — THREE WAY SWITCH
- COMBO EXHAUST/LIGHT
- EP — ELECTRICAL PANEL
- VENTILATION/RANGE & BATH

NOTE:
110 VOLT SMOKE/CO DETECTORS ARE TO BE HARD WIRED TO LIGHT CIRCUIT W/BATTERY BACK UP



SECOND FLOOR PLAN
¼"=1'-0" THIRD FLOOR SIMILAR



FIRST FLOOR PLAN
¼"=1'-0"

DOOR SCHEDULE

TAG	LOCATION	SIZE	REMARKS
①	MAIN ENTRY	3'-0"x 6'-8" x 1 ¾"	1 HR Fire Rated
②	HALLWAY & STORAGE	2'-10"x 6'-8" x 1 ¾"	

PROGRESS CONCEPT SET
NOT FOR CONSTRUCTION

DATE:

ARCHITECT-OF-RECORD:

ARCHITECT:
DESIGNS BY OZ³
TEL: 781-883-9628
FAX: 216-803-9628
OLima33@DesignsByOZ.com

ENGINEER-OF-RECORD:

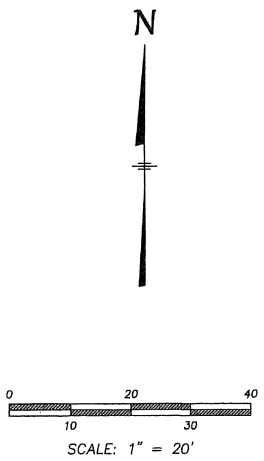
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

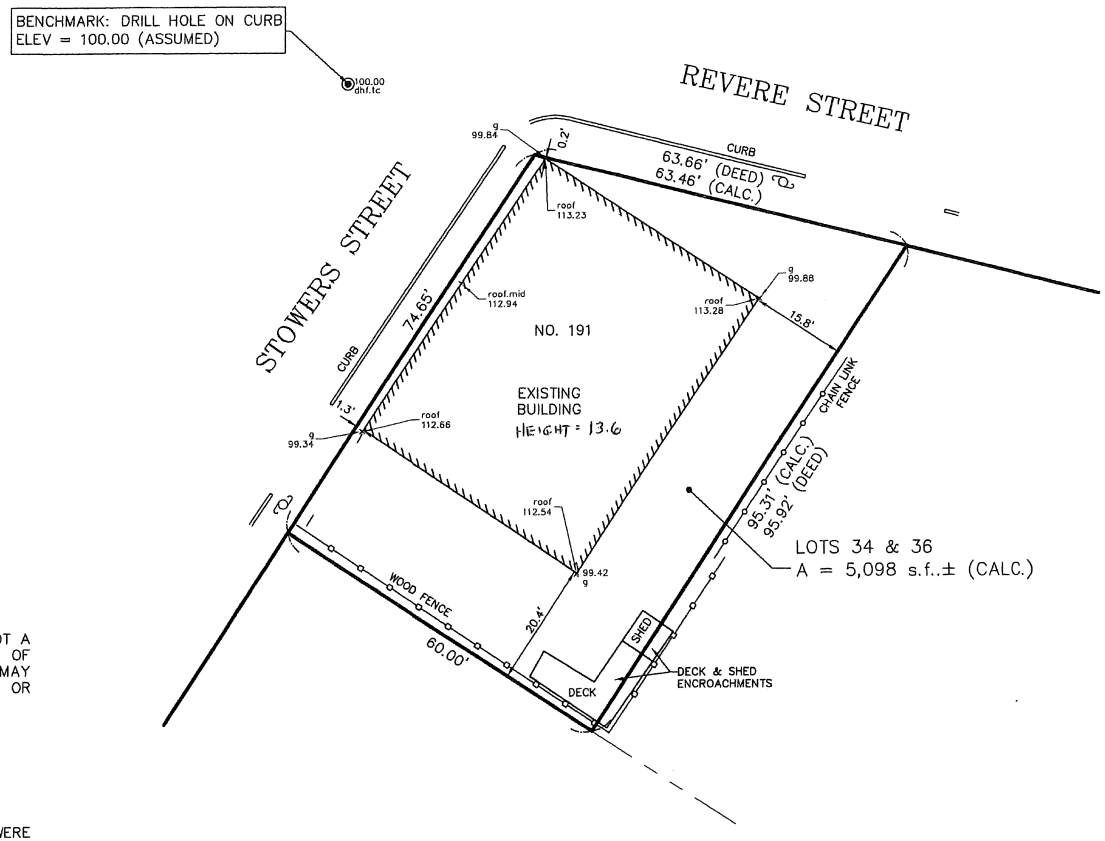
PROJECT:
REVERE STREET ADDITION
191Revere Street
Revere, MA 02151

TITLE:
FLOOR PLANS

DATE: March 27, 2026
SCALE: As Shown
DRAWN: OL³
CHECKED: -
DRAWING NO. A-3

*NOTE:
LOCATION OF FENCES SHOWN ARE APPROXIMATE AND ARE FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION





CURRENT OWNER: BLAINE HAILU & MARTIN CARBO

TITLE REFERENCE: BK 61170 PG 249

PLAN REFERENCE: BK 1859 PG 640

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: BLAINE HAILU & MARTIN CARBO

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: APRIL 21, 2026
DATE OF PLAN: MAY 15, 2026



05/15/2026
RICHARD J. MEDE, JR. P.L.S. DATE:

SITE PLAN OF LAND
191 REVERE STREET
REVERE, MA.
(SUFFOLK COUNTY)

PREPARED BY:

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-6052

PREPARED FOR:
MARTIN CARBO

DRAWN	CHECKED	FILE No.
CAV	RJM	22962

FILENAME: G:\2256\Dwg\22562 (FROM 1759).dwg PLOTTED: 5/16/2026 11:44:00 AM USER: MEDFORD ENGINEERING1

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, July 7, 2026 11:39 AM
To: martino714@yahoo.com; Ashley Melnik; Louis Cavagnaro
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:	Frank Stringi
Date:	July 07, 2026
Application #:	SPR26-000156
Address:	191 REVERE ST
Description:	We are seeking to add two floors on top of an existing two family, the new home would be a six unit mixed use property with the first floor of the office. Space.
Review Status:	Denied

Thank you for your recent permit application for We are seeking to add two floors on top of an existing two family, the new home would be a six unit mixed use property with the first floor of the office. Space.. I have completed my initial review and my comments are listed below, you can view marked up plans on our CLICK HERE TO VIEW YOUR APPLICATION. Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: In accordance with Section 17.40.030 (A) and (B), the extension and alteration of a nonconforming structure for a substantially different purpose and substantially greater extent may only be allowed by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.
Log back into your account and edit either your Registration or Permit as requested in the comments.

Map	Block	Lot	Lot2	Lot3	CARD
17	287	9			1 of 1

RESIDENTIAL

Revere

	Total Card /	Total Parcel
APPRAISED:	886,300/	886,300
USE VALUE:	886,300/	886,300
ASSESSED:	886,300/	886,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		REVERE ST, REVERE

OWNERSHIP

Unit #:

Owner 1:	HAILU BLAINE
Owner 2:	CARBO MARTIN
Owner 3:	
Street 1:	191 REVERE ST
Street 2:	
Twn/City:	Revere
St/Prov:	MA Cntry: Own Occ:
Postal:	02151 Type:

PREVIOUS OWNER

Owner 1:	HAILU - BLAINE
Owner 2:	SHAWANGIZOW - MAAZA
Street 1:	191 REVERE ST
Twn/City:	Revere
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .117 Acres of land mainly classified as TWO FAM with a TWO FAMILY Building built about 1954, having primarily VINYL Exterior and 2268 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.117	583,600		302,700	886,300
Total Card	0.117	583,600		302,700	886,300
Total Parcel	0.117	583,600		302,700	886,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.78 | /Parcel: 390.78

Legal Description: LOTS 34 & 36 SE COR STOWERS ST

Entered Lot Size | Total Land: 5117 | Land Unit Type: SF

User Acct: 17/287/9/

GIS Ref:

GIS Ref:

Insp Date: 08/27/18

PREVIOUS ASSESSMENT

Parcel ID: 17-287-9

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	104	FV	583,600	0	.117	302,700	886,300	886,300	Year End Roll	1/6/2026
2026	104	NC	583,600	0	.117	302,700	886,300	886,300	Year End Roll	10/30/2025
2025	104	FV	528,900	0	.117	288,200	817,100	817,100	Year End Roll	12/18/2024
2025	104	NC	528,900	0	.117	288,200	817,100	817,100	Year End Roll	11/1/2024
2024	104	FV	530,600	0	.117	272,200	802,800	802,800	Year End Roll	12/26/2023
2024	104	NC	530,600	0	.117	272,200	802,800	802,800	Year End Roll	11/20/2023
2023	104	FV	509,200	0	.117	227,400	736,600		Year end	1/6/2023
2023	104	NC	509,200	0	.117	227,400	736,600		Year End Roll	10/21/2022

!7402!

PRINT

Date	Time
07/30/26	13:45:38

LAST REV

Date	Time
05/28/19	13:24:14
cgravall	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7402

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAILU,BLAINE	61170-249		5/28/2019	CONVENIENCE	99	No	No		
191 REVERE STRE	60315-193		10/18/2018		630,000	No	No		
191 REVERE STRE	57139-183		11/18/2016	CHD>SALE	350,000	No	No		CONVERTING TO RESIDENTIAL UNITS
FICCILLO	18035/58		2/8/1993		140,000	No	No		
UNKNOWN	17125/70		11/7/1991		99	No	No		

USER DEFINED

Prior Id # 1:	GB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	17
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2017	16150	CONVERT	69,000	C				CONVERT EXISTING B
10/13/2004	2339	ROOF	7,000	C				REROOF 25 SQS RUBB
10/5/1993	2151			C				COMM INSTALL 4' CH
4/20/1993	1832			C				COMM 2 SIGN 71 1/2
3/10/1993	1732			C				COMM STEEL DOOR RE

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	PERMIT	336	MATT MCGRATH
8/7/2017	PERMIT	336	MATT MCGRATH
10/20/2015	MEASURED	372	Patrick W
5/4/2007	MEAS & INSP	336	MATT MCGRATH
5/18/2006	MEASURED	347	Tony D
8/24/2005	PERMIT	336	MATT MCGRATH

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM		5117		Sq Feet	SITE	1.0	0	9.45	6.26	5	1.00								302,656	0					302,700	

Total AC/HA:	0.11747	Total SF/SM:	5117	Parcel LUC:	104	TWO FAM	Prime NB Desc	5	Total:	302,656	Spl Credit		Total:	302,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - REVERE apro 2027

31 STOWERS ST 17-285-20
LUC: 104
MUSSELWHITE WENDY
31 STOWERS ST
REVERE, MA 02151

180 REVERE ST 17-285-2A
LUC: 104
MESA CRISTIAN
BALBIN SANCHEZ BRADLEY F
180 REVERE ST
REVERE, MA 02151

176 REVERE ST 17-285-3
LUC: 104
PALIA SANAT
176 REVERE ST
REVERE, MA 02151

38 TUTTLE ST 17-285-6
LUC: 101
38 TUTTLE STREET REALTY TRUST
BAILEY GLENN E TRUSTEE
15 STANDISH RD
QUINCY, MA 02171

34 TUTTLE ST 17-285-7
LUC: 101
34 TUTTLE STREET, LLC
5 FOREST CIR
WINCHESTER, MA 01980

171 REVERE ST 17-286-10
LUC: 111
171 REVERE STREET LLC
159 NAHANT AVE
WINTHROP , MA 02152

189 REVERE ST 17-286-11
LUC: 105
AWAN MUHAMMAD A
AWAN SAKINA J
189 REVERE ST
REVERE, MA 02151

STOWERS ST 17-286-12
LUC: 132
AWAN MUHAMMAD A
AWAN SAKINA J
189 REVERE ST
REVERE, MA 02151

63 STOWERS ST 17-286-13
LUC: 104
MICCIULLA ROSEANN
63 STOWERS ST
REVERE, MA 02151

195 REVERE ST 17-287-10
LUC: 104
ADDONIZIO JANET M
195 REVERE ST
REVERE, MA 02151

197 REVERE ST 17-287-11
LUC: 340
F&D REALTY TRUST
FINELLI DOMENIC TRUSTEE
199 REVERE ST
REVERE, MA 02151

201 REVERE ST 17-287-12
LUC: 353
MOST HOLY MARY OF SUCCOR
SOCIAL CLUB INC
201 REVERE ST
REVERE, MA 02151

17 BRYANT ST 17-287-13
LUC: 104
BERRIO DIANA M HINCAPIE
16 WASHINGTON SQ
REVERE, MA 02151

BRYANT ST 17-287-14
LUC: 132
BERRIO DIANA M HINCAPIE
17 BRYANT ST
REVERE, MA 02151

21 BRYANT ST 17-287-15
LUC: 104
FLORES KELLY MARISOL
MENDIETA MARLON FRANCISCO
21 BRYANT ST
REVERE, MA 02151

66 STOWERS ST 17-287-7
LUC: 101
RUSSO DENNIS D
66 STOWERS ST
REVERE, MA 02151

60 STOWERS ST 17-287-8
LUC: 111
60 STOWERS STREET TRUST
MARIO LOUIS J TRUSTEE
60 STOWERS ST
REVERE, MA 02151

191 REVERE ST 17-287-9
LUC: 104
HAILU BLAINE
CARBO MARTIN
191 REVERE ST
Revere, MA 02151

190 REVERE ST 17-288-1
LUC: 101
OBRIEN JANE
38 STOWERS ST
REVERE, MA 02151

212 REVERE ST 17-288-17A
LUC: 104
OSORIO GUILLERMO
OSORIO MARTHA C
212 REVERE ST
REVERE, MA 02151

200 REVERE ST 17-288-19
LUC: 104
MONTEZUMA JAIME
200 REVERE ST
REVERE, MA 02151

32 STOWERS ST 17-288-2
LUC: 101
MEJIAS LUIS
RINCON DENISE
32 STOWERS ST
REVERE, MA 02151

194 REVERE ST 17-288-20
LUC: 101
GUERRA LILLIAN E
194 REVERE ST
Revere, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE
DATE: 1-30-26

Ashley Melnik

From: Stephanie Addonizio
Sent: Wednesday, August 19, 2026 3:00 PM
To: Ashley Melnik
Subject: 191 Revere street

Hi we writing on regards to our neighbors at 191 Revere st. We approve of any renovations they plan on setting forward to the property at 191 Revere street.
Thank you for your time,
Janet & Stephanie Addonizio
195 Revere st.
Revere, Ma. 02151
Stephanie Sent from my iPhone

Ashley Melnik

From: Frank Stringi
Sent: Wednesday, September 9, 2026 9:50 AM
To: Ashley Melnik
Cc: Nicholas Rystrom; Christopher Ciaramella
Subject: FW: 191 Revere Street Application Review Comments

Ashley,

Please be advised that condition #3 for 191 Revere St. shown below should be modified to read as follows:

3. A sewer connection and water connection permit must be obtained from the DPW for the proposed mixed-use building. The DPW Superintendent and City Engineer must review and approve the proposed sewer service and water service plan as well as the storm water management plan for 191 Revere St.. It is noted that a clay sewer service pipe for 60 Stowers St. runs through this property from Revere St. Arrangements must be made between the property owners to abandon and cap this old clay sewer pipe and have it relocated and connected to the sewer main on Stowers to service 60 Stowers St.

From: fstringi@revere.org <fstringi@revere.org>
Sent: Wednesday, September 9, 2026 8:55 AM
To: Frank Stringi <fstringi@revere.org>
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:	Frank Stringi
Date:	September 09, 2026
Application #:	SPR26-000156
Address:	191 REVERE ST
Description:	We are seeking to add two floors on top of an existing two family, the new home would be a six unit mixed use property with the first floor of the office. Space.
Review Status:	Pending

Thank you for your recent permit application for We are seeking to add two floors on top of an existing two family, the new home would be a six unit mixed use property with the first floor of the office. Space.. I have completed my initial review and my comments are listed below, you can view marked up plans on our CLICK HERE TO VIEW YOUR

APPLICATION. Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Pending

1. Any dumpster on the property shall be screened on all sides and setback 10 feet from the property line.
2. The front of the property along Revere Street shall be landscaped subject to the approval of the Site Plan Review Committee.
3. A sewer connection and water connection permit must be obtained from the DPW for the proposed mixed use building. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan. The owner of 191 Revere Street must confirm the location of the clay sewer service that runs through the property and connects to 60 Stowers St. This clay sewer line must be disconnected and relocated prior to the issuance of a building permit.
4. A final construction plan review must be completed by the Building Department Code Consultant and the proposed building must comply with all building, plumbing, electrical, fire safety, and health codes. A structural analyses of the existing building shall be conducted by a structural engineer prior to design.
5. The fire suppression system plans for the proposed building must be reviewed and approved by the Fire Dept.
6. Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.
7. The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times $1.30/gallon. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
8. Concrete sidewalks with granite curbing and granite curb butts at all driveways shall be installed along the full frontage of the property along Revere Street and Stowers Street including the planting of two street trees on Stowers Street and two street trees on Revere Street.
9. All existing drains, water lines and sewer lines within the site shall to be abandoned shall be capped at the main and removed.
10. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee.
11. All rooftop mechanical units shall be set back from building's perimeter in a manner that limits visibility from the street level and include acoustical mitigation and/or noise baffle devises.
12. The developer shall establish a Transportation Demand Management (TDM) Program for the proposed project to be approved by the Site Plan Review Committee and residents shall not be eligible for resident parking stickers in accordance with Section 10.34.020 (G).
13. In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area. For the purpose of the special permit, 3% of the construction costs shall be based on the increased density of the project as a result of the FAR.
14. The grading of the lot shall be such that no runoff is diverted to abutting properties.
15. The height of the structure shall not exceed 3 stories.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.
Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

?

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, November 3, 2026 1:12 PM
To: Ashley Melnik; Frank Stringi
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Flagged

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:	Frank Stringi
Date:	November 03, 2026
Application #:	SPR26-000211
Address:	646 OCEAN AVE 20
Description:	Grooming salon/Doggy daycare
Review Status:	Pending

The Site Plan Review Committee has reviewed the above reference special prmit request for a doggie day care/kennel at 646 Ocean Ave. and recommends the following conditions be included if the City Council approves the special permit:

1. A management and disposal plan for the handling of dog waste shall be approved by the Board of Health and Animal Control Officer.

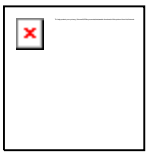
2. The applicant shall file for a final Site Plan Review prior to issuance of an occupancy permit.

3. The plans must be reviewed and approved by the Fire Dept., Animal Control Officer, and Board of Health.

4. A final as-built floor plan must be filed with the Building Inspector prior to the issuance of an occupancy permit.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.
Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



??

C-26-14

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.21.030(E) of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 26, 2026 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Abby Adams, "The Doggy Port", 646 Ocean Avenue, Revere, MA 02151 requesting a special permit for a kennel use within the Wonderland Transit Oriented Development District to enable the appellant to operate a dog day care business at 646 Ocean Avenue, Revere, MA 02151.

A copy of the aforementioned application (**C-26-14)** is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check # VV084
10/7/26
10/14/26

FORM B

APPLICATION NO. C-26-00 IH
DATE: 9/29/26

City of Revere, Massachusetts
Revere City Council
Application For
Special Permit or PUD

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

A. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.

B. Application for Special Permit for Alteration and Extension of Nonconforming Uses or Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020, or Section 17.40.030.

C. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010-17.20.200 (Revised Ordinances of the City of Revere),

FILED
2026 SEP 29 PM 12:01
OFFICE CITY CLERK
REVERE, MASS

1. Applicant submitting this application is:

Name: Abby Adams "the Doggy Dart"

Address: 646 Ocean Avenue Revere, MA, 02151

Tel. #: 617-564-4686

Email: info@thedoggydart.com

2. Applicant is: ✓ Tenant _____ Licensee _____ Prospective Purchaser

_____ Owner _____ Other (Describe)

_____.

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Abby Adams

Title: General manager

Address: 360 Revere Beach Blvd

Tel. #: 508-344-0981

Email: aadams@thedoggypart.com

4. The land for which this application is submitted is owned by:

Name: Revo

Address: 646 Ocean Ave Revere MA 02151

Tel. #: 844-434-2392

5. The land described in this application is recorded in Suffolk County Registry of _____,

Book 681, Page 17. Certificate # (if registered) _____,

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Doggy Daycare Kennel House

Lot # _____ Sq. Ft. 1710

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes no do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; ✓ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

Suite #20 located in Rudio Building
Sq Footage 1710

All utilities Available
water
Sewer
Hvac heat/AC

11. What is the nature of the exception or special permit requested in this application?

to operate a dog daycare.

Date of denial by Building Inspector and/or Planning Board

9/1/2026.

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Signature of Applicant — Date: 9/29/2026

Signature of Owner — Date: 9/29/2026

Signature of Designated Representative — Date

Received from above applicant, the sum of $ _____ to apply against administrative and mailing costs.

General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals, Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. Name and residential address of party submitting application:

Name: Abby Adams

Address: 360 Revere Beach blvd Revere MA 02151

2. Name and residential address of each landowner on whose property subject matter will be exercised: (Attach additional pages, if necessary.)

Name: Jose Perez

Address: 45 Read St Winthrop MA 02152

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: _____

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: Catarina Figueroa

Address: 133 Boardman ST Boston 02128

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: _____

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: _____

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____
(50% or more)
Address: _____

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: _____

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership:_____

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

_____
_____
_____
_____

The foregoing information is provided under the Pains and Penalty of Perjury.
Signature of each party and landowner:

_____ _____
_____ _____
_____ _____

Request for Finding of Fact – Special Permit

Now comes the applicant The doggy Part
who has applied to this Honorable City Council for a special permit for property located at
6946 Ocean Ave and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:

   (a) we care for clients dogs while they are at work

   (b) We offer grooming & walks

   (c)

2. That the specific site is an appropriate location for such use for the following reasons:

   (a) location

   (b) Population of dogs in area

   (c) A lot of new high end Apts in middle area

3. That the specific site has adequate public sewer and water facilities and water systems for the following reasons:

   (a) new building

   (b)

   (c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

   (a) All dogs remain leashed when outside facility

   (b) All dogs will be picked up after

   (c)

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Ocean Ave (streets) for the following reasons:

   (a) All dogs will remain leashed outside

   (b) We follow all traffic laws using crosswalks

   (c)

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

   (a)

   (b)

   (c)

Date: 9/1/2026

Respectfully submitted by: The Doggy Part 3 LLC

CERTIFICATION

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

X _____ Doggy Port 3 LLC

Signature of Individual or
Corporate Name

by: Abby Adams

Corporate Officer (if applicable)

CERTIFICATION

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

X _____ Doggy Port 3 LLC

Signature of Individual or
Corporate Name

by: Abby Adams

Corporate Officer (if applicable)

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, September 1, 2026 3:25 PM
To: info@thedoggyport.com; Ashley Melnik; Louis Cavagnaro
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Completed

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

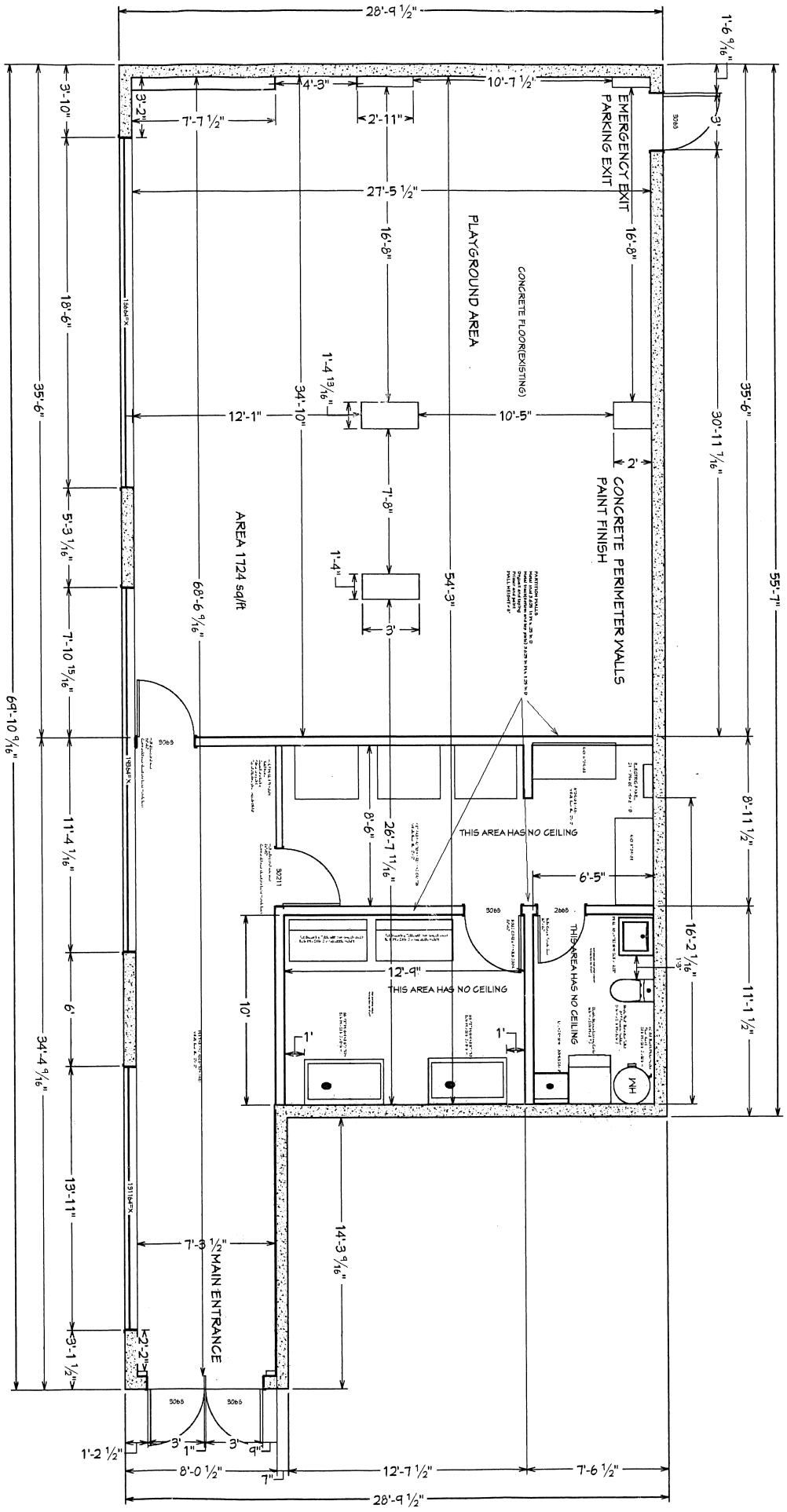
From:	Frank Stringi
Date:	September 01, 2026
Application #:	SPR26-000211
Address:	646 OCEAN AVE 20
Description:	Grooming salon/Doggy daycare
Review Status:	Denied

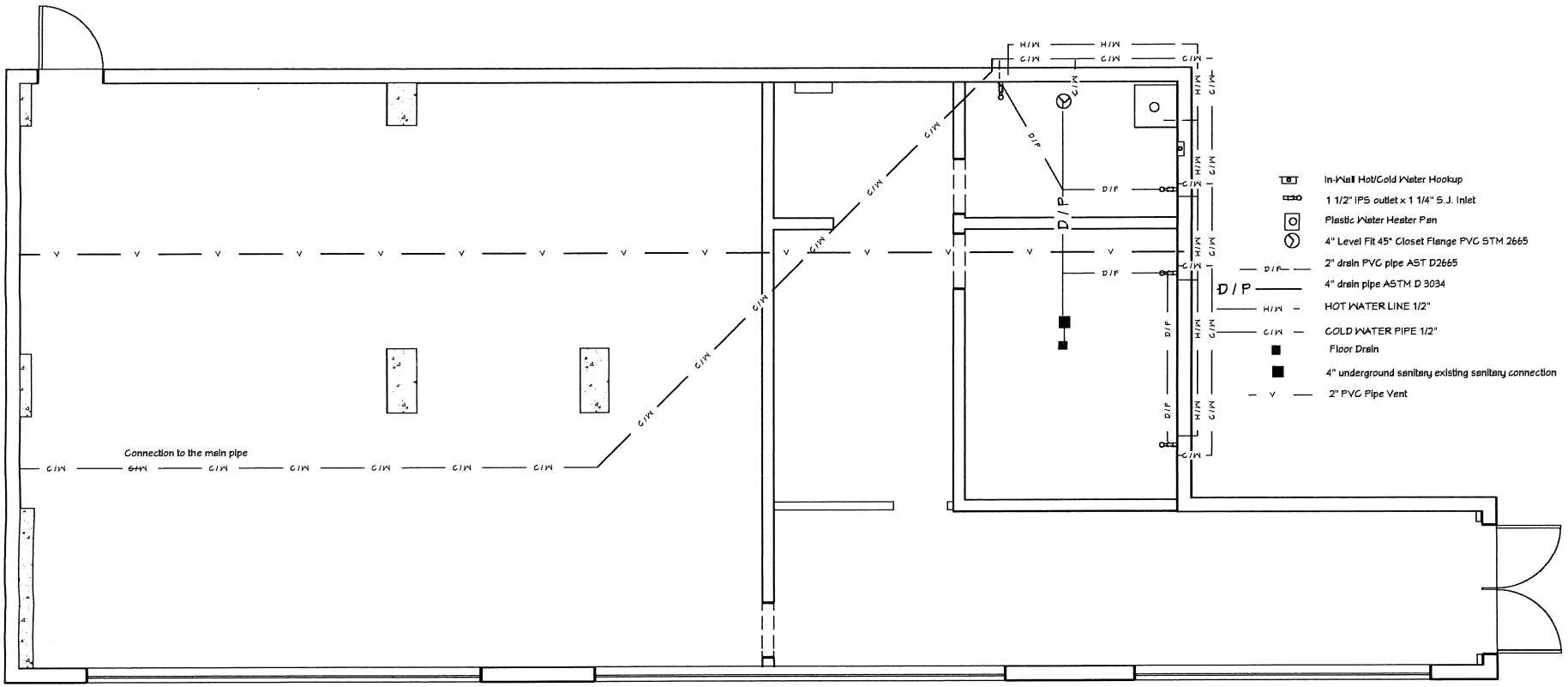
Thank you for your recent permit application for Grooming salon/Doggy daycare. I have completed my initial review and my comments are listed below, you can view marked up plans on our CLICK HERE TO VIEW YOUR APPLICATION. Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

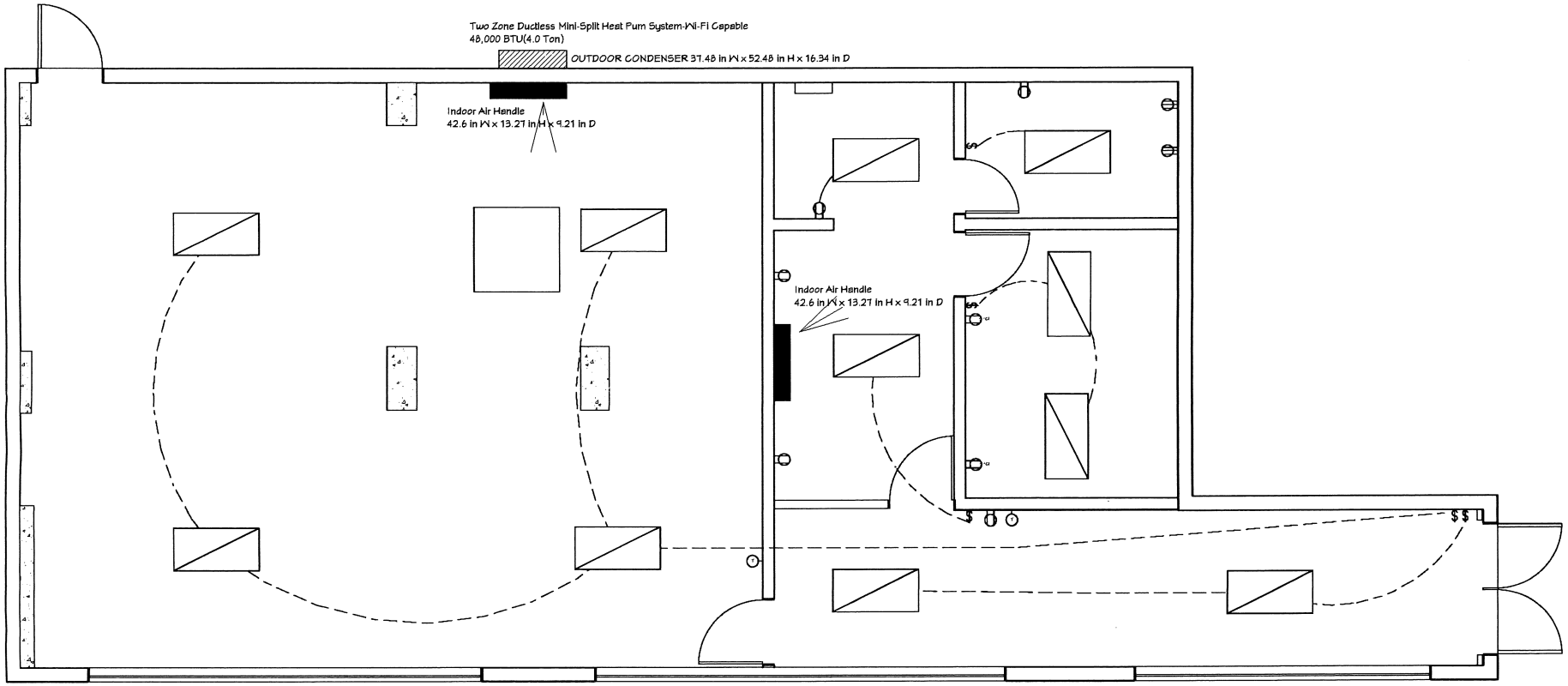
1. This application has been denied for the following reasons: 1) In accordance with Section 17.21.030 (E), a use which is prohibited within the RC2 District (Dog Day Care aka kennel) may be allowed only by special permit of the City Council within the Wonderland Transit Oriented Development Overlay District (WTODOD).

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.
Log back into your account and edit either your Registration or Permit as requested in the comments.


28'-9 1/2"
1'-6 9/16"
3'-10"
3'-2"
4'-3"
10'-7 1/2"
7'-7 1/2"
2'-11"
3'
EMERGENCY EXIT
PARKING EXIT
27'-5 1/2"
16'-8"
16'-8"
PLAYGROUND AREA
CONCRETE FLOOR(EXISTING)
35'-6"
30'-11 7/16"
55'-7"
18'-6"
1'-4 13/16"
34'-10"
12'-1"
10'-5"
2'
CONCRETE PERIMETER WALLS
PAINT FINISH
7'-8"
5'-3 1/16"
AREA 1724 sq/ft
1'-4"
3'
54'-3"
68'-6 9/16"
7'-10 15/16"
69'-10 9/16"
THIS AREA HAS NO CEILING
8'-6"
26'-7 11/16"
6'-5"
8'-11 1/2"
16'-2 1/16"
11'-1 1/2"
11'-4 1/16"
12'-9"
THIS AREA HAS NO CEILING
THIS AREA HAS NO CEILING
10'
1'
1'
6'
34'-4 9/16"
13'-11"
14'-3 9/16"
7'-3 1/2"
MAIN ENTRANCE
3'-1 1/2"
2'-2"
1'-2 1/2"
3'
1"
3'
9"
8'-0 1/2"
7"
12'-7 1/2"
7'-6 1/2"
28'-9 1/2"


Connection to the main pipe
In-Wall Hot/Cold Water Hookup
1 1/2" IPS outlet x 1 1/4" S.J. Inlet
Plastic Water Heater Pan
4" Level Fit 45° Closet Flange PVC STM 2665
2" drain PVC pipe AST D2665
4" drain pipe ASTM D 3034
HOT WATER LINE 1/2"
COLD WATER PIPE 1/2"
Floor Drain
4" underground sanitary existing sanitary connection
2" PVC Pipe Vent

PARKING AREA



Board of Assessors

281 Broadway Revere, MA, 02151

Request for Abutters List

Date Time

08/28/26

Property Location

Street Address

646 Ocean Ave

Address Line 2

Suite #20

City

Revere

State

MA

Zip Code

012151

Country

Map **Block** **Parcel**

Property Owner

Revio

Is request for special permit or variance?

☑ Yes ☐ No

If yes than 300 FT is required distance. If no, please indicate requested distance below.

Requested Distance in feet

300

Fee

$80.00

Please make checks payable to City of Revere

Requester information

Name

Abby Adams

Address

Street Address

360 Revere Beach Blvd

Address Line 2

#405

City

Revre

State

MA

Zip Code

02151

Country

US

Telephone

508-344-0981

Email Address

aadams@thedoggyport.com

9	166&168	11A			1 OF 1	APARTMENT	Revere	APPRAISED:	70,076,000/	70,076,000
Map	Block	Lot	Lot2	Lot3	CARD			USE VALUE:	70,076,000/	70,076,000
								ASSESSED:	70,076,000/	70,076,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
646		OCEAN AVE, REVERE

OWNERSHIP

Unit #:

Owner 1:	REVERE OWNER LLC
Owner 2:	C/O ALTUS GROUP
Owner 3:	
Street 1:	P O BOX 92129
Street 2:	
Twn/City:	SOUTHLAKE
St/Prov:	TX
Cntry:	
Own Occ:	
Postal:	76092
Type:	

PREVIOUS OWNER

Owner 1:	DAMICO - ALPHONSE SR
Owner 2:	-
Street 1:	5 MILANO DR
Twn/City:	SAUGUS
St/Prov:	MA
Cntry:	
Postal:	01906

NARRATIVE DESCRIPTION

This parcel contains 1.381 Acres of land mainly classified as APTS >8 with a APRTMNT-GN Building built about 2023, having primarily HARDIPLANK Exterior and 181959 Square Feet, with 209 Units, 75 Baths, 175 3/4 Baths, 5 HalfBaths, 524 Rooms, and 178 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electrl		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	1.381	47,921,000		22,155,000	70,076,000
Total Card	1.381	47,921,000		22,155,000	70,076,000
Total Parcel	1.381	47,921,000		22,155,000	70,076,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.12 | /Parcel: 385.12

Legal Description: LOTS PT E 5 & PT E 6 ALSO SEE CERT # 98256 6-11-85

Entered Lot Size — Total Land: 60150 — Land Unit Type: SF

User Acct: 9/166&168/11A/

GIS Ref:

GIS Ref:

Insp Date: 09/02/25

!3317!

PREVIOUS ASSESSMENT

Parcel ID: 9-166&168-11A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	112	FV	47,921,000	0	1.381	22,155,000	70,076,000	70,076,000	Year End Roll	1/6/2026
2026	112	NC	47,921,000	0	1.381	22,155,000	70,076,000	70,076,000	Year End Roll	10/30/2025
2025	112	FV	33,726,100	0	1.381	18,779,000	52,505,100	52,505,100	Year End Roll	12/18/2024
2025	112	NC	33,726,100	0	1.381	18,779,000	52,505,100	52,505,100	Year End Roll	11/1/2024
2024	112	FV		12000000	1.381	18,251,500	30,251,500	30,251,500	Year End Roll	12/26/2023
2024	112	NC		12000000	1.381	18,251,500	30,251,500	30,251,500	Year End Roll	11/20/2023
2023	112	FV		0	1.381	15,825,000	15,825,000		Year end	1/6/2023
2023	112	NC		0	1.381	15,825,000	15,825,000		Year End Roll	10/21/2022

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAMICO ,ALPHONS	681-12		9/10/2020	CHD>SALE	13,350,000	No	No		
UNKNOWN	1/1		11/4/1985			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2026	B26000569	SIGN	15,000	O				
11/28/2025	B25001352	SIGN	4,250	O				
8/6/2025	B25000744	INTER RE	112,235	O				REMODEL SPACE TO B
8/2/2024	B24000916	POOL	140,000	O				GUNITE INGROUND PO
1/10/2024	B23001831	SIGN	5,000	O				2 WALL SIGNS
6/21/2022	B21001328	New Cons	48,447,327	O				NEW MIXED USE 5 ST

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2025	PERMIT	336	MATT MCGRATH
10/8/2024	PERMIT	336	MATT MCGRATH
10/30/2017	VACANT	348	DEREK
10/10/2007	No change	336	MATT MCGRATH
4/12/2007	MEASURED	197	MIKE CASSIDY
11/29/2004	Change - H	102	JM

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
08/31/26	09:25:44

LAST REV

Date	Time
08/04/26	09:37:08

mmcgrath

USER DEFINED

Prior Id # 1:	RC2
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	9
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	APTS >8		60150		Sq Feet	SITE	1.0	0	0.	0.00	AG	1.00															
112	APTS >8		211		No Units	SITE	1.0	0	105,000.	1.00	AG	1.00								22,155,000						22,155,000	

Total AC/HA: 1.38085 | Total SF/SM: 60150 | Parcel LUC: 112 | APTS >8 | Prime NB Desc: APT GD

Total: 22,155,000 | Spl Credit: | Total: 22,155,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - APRTMNT-GN		
Sty Ht:	7 - 7 STORIES		
(Liv) Units:	209	Total:	209
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:	27 - HARDIPLANK		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2023	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	S - TYPICAL		
Prim Floors:	LVP - LUX VIN PLAN		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	215		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	75	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:	175	Rating:	GOOD
A 3QBth		Rating:	
1/2 Bath:	5	Rating:	GOOD
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	210	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:	NC - NEWCON	15.	%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	191.00
Size Adj.:	0.76373935
Const Adj.:	1.09796238
Adj $ / SQ:	160.164
Other Features:	4608686
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	56138936
Depreciation:	8420840
Depreciated Total:	47718096

COMMENTS

COMBINATION OF 9-166&168- 011 & 012. 209 RES UNITS. 2 COMM UNITS.. CHECK FOR COMPLETION 7/26.. SKETCH PICK UP COMMERCIAL UNITS AND YARD ITEMS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	72	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	52	BRs:	17	Baths:	75	HB	5				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
72	1	0	1
96	3	1	1
41	4	2	1
Totals			
209	524	178	

SKETCH

UnSketched SubAreas:
GAR: 74291,
FFL: 10368,
SFL: 10337,
TFL: 24250,
UFL: 34251,
UFL: 34251,
UFL: 34251,
UFL: 34251,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	257.86
Special Features:	202900	Val/Su Net:	187.01
Final Total:	47921000	Val/Su SzAd	263.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
UFL	UPPER FLOOR	137,004	160.160	21,943,164
GAR	GARAGE	74,291	15.030	1,116,865
TFL	THIRD FLOOR	24,250	160.160	3,883,987
FFL	FIRST FLOOR	10,368	160.160	1,660,585
SFL	SECOND FLOOR	10,337	160.160	1,655,620

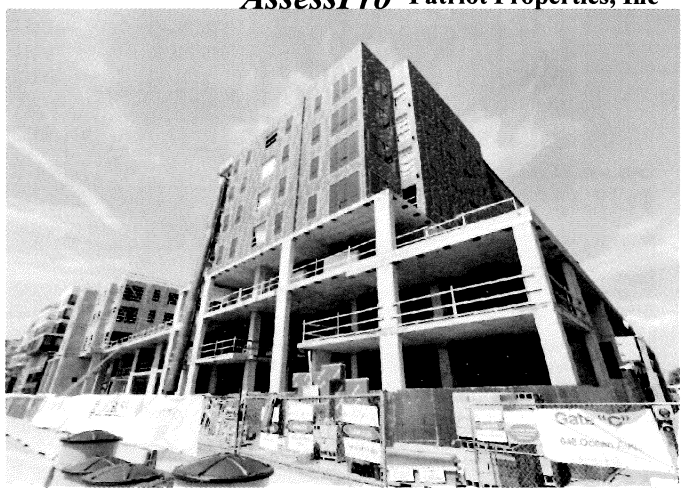
Net Sketched Area:	256,250			Total:	30,260,220
Size Ad	181959	Gross Area	256250	FinArea	181959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 9-166&168-11A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value
61	ELEV-PAS	M	S	27		A	AV	2023	9,428.57	T	2	112	1.			129,400			129,400
61	ELEV-PAS	M	S	18		A	AV	2023	9,375.00	T	2	112	1.			73,500			73,500

More:	N	Total Yard Items:		Total Special Featues:	202,900	Total:	202,900

650 OCEAN AVE 10-166&168-13C
LUC: 112
GREYSTAR REVERE LLC
C/O GREYSTAR REAL ESTATE PARTNERS LLC
750 BERING DR
SUITE 300
HOUSTON, TX 77057-2132

REVERE BEACH BLVD 10-167-4
LUC: 920
COMMONWEALTH OF MASSACHUSETTS
251 CAUSEWAY ST
SUITE 800
BOSTON, MA 02114

NORTH SHORE RD 10-173-10
LUC: 920
MASS BAY TRANS AUTHORITY
10 PARK PL
BOSTON, MA 02116

POINT OF PINES B 9-157A-2
LUC: 132
MASSACHUSETTS ELECTRIC COMPANY
C/O PROPERTIES DEPT.
40 SYLVAN RD
WALTHAM, MA 02451

NORTH SHORE RD 9-157A-3
LUC: 920
MASS BAY TRANS AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

646 OCEAN AVE 9-166&168-11A
LUC: 112
REVERE OWNER LLC
C/O ALTUS GROUP
P O BOX 92129
SOUTHLAKE, TX 76092

RAILROAD LOCATIO 9-166&168-14
LUC: 920
MASS BAY TRANS AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

500 OCEAN AVE 9-166&168-9B
LUC: 112
500 OCEAN OWNER, LLC
C/O ROCKPOINT INVESTMENT FUND, L.L.C.
500 BOYLSTON ST
SUITE 2100
BOSTON, MA 02110

220 REVERE BEACH BLVD 9-166A-1A
LUC: 920
COMM OF MASS/STATE POLICE
COMMONWEALTH OF MASSACHUSETTS
20 SOMERSET ST
BOSTON, MA 02108

REVERE BEACH BLVD 9-167-3
LUC: 920
COMMONWEALTH OF MASSACHUSETTS
251 CAUSEWAY ST
SUITE 800
BOSTON, MA 02114

REVERE BEACH BLVD 9-192R-1
LUC: 920
COMMONWEALTH OF MASSACHUSETTS
251 CAUSEWAY ST
SUITE 800
BOSTON, MA 02114

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
Susan Shaffer
DATE: 8-31-26

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, November 3, 2026 12:19 PM
To: mazen.a.seleem@gmail.com; Ashley Melnik; Frank Stringi
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Flagged

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:	Frank Stringi
Date:	November 03, 2026
Application #:	SPR26-000210
Address:	14 FURLONG DR
Description:	Vehicle storage for satellite car rental
Review Status:	Pending

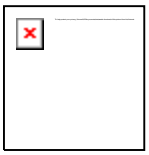
The Site Plan Review Committee has reviewed the above referenced special permit application for 14 Furlong Drive and recommends the following conditions be included if the special permit request is to be approved by the City Council:

1. All rental vehicles to be stored at the site shall be registered within the City of Revere.
2. No storage of vehicles, materials or equipment shall be allowed within 25 feet of the bank of Green Creek.
3. A 6 ft. high fence shall be installed along the rear property line at least 25 feet from the bank of Green Creek.
4. A clean up of the site shall be maintained along the bank of Green Creek adjacent to the rear property line.
5. The property shall be brought into compliance with all building, electrical, plumbing, fire safety and health codes.
6. No more than 20 vehicles shall be stored at the site and the storage area shall be secured by a 6 ft. chain link fence with a gate,
7. The plans shall be reviewed and approved by the Fire Department for fire safety compliance and all travel aisles shall be at least 22 feet in width.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.

Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



??

C-26-15

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 26, 2026 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Mazen Seleem, Lama CO LLC, 25 Moore Street, Chelmsford, MA 01829 requesting a special permit to operate an automotive rental storage facility for twenty (20) vehicles within in the TED District at 14 Furlong Drive, Revere, MA 02151.

A copy of the aforementioned application (**C-26-15)** is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check # 1028
10/7/26
10/14/26

FORM B

APPLICATION NO. C-26-15
DATE: 9/30/26

City of Revere, Massachusetts
Revere City Council
Application For
Special Permit or PUD

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

A. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.

B. Application for Special Permit for Alteration and Extension of Nonconforming Uses or Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020, or Section 17.40.030.

C. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),

1. Applicant submitting this application is:

Name: Mazen Seleem Lama Co LLC

Address: 25 Moore st, Chelmsford MA 01824

Tel. #: 4153740600

Email: mazen.a.seleem@gmail.com

2. Applicant is: ✓ Tenant _____ Licensee _____ Prospective Purchaser

_____ Owner _____ Other (Describe)

FILED
2026 SEP 30 PM 4:33
OFFICE CITY CLERK
REVERE, MASS

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: _____

Title: _____

Address: _____

Tel. #: _____

Email: _____

X 4. The land for which this application is submitted is owned by:

Name: MARIO CHILICCARIELLO TRUSTEE

Address: 38 CHURCH ST. WINCHESTER, MA 01890

Tel. #: 617-312-6825

X 5. The land described in this application is recorded in Suffolk County Registry of _____,

Book 639-55, Page 55. Certificate # (if registered) _____,

Book 639-, Page 55.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

_____

Lot # _____ Sq. Ft. _____

X 7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes no ✓ do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; ✓ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

11. What is the nature of the exception or special permit requested in this application?

Vehicles Storage

Date of denial by Building Inspector and/or Planning Board

9/15/2026

General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. Name and residential address of party submitting application:

Name: Mazen Seleem Lama CO LLC

Address: 25 Moore St, Chelmsford MA 01824

2. Name and residential address of each landowner on whose property subject matter will be exercised: (Attach additional pages, if necessary.)

Name: 271 LEE BURBANK REALTY TRUST

Address: 38 CHURCH ST., WINCHESTER, MA 01890

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: _____

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: _____

Address: _____

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: _____

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: _____

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____
(50% or more)
Address: _____

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: _____

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership:_____

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

_____
_____
_____
_____

The foregoing information is provided under the Pains and Penalty of Perjury.
Signature of each party and landowner:

_____ _____
_____ _____
_____ _____

Request for Finding of Fact – Special Permit

Now comes the applicant Mazen Seleem Lama CO LLC who has applied to this Honorable City Council for a special permit for property located at 14 Furlong Dr Revere, MA 02151 and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:

   (a) Vehicles Storage

   (b)

   (c)

2. That the specific site is an appropriate location for such use for the following reasons:

   (a)

   (b)

   (c)

3. That the specific site has adequate public sewer and water facilities and water systems for the following reasons:

   (a)

   (b)

   (c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

   (a)

   (b)

   (c)

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using _____ for the following reasons:
(streets)

(a)

(b)

(c)

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

(a)

(b)

(c)

Date: 9/29/2026

Respectfully submitted by: Mazen Seleem Lama Co LLC

CERTIFICATION

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

Signature of Individual or
Corporate Name

by: Mazen Seleem
Corporate Officer (if applicable)

CERTIFICATION

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

Signature of Individual or
Corporate Name

by: Mazen Seleem
Corporate Officer (if applicable)

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

[signature] 9/29/2026

Signature of Applicant Date

& [signature] 9 12 26

Signature of Owner Date

Signature of Designated Representative Date

Received from above applicant, the sum of $ _____ to apply against administrative and mailing costs.

_____

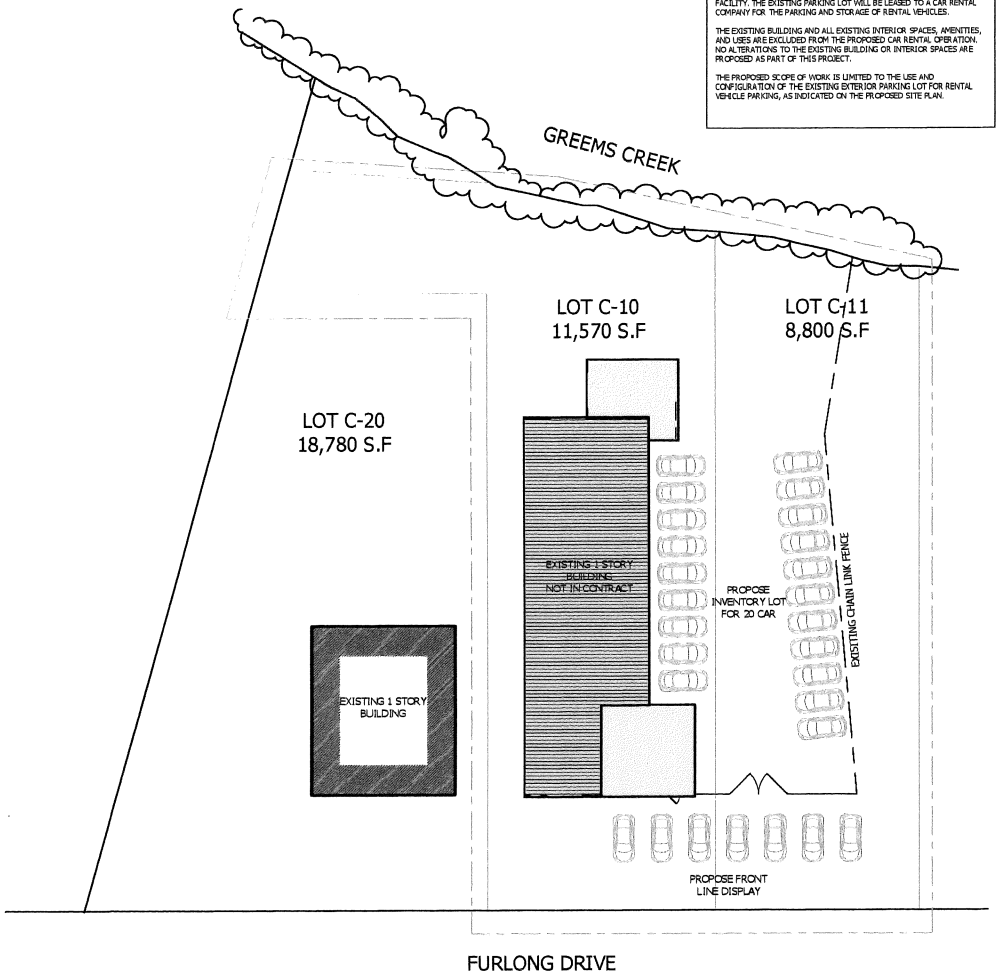
PROPOSED SITE USE DESCRIPTION

14 FURLONG DR., REVERE, MA 02151

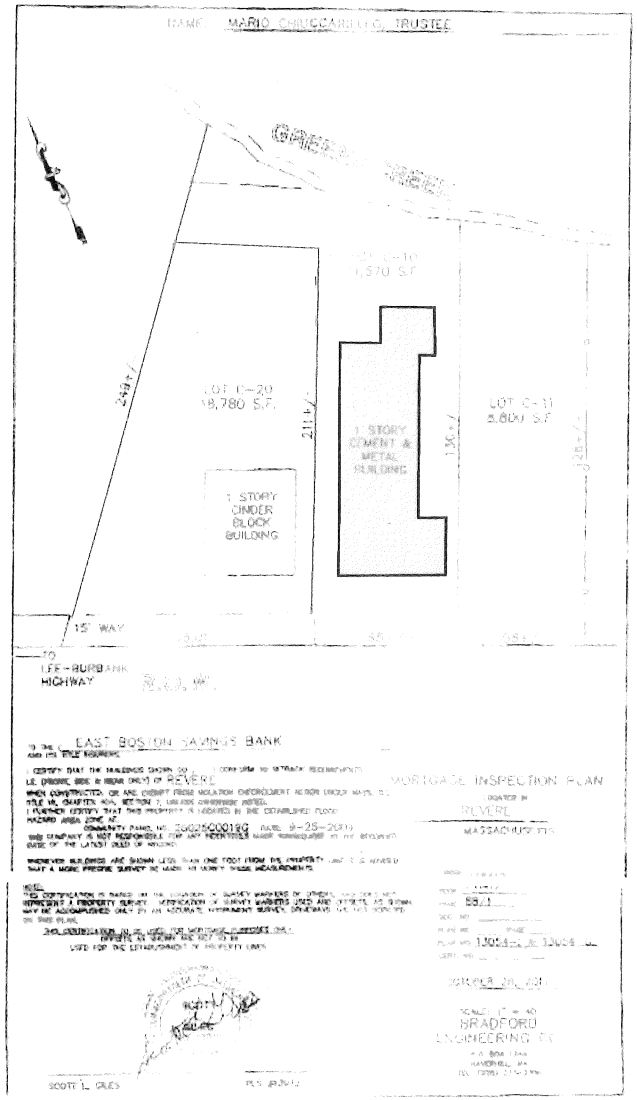
PROPOSED USE OF THE EXISTING PARKING LOT AS A SATELLITE CAR RENTAL FACILITY. THE EXISTING PARKING LOT WILL BE LEASED TO A CAR RENTAL COMPANY FOR THE PARKING AND STORAGE OF RENTAL VEHICLES.

THE EXISTING BUILDING AND ALL EXISTING INTERIOR SPACES, AMENITIES, AND USES ARE EXCLUDED FROM THE PROPOSED CAR RENTAL OPERATION. NO ALTERATIONS TO THE EXISTING BUILDING OR INTERIOR SPACES ARE PROPOSED AS PART OF THIS PROJECT.

THE PROPOSED SCOPE OF WORK IS LIMITED TO THE USE AND CONFIGURATION OF THE EXISTING EXTERIOR PARKING LOT FOR RENTAL VEHICLE PARKING, AS INDICATED ON THE PROPOSED SITE PLAN.



AN-01 PROPOSED LOT USE SITE PLAN – SATELLITE CAR RENTAL FACILITY
1/16" = 1'-0"



OFF THE GRID
ARCHITECTURAL + SPACE PLANNING

529 Main St, Powerhouse Building, Suite P201, Charlestown MA, 02129
o. 617-996-7400 otgarchitect.com

INDEPENDENT CAR DEALERSHIP
14 Furlong Dr, Revere, MA 02151

PROPOSED LOT USE SITE PLAN

Project No: xx.xxxx.xx Reviewed By Checker

AN-01

From: fstringi@revere.org
Sent: 09/15/2026 - 11:58 AM
To: mazen.a.seleem@gmail.com,amelnik@revere.org,lcavagnaro@revere.org
CC:
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:	Frank Stringi
Date:	September 15, 2026
Application #:	SPR26-000210
Address:	14 FURLONG DR
Description:	Vehicle storage for satellite car rental
Review Status:	Denied

Thank you for your recent permit application for Vehicle storage for satellite car rental. I have completed my initial review and my comments are listed below, you can view marked up plans on our CLICK HERE TO VIEW YOUR APPLICATION. Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: In accordance with Section 17.16.040 automotive rental storage is only allowed within the TED District by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

City of Revere

Paid check 80

Patrick M. Keefe, Jr.
Mayor

BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Request for Abutters List

Date: 9/24/2026

Property Location: 14 Furlong Dr, Revere, MA 02151

Map: _____ **Block:** _____ **Parcel:** _____ **Unit:** _____

Property Owner:

_____

Is request for special permit or variance YES ✓ **NO** _____

Is yes than 300Ft is required distance. If no, please indicate requested distance below

Requested Distance:
300 Ft **FT**

Fee: $ 80.00

Please make checks payable to City of Revere

Requester Information:

NAME: Mazen Seleem

ADDRESS: 25 Moore St, Chelmsford MA 01824

_____

Telephone: 9153740600

6	120B	9			1 of 1	COMMERCIAL	Revere		Total Card	Total Parcel
Map	Block	Lot	Lot2	Lot3	CARD			APPRAISED:	901,000/	901,000
								USE VALUE:	901,000/	901,000
								ASSESSED:	901,000/	901,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FURLONG DR, REVERE

OWNERSHIP

Unit #:

Owner 1:	271 LEE BURBANK REALTY TRUST
Owner 2:	CHIUCCARIELLO MARIO, TRUSTEE
Owner 3:	
Street 1:	38 CHURCH ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ:
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	271 LEE, LLC A MASS LTD LIABIL -
Owner 2:	-
Street 1:	271 LEE BURBANK HWY
Twn/City:	REVERE
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .431 Acres of land mainly classified as COM WHS with a GARAGE Building built about 1950, having primarily STUCCO Exterior and 2050 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.431	98,700	100	802,200	901,000
Total Card	0.431	98,700	100	802,200	901,000
Total Parcel	0.431	98,700	100	802,200	901,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.51 | /Parcel: 439.51

Legal Description: 25 FT WAY LEADING FROM LOT C20 1 DEED 3 PCLS 10 & 11

Entered Lot Size | Total Land: 18780 | Land Unit Type: SF

User Acct: 6/120B/9/

GIS Ref:

GIS Ref:

Insp Date: 05/12/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 6-120B-9

!1697!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	316	FV	98,700	100	.431	802,200	901,000	901,000	Year End Roll	1/6/2026
2026	316	NC	98,700	100	.431	802,200	901,000	901,000	Year End Roll	10/30/2025
2025	332	FV	144,700	100	.431	692,100	836,900	836,900	Year End Roll	12/18/2024
2025	332	NC	144,700	100	.431	692,100	836,900	836,900	Year End Roll	11/1/2024
2024	332	FV	138,300	100	.431	629,100	767,500	767,500	Year End Roll	12/26/2023
2024	332	NC	138,300	100	.431	629,100	767,500	767,500	Year End Roll	11/20/2023
2023	332	FV	117,700	100	.431	545,300	663,100		Year end	1/6/2023
2023	332	NC	117,700	100	.431	545,300	663,100		Year End Roll	10/21/2022

PRINT

Date	Time
09/29/26	14:42:47

LAST REV

Date	Time
10/09/25	15:53:36
apro	
1697	

USER DEFINED

Prior Id # 1:	I
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	6
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
271 LEE, LLC A	639-55		11/10/2011	MULTIPLE PAR	737,500	No	No		
CUSTOM AUTO BOD	118412/88/1		6/28/2002	INCL PERS PR	475,000	No	No		
UNKNOWN	/		2/20/1992			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2025	B24001346	EXTER RE	3,500	C				REPLACE 2 GAR DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2025	PERMIT	336	MATT MCGRATH
2/22/2016	MEASURED	406	ROBBIE MC
2/24/2006	MEASURED	336	MATT MCGRATH
12/5/2001	No change	JF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	COM WHS		18780		Sq Feet	SITE	1.0	0	34.	1.26	CG			ACCESS	-10					802,150						802,200	

Total AC/HA: 0.43113 | Total SF/SM: 18780 | Parcel LUC: 316 | COM WHS | Prime NB Desc: COMM GOOD | Total: 802,150 | Spl Credit | Total: 802,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	30 - GARAGE		
Sty Ht:	1 - 1 STORY		
(Liv) Units:	1	Total:	1
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	6 - STUCCO		
Sec Wall:	8 - BRICK VEN	20	%
Roof Struct:	8 - IRREGULAR		
Roof Cover:	9 - METAL		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	38.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		38.5	%

CALC SUMMARY

Basic $ / SQ:	60.00
Size Adj.:	1.25000000
Const Adj.:	1.00519538
Adj $ / SQ:	75.390
Other Features:	6000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	160549
Depreciation:	61811
Depreciated Total:	98738

COMMENTS

JOSHUA`S DEMO CORP.

RESIDENTIAL GRID

1st Res Grid	Desc:								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:					HB	1	

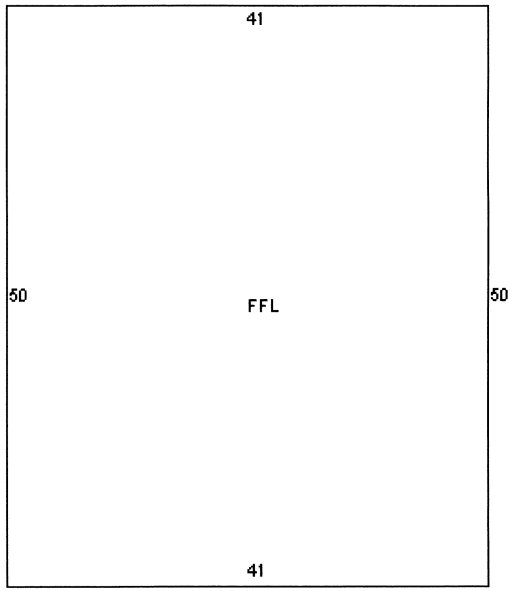
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	75.39	
Special Features:	0		Val/Su Net:	48.15	
Final Total:	98700		Val/Su SzAd	48.15	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	2,050	75.390	154,549

Net Sketched Area:	2,050			Total:	154,549
Size Ad	2050	Gross Area	2050	FinArea	2050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

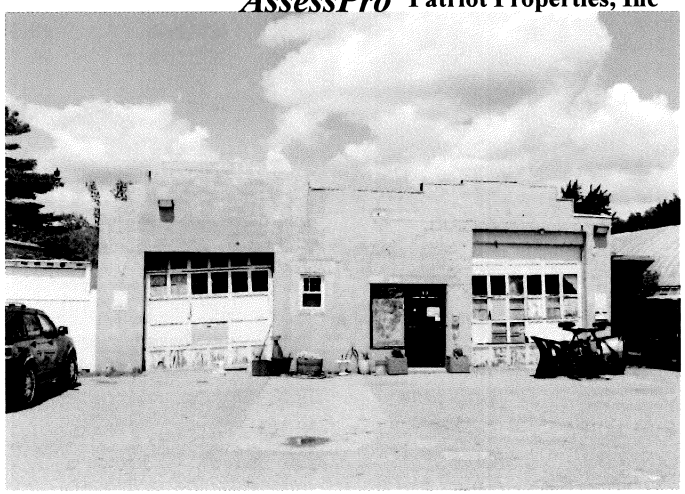
PARCEL ID 6-120B-9

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
88	FENCE-6	D	Y	1	100	A	FR	1970	4.80	T	75	316			100			100

More:	N	Total Yard Items:	100	Total Special Featues:		Total:	100

IMAGE

AssessPro Patriot Properties, Inc



6	120B	10			1 of 1	COMMERCIAL		APPRAISED:	847,000/	847,000
Map	Block	Lot	Lot2	Lot3	CARD	**Revere**		USE VALUE:	847,000/	847,000
								ASSESSED:	847,000/	847,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		FURLONG DR, REVERE

OWNERSHIP

Unit #:

Owner 1:	271 LEE BURBANK REALTY TRUST
Owner 2:	CHIUCCARIELLO MARIO TRUSTEE
Owner 3:	
Street 1:	38 CHURCH ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ:
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	271 LEE,LLC A MASS LTD LIABIL -
Owner 2:	-
Street 1:	271 LEE BURBANK HWY
Twn/City:	REVERE
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .266 Acres of land mainly classified as AUTOREP with a REPAIR GAR Building built about 1952, having primarily CORREG STL Exterior and 4419 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	0.266	199,300		647,700	847,000
Total Card	0.266	199,300		647,700	847,000
Total Parcel	0.266	199,300		647,700	847,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 191.67 | /Parcel: 191.67

Legal Description: FROM LEE BURBANK HY LOT C10 1 DEED 3 PCLS 9 & 11

User Acct: 6/120B/10/

GIS Ref:

GIS Ref:

Insp Date: 04/21/22

Entered Lot Size
Total Land: 11570
Land Unit Type: SF

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 6-120B-10 !1698!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	332	FV	199,300	0	.266	647,700	847,000	847,000	Year End Roll	1/6/2026
2026	332	NC	199,300	0	.266	647,700	847,000	847,000	Year End Roll	10/30/2025
2025	332	FV	178,000	0	.266	558,800	736,800	736,800	Year End Roll	12/18/2024
2025	332	NC	178,000	0	.266	558,800	736,800	736,800	Year End Roll	11/1/2024
2024	332	FV	170,200	0	.266	508,000	678,200	678,200	Year End Roll	12/26/2023
2024	332	NC	170,200	0	.266	508,000	678,200	678,200	Year End Roll	11/20/2023
2023	332	FV	144,900	0	.266	440,300	585,200		Year end	1/6/2023
2023	332	NC	144,900	0	.266	440,300	585,200		Year End Roll	10/21/2022

PRINT

Date	Time
09/29/26	14:43:24

LAST REV

Date	Time
10/09/25	15:53:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1698

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
271 LEE,LLC A M	639-55		11/10/2011	MULTIPLE PAR	737,500	No	No		
CUSTOM AUTO BOD	118412/88/1		6/28/2002	PORTION/ASSE		Yes	No		
UNKNOWN	/		1/1/1900			No	No		

USER DEFINED

Prior Id # 1:	I
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	6
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2021	B21001621	ROOF	5,700	C				RUBBER ROOF
8/25/2005	3459	Addition	10,000	C				BUILD NEW COMPUTER
6/9/2005	3134	EXTER RE	6,000	C				RESTUCCO FRT OF BL

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2022	PERMIT	336	MATT MCGRATH
2/22/2016	MEAS & INSP	406	ROBBIE MC
9/15/2006	MEAS & INSP	197	MIKE CASSIDY
12/6/2001	No change	JF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	AUTOREP		11570		Sq Feet	SITE	1.0	0	34.	1.65	CG			ACCESS	-10					647,709						647,700	ACCESS

Total AC/HA: 0.26561 | Total SF/SM: 11570 | Parcel LUC: 332 AUTOREP | Prime NB Desc COMM GOOD | Total: 647,709 | Spl Credit | Total: 647,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - REPAIR GAR		
Sty Ht:	1 - 1 STORY		
(Liv) Units:	1	Total:	1
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	18 - CORREG STL		
Sec Wall:			%
Roof Struct:	12 - BOW		
Roof Cover:	9 - METAL		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	D - FAIR		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:	6 - CERAMIC T	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	FAIR
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	38.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	38.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.03286946
Const Adj.:	0.92316395
Adj $ / SQ:	95.351
Other Features:	10800
Grade Factor:	0.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324116
Depreciation:	124785
Depreciated Total:	199332

COMMENTS

MAJESTIC MOTORS INC.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB	2

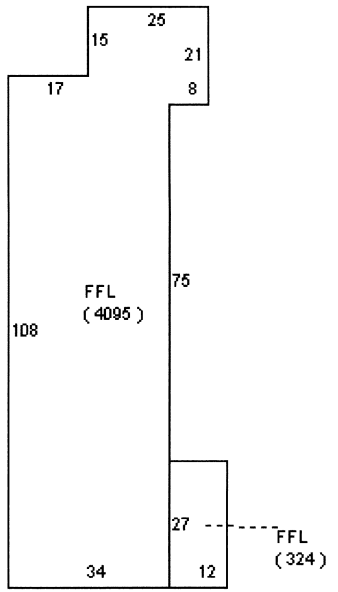
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	4,419	95.350	421,355

Net Sketched Area:	4,419			Total:	421,355
Size Ad	4419	Gross Area	4419	FinArea	4419

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	10		

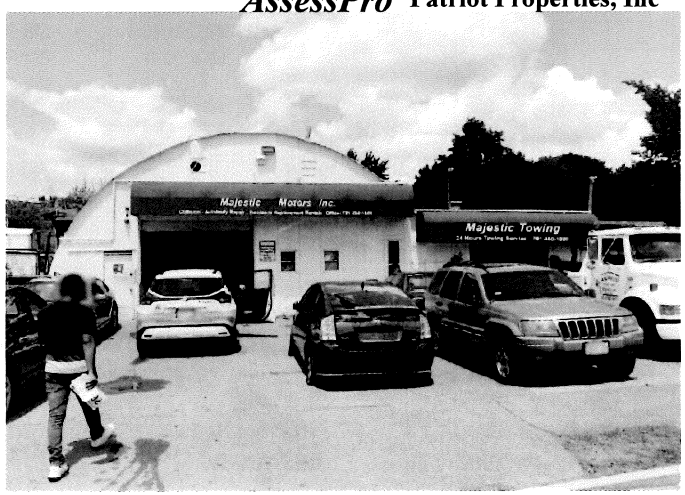
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	71.51	
Special Features:	0		Val/Su Net:	45.10	
Final Total:	199300		Val/Su SzAd	45.10	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

6-120B-10

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

6	120B	11			1 of 1	**Revere**	APPRAISED:	163,400/	163,400
Map	Block	Lot	Lot2	Lot3	CARD		USE VALUE:	163,400/	163,400
							ASSESSED:	163,400/	163,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ON 15FT WY LEADI, REVERE

OWNERSHIP

Unit #:

Owner 1:	271 LEE BURBANK REALTY TRUST
Owner 2:	CHIUCCARIELLO MARIO TRUSTEE
Owner 3:	
Street 1:	38 CHURCH ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ:
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	271 LLE,LLC A MASS LTD LIABILI -
Owner 2:	-
Street 1:	271 LEE BURBANK HWY
Twn/City:	REVERE
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This Parcel contains .202 Acres of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
392	0.202			163,400	163,400
Total Card	0.202			163,400	163,400
Total Parcel	0.202			163,400	163,400

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: FROM LEE BURBANK HGWY LOT C11 1 DEED 3 PCLS W/ 9 & 10

User Acct: 6/120B/11/

GIS Ref:

GIS Ref:

Entered Lot Size

Total Land: 8800

Land Unit Type: SF

Insp Date: 02/24/06

PREVIOUS ASSESSMENT

Parcel ID 6-120B-11 !1699!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	392	FV		0	.202	163,400	163,400	163,400	Year End Roll	1/6/2026
2026	392	NC		0	.202	163,400	163,400	163,400	Year End Roll	10/30/2025
2025	392	FV		0	.202	126,900	126,900	126,900	Year End Roll	12/18/2024
2025	392	NC		0	.202	126,900	126,900	126,900	Year End Roll	11/1/2024
2024	392	FV		0	.202	115,400	115,400	115,400	Year End Roll	12/26/2023
2024	392	NC		0	.202	115,400	115,400	115,400	Year End Roll	11/20/2023
2023	392	FV		0	.202	100,000	100,000		Year end	1/6/2023
2023	392	NC		0	.202	100,000	100,000		Year End Roll	10/21/2022

PRINT

Date	Time
09/29/26	14:43:04

LAST REV

Date	Time
10/09/25	15:54:32
apro	

PAT ACCT. 1699

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
271 LLE,LLC A M	639-55		11/10/2011	MULTIPLE PAR	737,500	No	No		
CUSTOM AUTO BOD	118412/88/1		6/28/2002	PORTION/ASSE		Yes	No		
UNKNOWN	/		1/1/1900			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2006	VACANT	336	MATT MCGRATH
12/6/2001	Change - H	JF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	I
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	6
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
392	UNDEV		8800		Sq Feet	SITE	1.0	0	34.	0.55	CG			UNBLD	-75					163,438						163,400	

Total AC/HA: 0.20202 | Total SF/SM: 8800 | Parcel LUC: 392 | UNDEV | Prime NB Desc: COMM GOOD

Total: 163,438 | Spl Credit: | Total: 163,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

UNPAVED YARD FOR CARS.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	0.00	
Special Features:	0		Val/Su Net:		
Final Total:	0		Val/Su SzAd		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:	
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 6-120B-11

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

290 LEE BURBANK HWY 6-120A1-26
LUC: 332

290 LEE BURBANK LLC
73 ADDISON ST
EAST BOSTON, MA 02128

LEE BURBANK HWY 6-120A1-27
LUC: 316

BURBANK PROPERTIES LLC
146 RAILROAD AVE
REVERE, MA 02151

230 LEE BURBANK HWY 6-120A1-9A
LUC: 300

SUMMIT HOSPITALITY 192, LLC
C/O SUMMIT HOTEL PROPERTIES
13215 BEE CAVE PKWY
SUITE B-300
AUSTIN, TX 78738

14 FURLONG DR 6-120B-10
LUC: 332

271 LEE BURBANK REALTY TRUST
CHIUCCARIELLO MARIO TRUSTEE
38 CHURCH ST
WINCHESTER, MA 01890

ON 15FT WY LEADI 6-120B-11
LUC: 392

271 LEE BURBANK REALTY TRUST
CHIUCCARIELLO MARIO TRUSTEE
38 CHURCH ST
WINCHESTER, MA 01890

RIGHT OF WAY 6-120B-12
LUC: 930

CITY OF REVERE
281 BROADWAY
REVERE, MA 02151

20 FURLONG DR 6-120B-13
LUC: 316

R-JEAN INC
20-26 FURLONG DR
REVERE, MA 02151

26 FURLONG DR 6-120B-14
LUC: 337

R-JEAN INC
20-26 FURLONG DR
REVERE, MA 02151

251 LEE BURBANK HWY 6-120B-15
LUC: 334

SUN OIL COMPANY
SUN REFINING & MARKETING CO
1900 DALROCK RD
ROWLETT, TX 75088

3 FURLONG DR 6-120B-16A
LUC: 401

SBR 3 FURLONG DRIVE LLC
C/O STOCKBRIDGE CAPITAL GROUP
300 NORTH LASALLE
SUITE 5300
CHICAGO, IL 60690

LEE BURBANK HWY 6-120B-1A
LUC: 392

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC
C/O HYM INVESTMENT GROUP LLC
ONE BEACON STREET
31ST FLOOR
BOSTON, MA 02108

4 FURLONG DR 6-120B-2A
LUC: 332

SCIGLIANO FAMILY TRUST
SCIGLIANO ROBERT E, TRUSTEE
12 SIMMONS RD
NAHANT, MA 01908

10 FURLONG DR 6-120B-2B
LUC: 326

MEADS LAURENCE J
275 LEE BURBANK HWY
REVERE, MA 02151

281 LEE BURBANK HWY 6-120B-3
LUC: 332

FORD JOHN
3 SEAL HARBOR RD
UNIT 834
WINTHROP, MA 02152

LEE BURBANK HWY 6-120B-4
LUC: 332

FORD JOHN
3 SEAL HARBOR RD
UNIT 834
WINTHROP, MA 02152

289 LEE BURBANK HWY 6-120B-5A
LUC: 103

IMPERIAL REALTY TRUST
297 LEE BURBANK LLC, TRUSTEE
297 LEE BURBANK HWY
REVERE, MA 02151

297 LEE BURBANK HWY 6-120B-6
LUC: 326

IMPERIAL REALTY TRUST
297 LEE BURBANK, LLC TRUSTEE
297 LEE BURBANK HWY
REVERE, MA 02151

301 LEE BURBANK REAR HWY 6-120B-7
LUC: 930

CITY OF REVERE
281 BROADWAY
REVERE, MA 02151

12 FURLONG DR 6-120B-9
LUC: 316

271 LEE BURBANK REALTY TRUST
CHIUCCARIELLO MARIO, TRUSTEE
38 CHURCH ST
WINCHESTER, MA 01890

GREEN ST 7-114-118-17
LUC: 130

PARKWAY HOMES OWNER LLC
300 WASHINGTON ST
SUITE 300
NEWTON, MA 02458

PRATT ST 7-114-118-18
LUC: 130

PARKWAY HOMES OWNER LLC
300 WASHINGTON ST
SUITE 300
NEWTON, MA 02458

PRATT CT 7-114-118-28
LUC: 130

PARKWAY HOMES OWNER LLC
300 WASHINGTON ST
SUITE 300
NEWTON, MA 02458

9 PRATT PL 7-114-118-33B-000
LUC: 996

9 PRATT PLACE CONDO ASSOC
9 PRATT PL
REVERE, MA 02151

9 PRATT PL 1 7-114-118-33B-1
LUC: 102

SANTANA MILEDY
9 PRATT PL
UNIT 1
REVERE, MA 02151

9 PRATT PL 2 7-114-118-33B-2
LUC: 102

AGUILAR KARLA CRISTINA
9 PRATT PL
UNIT 2
Revere, MA 02151

PRATT PL 7-114-118-33C
LUC: 930

CITY OF REVERE
281 BROADWAY
Revere, MA 02151

333 LEE BURBANK HWY 7-114-118-6C
LUC: 112

333 LEE BURBANK LLC
335 LEE BURBANK HWY
REVERE, MA 02151

335 LEE BURBANK HWY 7-114-118-6D
LUC: 332

335 LEE BURBANK LLC
335 LEE BURBANK HWY
REVERE, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE
DATE: 7-28-26

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, November 3, 2026 11:46 AM
To: fivestarsremodeling555@yahoo.com; hmb170@gmail.com; Ashley Melnik
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Flagged

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

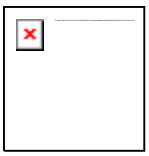
From:	Frank Stringi
Date:	November 03, 2026
Application #:	SPR26-000036
Address:	1029 WINTHROP AVE
Description:	Build addition consisting of 2 bedrooms and 1 full bathroom
Review Status:	Pending

The Site Plan Review Committee has reviewed the above referenced special permit application and has recommended the following conditions if approved by the City Council:

1. All units shall be brought into compliance with building, plumbing, electrical, fire safety and health codes
2. This special permit is subject to a final construction plan review by the Building Department Code Consultant.
3. The plans must be reviewed and approved by the Fire Dept.
4. A final as-built plan including the location of all, decks and landings must be filed with the Building Inspector prior to the issuance of an occupancy permit.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.
Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



??

C-26-16

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030(A) of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 26, 2026 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Carmela Cella-DelCore and Dana Marie DelCore, 1027-1029 Winthrop Avenue, Revere, MA 02151 requesting a special permit to modify and extend an existing non-confirming two-family home by constructing an approximately 560 sq. ft. addition third floor addition consisting of two bedrooms and one bathroom at 1027-1029 Winthrop Avenue, Revere, MA 02151.

A copy of the aforementioned application (**C-26-16)** is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check # 1483
10/7/26
10/14/26

FORM B

APPLICATION NO. C-26-16
DATE: 9/16/26

City of Revere, Massachusetts
Revere City Council
Application For
Special Permit or PUD

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

FILED
2026 SEP 16 AM 9:33
OFFICE CITY CLERK
REVERE, MASS

I hereby request a hearing before the Revere City Council for the following:

A. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.

B. Application for Special Permit for Alteration and Extension of Nonconforming Uses of Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020, or Section 17.40.030.

C. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),

1. Applicant submitting this application is: Carmela Cella-Delcore

Name: Dana Marie Delcore

Address: 1027-1029 Winthrop Ave, Revere MA 02151

Tel. #: 781-254-1311

Email: cdelcore13@gmail.com

2. Applicant is: ____ Tenant ____ Licensee ____ Prospective Purchaser

✓ Owner ____ Other (Describe)

_____.

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Dana Marie Delcole

Title: Owner

Address: 1029 Winthrop Ave, Revere, MA

Tel. #: 781-254-9539

Email: dana.marie.delcole001@gmail.com

4. The land for which this application is submitted is owned by:

Name: Carmela Cella-Delcole
Dana Marie Delcore

Address: 1027-1029 Winthrop Ave, Revere MA

Tel. #: 781-254-1311

5. The land described in this application is recorded in Suffolk County Registry of deeds

Book 71295, Page 91. Certificate # (if registered) _____,

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated: Titled and dated: Plot Plan of Land, #1027 & #1029 Winthrop Ave. Revere Ma. Prepared by David L. Farrar; PLS dated 9/12/26 (scale 1" = 30')

Lot # 1-14-3 Sq. Ft. 2170

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes ✓ no do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; ✓ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The subject property is located at 1027-1029 Winthrop Ave, Levittown and consists of approximately 2170 sq ft of land. The property is improved with an additional floor consisting of 2 bedrooms and a bath. The property is served by public utilities including water, sewer, electricity and gas. The property is situated within a residential neighborhood and consistent with surrounding use.

11. What is the nature of the exception or special permit requested in this application?

I am seeking a special permit to allow a modified residential use in order to accomodate a family member requiring close proximity for care and support. The request for special permit is to add 2 bedrooms and a bath to the existing structure. The new structure will be 1/2 story addition and will be roughly 560 sq feet which is 1/2 of the second floor sq. footage. The height of the new structure will be 35 feet. The proposed additions will improve and modernize the existing home without expanding the existing footprint. The proposed use remains residential in nature and is consistent with the surrounding neighborhood.

Date of denial by Building Inspector and/or Planning Board

3/3/26.

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Carmela Cella-DeCoco 6/8/26

Signature of Applicant Date

Carmela Cella-DeCoco 6/8/26

Jean Marie DeCoco 6/18/26

Signature of Owner Date

Signature of Designated Representative Date

Received from above applicant, the sum of $ _____ to apply against administrative and mailing costs.

_____

General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals, Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. Name and residential address of party submitting application:

Name: Carmela Cella-DelCore

Address: 1027 Winthrop Ave, Revere, MA

2. Name and residential address of each landowner on whose property subject matter will be exercised: (Attach additional pages, if necessary.) Carmela Cella-DelCore

Name: Dana Marie DelCore

Address: 1027-1029 Winthrop Ave, Revere, MA

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: N/A

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: Carmela Cella-DelCore
Dana Marie DelCore

Address: 1027-1029 Winthrop Ave, Revere, MA

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: N/A

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: N/A

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____
(50% or more)
Address: _____

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: N/A

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership: N/A

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

N/A

The foregoing information is provided under the Pains and Penalty of Perjury.
Signature of each party and landowner:

Carmela Celia-DeCore

Jean Marie DelCorso

Request for Finding of Fact – Special Permit

Now comes the applicant Carmela Celia Delcore
who has applied to this Honorable City Council for a special permit for property located at
1027-1029 Winthrop Ave, Revere and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
   (a) The proposed use is consistent with the existing residential character of the neighborhood.
   (b) The proposal is limited in scope and maintains the appearance and use of the property.
   (c) The proposed use supports the reasonable use of the property while remaining consistent with the intent of the zoning Ordinance
2. That the specific site is an appropriate location for such use for the following reasons:
   (a) The property is located in an established residential neighborhood.
   (b) The existing lot and structure are suitable for the propoied use.
   (c) The proposal is compatible with surrounding properties and existing development patterns.
3. That the specific site has adequate public sewer and water facilities and water systems for the following reasons:
   (a) The property is connected to the municipal water system.
   (b) The property is connected to the municipal sewer system
   (c) Existing public utilities are adequate to serve the proposed use.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
   (a) The proposal will maintain the residential character of the neighborhood.
   (b) No significant increase in noise, traffic or
   (c) congestion is anticipated.

The proposed use will not negatively impact neighboring properties

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Winthrop Avenue (streets) for the following reasons:
   (a) The proposal will not create unsafe traffic conditions
   (b) Existing access to the property will remain unchanged.
   (c) Adequate visibility and safe pedestrian and vehicle access will be maintained.
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
   (a) The property has adequate utility services to support the proposed use.
   (b) Existing parking and site access will continue to safely serve the property
   (c) The proposed use will comply with applicable building and safety requirements

Date: 6/6/24

Respectfully submitted by: Carmela Wells-Wallace

CERTIFICATION

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

Signature of Individual or
Corporate Name

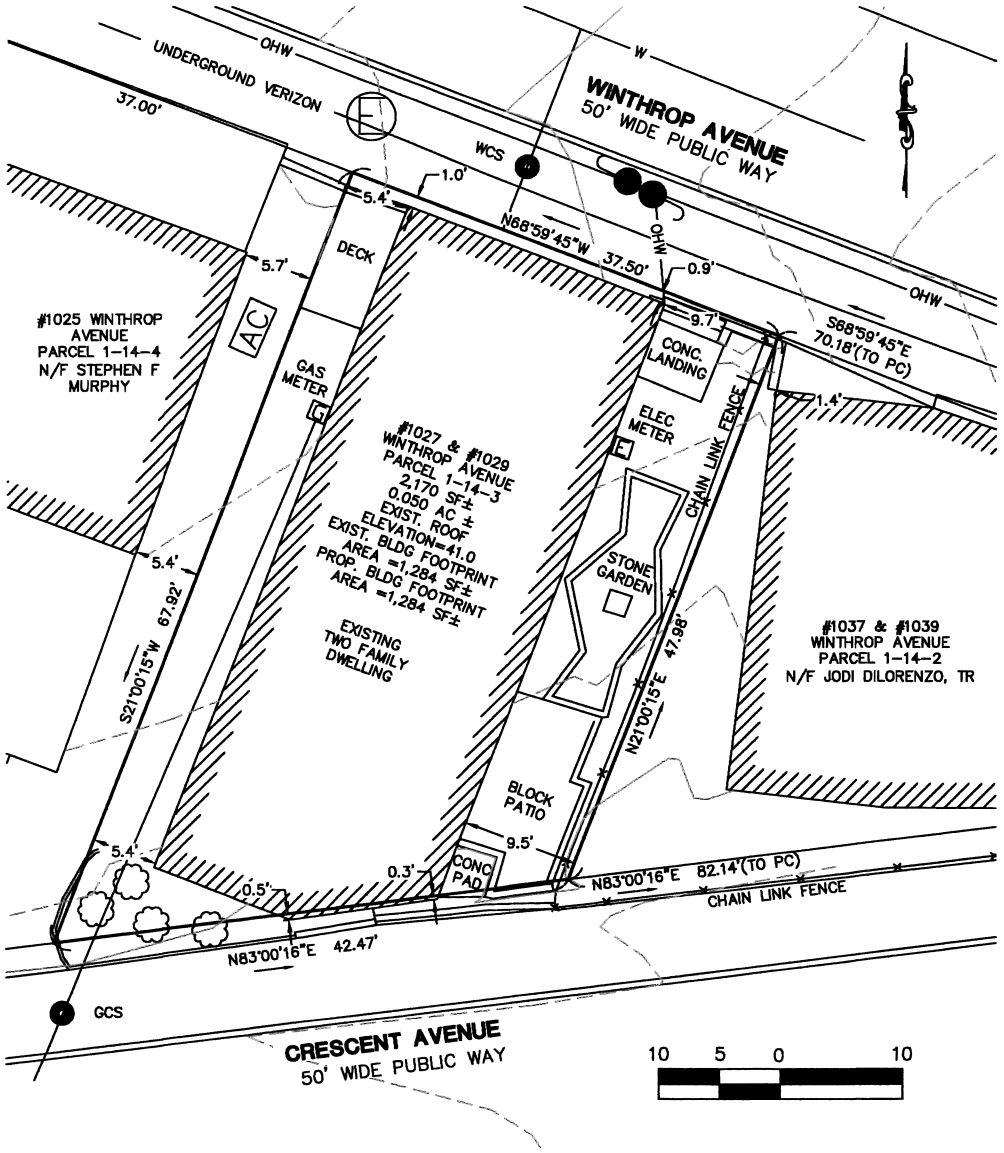
by: _____
Corporate Officer (if applicable)

CERTIFICATION

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)



PLOT PLAN OF LAND

LOCATED AT

#1027 & #1029 WINTHROP AVENUE

IN

REVERE, MA

PREPARED FOR:

CARMELA CELLA DELCORE

1029 WINTHROP AVENUE
REVERE, MA 02151

PREPARED BY:

DAVID L. FARRAR, PLS

15 MELODY ROAD
PEABODY, MA

9/12/2026

SCALE: 1" = 20'

OWNER OF RECORD:
CARMELA CELLA-DELCORE

DEED REFERENCE:
BK 70919 PG 83

ASSESSOR REFERENCE:
1-14-3

PLAN REFERENCES:
BK 4311 PG 416
LC #14779A
LC #34792A
BK 1291 END
1886 CITY LAYOUT CRESCENT AVE

ZONING CHART

ZONING DISTRICT – RESIDENCE B DISTRICT

LOT AREA=2,170 SF±

	REQ.	EXISTING	PROPOSED
MIN. FRONT YARD	15'*	0.8'	0.8'
MIN. SIDE YARD(SUM)	15'*	14.9'	14.9'
MIN. REAR YARD	20'*	0'	0'
MAX. BLDG HEIGHT(FT)	35'	23.1'	33.5'
BUILDING COVERAGE(MAX)	30%	59%	59%
USABLE OPEN SPACE(MIN)	30%	41%	41%

*SECTION 17.24.030

COMMONWEALTH OF MASSACHUSETTS
DAVID L. FARRAR
No. 50879
REGISTERED PROFESSIONAL LAND SURVEYOR
9/12/2026

EXISTING BUILDING HEIGHT CALCULATION:
ROOF HEIGHT =41.0'
AVERAGE LOT GRADE*=17.9'
BUILDING HEIGHT=41.0'-17.9'=23.1'
*AVERAGE LOT GRADE COMPUTED BY THE AVERAGE OF THE ELEVATIONS AT THE FOUR CORNERS OF THE LOT.

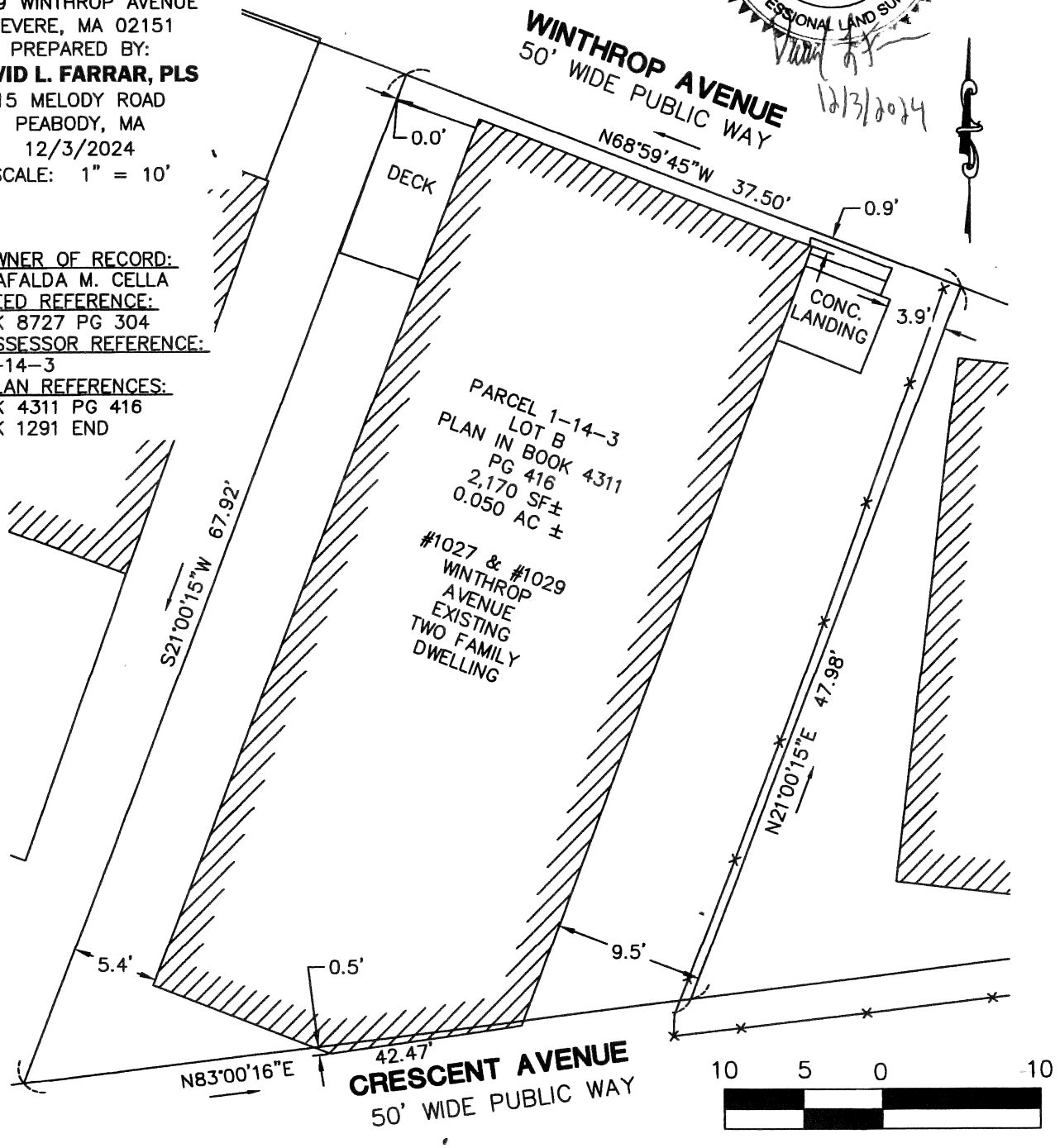
NOTES:
1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION WHICH MAY DISCLOSE ENCUMBERANCES, EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT SHOWN HEREON.
2) EXISTING UTILITY LOCATIONS ARE NOT SHOWN HEREON. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION.
3) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED BY GPS OBERVATIONS.
4) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 25025C0038J WITH AN EFFECTIVE DATE OF MARCH 16, 2016, THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA(ZONE AE ELEVATION=11).
5) THE ZONING TABLE SHOWN IS FOR REFERENCE ONLY. NO CERTIFICATION TO ZONING COMPLIANCE IS MADE. A PROFESSIONAL THAT SPECIALIZES IN ZONING BYLAW COMPLIANCE SHOULD BE CONSULTED.
6) THE FOOTPRINT OF THE BUILDING IS TO REMAIN UNCHANGED. LIVING AREA IS TO BE ADDED ABOVE THE EXISTING ROOF LINE PER THE ARCHITECTURAL PLANS.

PLOT PLAN OF LAND

LOCATED AT
#1027 & #1029
WINTHROP AVENUE
IN
REVERE, MA
PREPARED FOR:
CARMELA CELLA DELCORE
1029 WINTHROP AVENUE
REVERE, MA 02151
PREPARED BY:
DAVID L. FARRAR, PLS
15 MELODY ROAD
PEABODY, MA
12/3/2024
SCALE: 1" = 10'

COMMONWEALTH OF MASSACHUSETTS
DAVID L. FARRAR
No. 50879
REGISTERED
PROFESSIONAL LAND SURVEYOR

12/3/2024



OWNER OF RECORD:
MAFALDA M. CELLA
DEED REFERENCE:
BK 8727 PG 304
ASSESSOR REFERENCE:
1-14-3
PLAN REFERENCES:
BK 4311 PG 416
BK 1291 END

NOTES:
1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION WHICH MAY DISCLOSE ENCUMBERANCES, EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT SHOWN HEREON.
2) THIS PLAN IS NOT THE RESULT OF AN INSTRUMENT SURVEY AND SHOULD NOT BE USED FOR BOUNDARY DETERMINATION, ERECTION OF FENCES, LANDSCAPING OR FOR CONSTRUCTION OF ANY KIND.
3) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 25025C0038J WITH AN EFFECTIVE DATE OF MARCH 16, 2016, THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
4) NO CERTIFICATION TO ZONING COMPLIANCE IS MADE.
5) NO WETLANDS WERE OBSERVED ON THE PARCEL.

Suffolk County Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 22027
Document Type	: DED
Recorded Date	: April 16, 2025
Recorded Time	: 03:17:03 PM
Recorded Book and Page	: 71295 / 91
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1097756
Recording Fee (including excise)	: $155.00

****

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 04/16/2025 03:17 PM
Ctrl# Doc# 00022027
Fee: $.00 Cons: $.00

****

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

QUITCLAIM DEED

I, Carmela Cella-DelCore, of Revere, MA, for nominal consideration paid and in consideration of ONE AND 00/100 ($1.00) Dollar

Grant to Carmela Cella-DelCore and Dana Marie DelCore, as joint tenants with the right of survivorship, both of 1027-1029 Winthrop Avenue, Revere, MA 02151

With QUITCLAIM COVENANTS

LOCUS: 1027-1029 Winthrop Avenue, Revere, Massachusetts 02151

The land in said Revere with the buildings known and numbered 1027-1029 Winthrop Avenue, thereon, and being shown as

Lot B on a plan of land in Revere, Mass. (Beachmont Section) made by N.J. Holland, C.E., dated July 16, 1921, recorded with the Suffolk County Registry of Deeds, at Book 4311; page 416, bounded and described as follows:

WESTERLY	by Lot "C" as shown on said plan, sixty-seven and 92/100 (67.92) feet:
NORTHERLY	by Wintrhop Avenue; thirty-seven and 50/100 (37.50) feet:
EASTERLY	by Lot "A" as shown on said plan, forty-seven and 98/100 (47.98) feet:
SOUTHERLY	by Crescent Avenue, forty-two and 47/100 (42.47) feet:

Containing two thousand one hundred seventy (2,170) square feet of land according to said plan.

This conveyance is being made subject to any conditions and encumbrances of record if any there be, and to the Real Estate taxes for the current year.

Grantor hereby releases any and all benefits and rights of an existing estate of homestead in the above described property, and states under the pains and penalties of perjury that no other party occupies the premises or is otherwise entitled to an estate of homestead.

For Grantors title see deed dated November 25, 2024 and recorded with the Suffolk Registry of Deeds on December 18, 2024 at Book 70919, Page 83.

Witness my hand and seal this 14th day of April, 2025

Carmela Cella-DelCore

Carmela Cella-DelCore

COMMONWEALTH OF MASSACHUSETTS

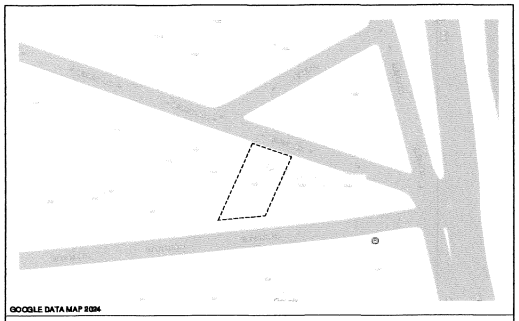
Suffolk, ss

On this 14 day of April, 2025, before me, the undersigned notary public, personally appeared Carmela Cella-DelCore, and proved to me through satisfactory evidence of identification which was Driver License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed the foregoing voluntarily, as her free act and deed, and for its stated purpose.

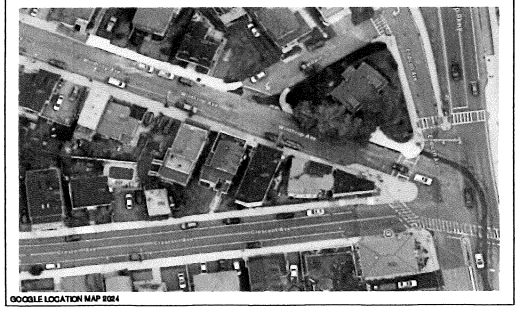
Notary Public:

My commission expires: 9-23-2027

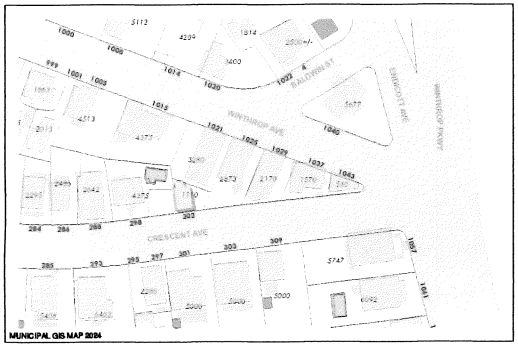
KHADIJA HASSARI
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
September 23, 2027



GOOGLE DATA MAP 2024



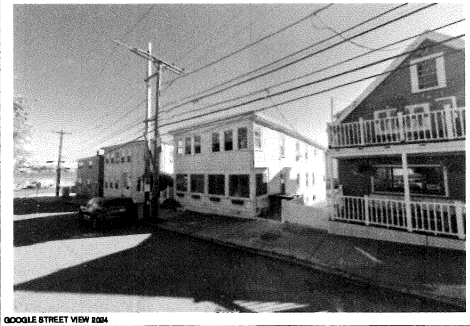
GOOGLE LOCATION MAP 2024



MUNICIPAL GIS MAP 2024



PERSPECTIVE VIEW



GOOGLE STREET VIEW 2024

PROJECT NARRATIVE:

SHEET INDEX			
COVER SHEET	CS1	PROPOSED FLOOR PLANS	A1.1
CONTEXT SHEET	CS2	PROPOSED ELEVATIONS	A2.1
EXISTING SITE PLAN	C1.1	PROPOSED WALL TYPES	A3.1
PROPOSED SITE PLAN	C2.1	PROPOSED DETAILS / SECTIONS	A4.1
EXISTING/DEMO FLOOR PLANS	D1.1	PROPOSED PERSPECTIVES	A5.1
EXISTING ELEVATIONS	D2.1	PROPOSED STRUCTURE PLANS	S1.1
PROPOSED LIFE SAFETY / RCP	LS1	PROPOSED STRUCTURE DETAILS	S2.1

PROJECT DIRECTORY							
CLIENT NAME:	PROJECT CONTACT:	ARCHITECT:	STRUCTURAL ENGINEER	ELECTRICAL ENGINEER:	PLUMBING ENGINEER:	MECHANICAL ENGINEER:	FIRE PROTECTION ENGINEER:
ADDRESS:	ADDRESS:	ADDRESS:	ADDRESS:	ADDRESS:	ADDRESS:	ADDRESS:	ADDRESS:
PHONE:	PHONE:	PHONE:	PHONE:	PHONE:	PHONE:	PHONE:	PHONE:
EMAIL:	EMAIL:	EMAIL:	EMAIL:	EMAIL:	EMAIL:	EMAIL:	EMAIL:

PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-953-9028
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:

1027 WINTHROP AVENUE

REVERE / MA / 02151

NOTES:

PERMITS MUST BE OBTAINED

SCALE: 8.5"X11" AS STATED
SCALE: 11"X17" HALF STATED

REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/20/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
TITLE SHEET
COVER
SHEET 1 OF 1

CS1

GENERAL NOTES

CONSTRUCTION DOCUMENTS
1. THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS AND THE SPECIFICATIONS.

2. BY EXECUTION OF THE CONSTRUCTION CONTRACT, THE CONTRACTOR REPRESENTS THAT HE OR SHE HAS (1) READ AND UNDERSTANDS THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, (2) VISITED THE PROJECT-SITE, (3) BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, (4) CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND (5) THAT HE OR SHE WILL COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.

3. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK - AND TO PROVIDE (FURNISH AND INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION, IN ACCORDANCE WITH THEIR MANUFACTURER'S REQUIREMENTS.

4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY - WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WHILE PREPARED WITH DUE CARE AND DILIGENCE, PERFECTION IS NOT POSSIBLE. DESIGN AND CONSTRUCTION ARE COMPLEX - EVERY POSSIBLE CONDITION OR CONTINGENCY CANNOT BE ANTICIPATED OR FULLY INDICATED WITHIN THE DOCUMENTS.

5. CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL) AND OTHER CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AT THE PROJECT-SITE BEFORE STARTING CONSTRUCTION. REPORT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED FOR CLARIFICATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR CORRECTION COSTS IF WORK IS EXECUTED WITH KNOWLEDGE THAT IT INVOLVES AN ERROR, INCONSISTENCY OR OMISSION - WITHOUT THE ABOVE NOTICE.

6. IN THE EVENT OF CONFLICT OR AMBIGUITY WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE AGREED TO PROVIDE THE GREATER QUANTITY AND / OR BETTER QUALITY OF MATERIALS AND / OR WORK. OMISSIONS IN THE DESCRIPTION OF THE WORK DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

7. THE CONTRACTOR SHALL FULLY ACQUAINT HIMHERSELF WITH THE CONDITIONS AND REQUIREMENTS OF THE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, INCLUDING OTHER PARTS OF THE PROPOSED CONTRACT DOCUMENTS, AND FULLY UNDERSTAND THE CONDITIONS, DIFFICULTIES AND RESTRICTIONS COMPLETELY, BEFORE EXECUTING THE WORK. IT IS UNDERSTOOD THAT OMISSIONS FROM THE BID, DUE TO FAILURE OF THE CONTRACTOR TO FULLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DOCUMENTS, WILL NOT ENTITLE HIM TO ADDITIONAL CONSIDERATION AND/OR COMPENSATION. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK.

8. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE CONSTRUCTION DOCUMENTS, OR BE IN DOUBT AS TO THE MEANING AND INTENTION OF ANY ITEMS OR REQUIREMENTS, THEY SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

9. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE G.C. SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL THE TRADES.

10. NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

11. ANY STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS (IF REQUIRED) ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

12. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

13. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

14. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AT THE SITE. PROTECT THEM FROM DAMAGE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OF RECORD FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.

15. THE CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES AS REQUIRED BY APPLICABLE CODE, LOCAL AUTHORITIES OR JURISDICTIONAL ORDINANCE.

16. PRIOR TO COMMENCING THE WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD, COMPARE THOSE MEASUREMENTS TO THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OF RECORD. DRAWINGS SHALL NOT BE SCALED OFF FOR MEASUREMENT.

17. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING AND THE HEALTH OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING COMPLETION OF THE SCOPE OF WORK DEFINED BY THIS ARCHITECTURAL DOCUMENTATION SET.

18. ALL WORK SHALL COMPLY WITH LOCAL BUILDING AUTHORITIES, CODES, REGULATIONS,ORDINANCES AND STATUTES, STATE, FEDERAL CODE AND OTHER JURISDICTIONAL AUTHORITIES, AND LATEST REVISIONS THEREOF. MODIFICATIONS REQUIRED BY THE ABOVE AND AUTHORITY SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

19. ALL EMERGENCY BUILDING EXITS REQUIRED BY CODE, SHALL BE OPERABLE AND UNOBSTRUCTED DURING CONSTRUCTION PERIOD.

20. FIRE EXTINGUISHER CABINETS TO BE FURNISHED AND INSTALLED BY THE G.C. ARE TO BE IN COMPLIANCE WITH CITY AND APPLICABLE FIRE CODES.

21. BOTH PLACEMENT AND QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED BY THE FIRE MARSHALL AND COMPLY WITH ALL N.F.P.A. REQUIREMENTS. G.C. TO COORDINATE INSTALLATION.

22. THE CONTRACTOR SHALL REVIEW THE LOCATIONS OF ALL FIRE LIFE SAFETY DEVICES WITH THE FIRE INSPECTOR AND THE OWNER REPRESENTATIVE FOR ON-SITE APPROVAL PRIOR TO INSTALLATION.

23. INTERIOR FINISHES SHALL COMPLY WITH LOCAL CODES.

24. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACKING, HANGERS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED PLUMBING, MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT FURNISHINGS.

25. INTERIOR WALL AND CEILING FINISH FLAME-SPREAD RATING SHALL BE AS REQUIRED BY LOCAL CODES.

26. PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED IN ACCORDANCE WITH LOCAL CODES.

27. ALL WIRING WITHIN CONCEALED SPACES SHALL COMPLY WITH LOCAL CODES.

28. ALL DOOR SIZES SHOWN ARE OPENING SIZES. ALLOWANCE FOR THRESHOLDS (1/2" MIN),ETC. SHALL BE DEDUCTED. FRAMES SHALL BE RENEGOTIATED WHERE REQUIRED FOR CLOSETS, KITCHENS AND BATHROOMS.

29. ALL DISCIPLINES REQUIRED TO PROVIDE SHOP DRAWINGS AND OR SAMPLES OF FINISHES, TO SUBMIT TO THE CONTRACTOR PRIOR TO START, WHO WILL FORWARD TO ARCHITECT AND OWNER FOR COMMENTS, FOR APPROVAL OR RE-SUBMITTAL.

30. THE SECURITY SYSTEMS ARE TO BE PROVIDED AND INSTALLED BY OTHERS. G.C. SHALL BE RESPONSIBLE FOR COORDINATION WITH OWNER'S SECURITY SYSTEMS CONTRACTOR.

31. GC TO REPLACE WORK OR PORTIONS OF THE WORK, NOT CONFORMING TO SPECIFIED REQUIREMENTS IN THE OPINION OF OWNER AND OR ARCHITECT.

32. ALL ITEMS TO BE SUPPLIED AND INSTALLED (TO A FULLY FINISHED LEVEL) BY G.C. - G.C. TO PROVIDE POWER AS REQUIRED.

33. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE DAILY CLEANUP OF THE JOBSITE AND ITS SURROUNDING AREA AND REMOVE ALL CONSTRUCTION DEBRIS FOR DISPOSAL.

34. THE GC SHALL COORDINATE PARKING, MATERIAL DELIVERY, MATERIAL STAGING AND CONSTRUCTION DUMPSTER LOCATIONS W/ OWNER AND/OR OWNER'S TENANT PRIOR TO BEGINNING CONSTRUCTION. MAINTAIN ALL PEDESTRIAN WALKWAYS OPEN DURING CONSTRUCTION WHEN PROJECT IS LOCATED WITHIN AN EXISTING OCCUPIED DEVELOPMENT. COORDINATE ALL SHARED UTILITIES, FIRE SPRINKLER SYSTEM SHUT OFFS, ETC. W/ OWNER AND/OR OWNER'S TENANT PRIOR TO BEGINNING OF THE WORK.

GENERAL SCOPE OF WORK
35. PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT - EXCEPT AS NOTED OTHERWISE.

36. SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS - WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.

37. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

38. PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY. PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY.

39. VERIFY LOCATIONS OF EXISTING UTILITY SERVICE CONNECTIONS SERVING THE PROJECT BEFORE STARTING CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES NOTED ARE APPROXIMATE, AND MAY BE BASED ON UN-VERIFIED INFORMATION. PROVIDE ALL CONNECTIONS REQUIRED AT UTILITY CONNECTION POINTS AT NO ADDITIONAL COST TO THE OWNER.

40. PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.

41. ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY, FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS - OR THE WORK MAY BE CONSIDERED DEFECTIVE -AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.

COORDINATION WITH SEPARATE CONTRACTORS
42. COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED, CONTRACTOR INSTALLED (OFCI), OR NOT-IN-CONTRACT (NIC). PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.

43. COORDINATE THE WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.

44. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.

45. NOTIFY THE OWNER WITHIN FIVE (5) DAYS OF RECEIPT OF ANY ITEMS THAT ARE MISSING, DAMAGED OR OTHERWISE DEFECTIVE. LACK OF NOTIFICATION WILL BE CONSIDERED PRESUMPTIVE PROOF THAT ALL ITEMS DID ARRIVE UNDAMAGED AND IN PROPER QUANTITIES, AND ANY REPLACEMENT OR REPAIRS NECESSARY WILL THEN BE THE RESPONSIBILITY OF THE CONTRACTOR.

46. REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S SATISFACTION.

COORDINATION WITH OWNER
47. OBTAIN AND COMPLY WITH THE OWNER'S CONSTRUCTION RULES & REGULATIONS WHICH ARE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS BY REFERENCE. COMPLY WITH OWNER'S APPROVED DRAWINGS OF THIS PROJECT, IF APPLICABLE. MAINTAIN PRINTED COPY AT THE SITE AND ACKNOWLEDGE RECEIPT TO THE OWNER.

48. PARTICIPATE IN A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AND PROVIDE THEM SUFFICIENT NOTICE BEFORE STARTING WORK.

GENERAL DEMOLITION
49. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.

50. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL & DETAILED DEMOLITION INSTRUCTIONS.

51. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.

52. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.

53. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS.

54. THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, MILLWORKS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.

55. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 6" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

TEMPORARY FACILITIES, UTILITIES & CONTROLS
56. PROVIDE BARRIERS, FENCES AND OTHER CONTROLS TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREAS, AND TO PROTECT CONSTRUCTION WORKERS AND THE PUBLIC FROM HAZARDS OF CONSTRUCTION.

57. PROVIDE PROTECTION OF CONSTRUCTION MATERIALS FROM LOSS, DAMAGE, FIRE OR THEFT, AND PROTECT EXISTING CONSTRUCTION FROM DAMAGE BY CONSTRUCTION OPERATIONS.

58. PROVIDE TEMPORARY FIRE -PREVENTION MEASURES AND PROCEDURES INCLUDING FIRE -EXTINGUISHERS PER AHJ REQUIREMENTS.

59. PROVIDE DUMPSTERS AND COLLECT WASTE DAILY. DISPOSE OF MATERIAL IN A LAWFUL MANNER. PLACE DUMPSTER IN LOCATION APPROVED BY OWNER OR OWNER, AS APPLICABLE.

GENERAL PRODUCT REQUIREMENTS
60. STORE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS, PROTECTED FROM DAMAGE OR ABUSE, AND WITH VENTILATION TO AVOID CONDENSATION.

61. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION AND PERFORMANCE.

62. INSPECT EACH ITEM OF MATERIAL OR EQUIPMENT IMMEDIATELY PRIOR TO INSTALLATION. REJECT DAMAGED AND DEFECTIVE ITEMS.

COORDINATION WITH FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)
63. REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, & SIGNAGE DRAWINGS FOR UNIT SIZES, WEIGHTS, SERVICE -CONNECTIONS AND CLEARANCES REQUIRED - WHETHER FURNISHED OR INSTALLED BY THE CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH -INS, CONNECTIONS AND CLEARANCES WILL BE PROVIDED. PROVIDE OPENINGS AND DELIVERY ACCESS FOR FIXTURES, AND PROVIDE STAGING SPACE FOR THEIR INSTALLATION. REPORT DISCREPANCIES OR OMISSIONS IN EQUIPMENT REQUIREMENTS PRIOR TO INSTALLATION.

64. PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK / FIXTURES, SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS).

65. VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED W/ OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF -SITE AND IN AN EXPEDITIOUS MANNER.

GENERAL EXECUTION OF THE WORK
66. ESTABLISH AND MAINTAIN DURABLE MARKERS TO LOCATE ALL ELEMENTS OF THE WORK, INCLUDING BUT NOT LIMITED TO PARTITIONS, CASEWORK, FIXTURES, EQUIPMENT AND LIGHT FIXTURES, AND THEIR RELATED MECHANICAL, ELECTRICAL AND PLUMBING CONNECTIONS.

67. AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WALLS, RETURN ALL EXPOSED SURFACE FINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED.

68. PERFORM ALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION WORK AND TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CUT & PATCH PARTITIONS FOR INSTALLATION OF PLUMBING OR ELECTRICAL SERVICES AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY. PROVIDE ESCUTCHEONS, GROMMETS AND SIMILAR SURFACE CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF FINISHED SURFACES.

69. BRACE PARTITIONS, SUSPEND CEILINGS OR SOFFITS, AND BRACE PLATFORMS, SUSPENDED ITEMS OR SIMILAR CONSTRUCTION ONLY TO STRUCTURAL ELEMENTS ABOVE EVEN IF NOT SPECIFICALLY NOTED. DO NOT ANCHOR TO ROOF DECK, PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.

FINAL CLEANING
70. JUST BEFORE OWNER OCCUPANCY, CLEAN ALL SURFACES INCLUDING FIXTURES AND EQUIPMENT FOR THE OWNER'S USE AND OPERATION. POLISH GLASS AND PLUMBING FIXTURES TO BE WITHOUT NOTICEABLE STREAKS. VACUUM CLEAN FLOORS AND DAMP WIPE WALLS, FIXTURES AND EQUIPMENT TO BE DUST -FREE WITHOUT STAINS, RUMS AND OTHER DISTRACTING SUBSTANCES.

71. CLEAN THE PROJECT SITE OF RUBBISH, LITTER AND OTHER FOREIGN SUBSTANCES. BROOM CLEAN PAVED AREAS AND REMOVE STAINS, SPILLS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PAVED NOR PLANTED, TO A SMOOTH EVEN TEXTURED SURFACE.

GENERAL DRAWING REFERENCES
72. REFER TO THE GENERAL NOTES SHEETS OF EACH PROFESSIONAL DISCIPLINE FOR ALL OTHER CONSTRUCTION REQUIREMENTS NOT LISTED BELOW. FOR ALL OTHER INSTRUCTIONS, REFER TO THE PROJECT'S SEPARATE CONSTRUCTION SPECIFICATIONS.

SYMBOLS

CONSTRUCTION DOCUMENTS
1. THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS AND THE SPECIFICATIONS.

2. BY EXECUTION OF THE CONSTRUCTION CONTRACT, THE CONTRACTOR REPRESENTS THAT HE OR SHE HAS (1) READ AND UNDERSTANDS THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, (2) VISITED THE PROJECT-SITE, (3) BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, (4) CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND (5) THAT HE OR SHE WILL COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.

3. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK - AND TO PROVIDE (FURNISH AND INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION, IN ACCORDANCE WITH THEIR MANUFACTURER'S REQUIREMENTS.

4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY - WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WHILE PREPARED WITH DUE CARE AND DILIGENCE, PERFECTION IS NOT POSSIBLE. DESIGN AND CONSTRUCTION ARE COMPLEX - EVERY POSSIBLE CONDITION OR CONTINGENCY CANNOT BE ANTICIPATED OR FULLY INDICATED WITHIN THE DOCUMENTS.

5. CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL) AND OTHER CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AT THE PROJECT-SITE BEFORE STARTING CONSTRUCTION. REPORT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED FOR CLARIFICATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR CORRECTION COSTS IF WORK IS EXECUTED WITH KNOWLEDGE THAT IT INVOLVES AN ERROR, INCONSISTENCY OR OMISSION - WITHOUT THE ABOVE NOTICE.

6. IN THE EVENT OF CONFLICT OR AMBIGUITY WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE AGREED TO PROVIDE THE GREATER QUANTITY AND / OR BETTER QUALITY OF MATERIALS AND / OR WORK. OMISSIONS IN THE DESCRIPTION OF THE WORK DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

7. THE CONTRACTOR SHALL FULLY ACQUAINT HIMHERSELF WITH THE CONDITIONS AND REQUIREMENTS OF THE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, INCLUDING OTHER PARTS OF THE PROPOSED CONTRACT DOCUMENTS, AND FULLY UNDERSTAND THE CONDITIONS, DIFFICULTIES AND RESTRICTIONS COMPLETELY, BEFORE EXECUTING THE WORK. IT IS UNDERSTOOD THAT OMISSIONS FROM THE BID, DUE TO FAILURE OF THE CONTRACTOR TO FULLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DOCUMENTS, WILL NOT ENTITLE HIM TO ADDITIONAL CONSIDERATION AND/OR COMPENSATION. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK.

8. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE CONSTRUCTION DOCUMENTS, OR BE IN DOUBT AS TO THE MEANING AND INTENTION OF ANY ITEMS OR REQUIREMENTS, THEY SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

9. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE G.C. SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL THE TRADES.

10. NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

11. ANY STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS (IF REQUIRED) ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

BUILDING ANALYSIS

BUILDING CODES:

ICC INTERNATIONAL BUILDING CODE 2018 W/ MA AMENDMENTS 780 CMR
ICC INTERNATIONAL ENERGY CONSERVATION CODE 2015

BUILDING CONSTRUCTION CLASSIFICATION:

BUILDING TYPE: 5A
FIRE RESISTANCE REQUIREMENTS:
PRIMARY STRUCTURAL FRAME: 1 HOUR
BEARING WALLS AND PARTITIONS:
EXTERIOR: 1 HOUR
INTERIOR: 1 HOUR
NON-BEARING WALLS AND PARTITIONS:
EXTERIOR: 0 HOUR
INTERIOR: 0 HOUR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR

ALLOWABLE BUILDING HEIGHTS AND AREAS:

BUILDING TYPE: 5A
GROUP: R
HEIGHT: 60 FT
STORIES: 3
AREA: 12,000 SQ FT
*BUILDING HEIGHT AND STORY INCREASE DUE TO AUTOMATIC SPRINKLER SYSTEM

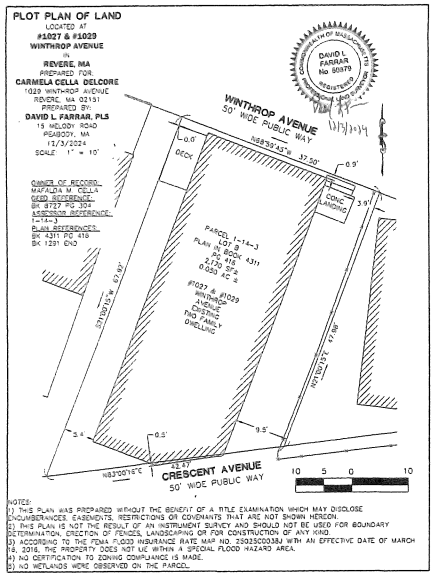
BUILDING USE GROUP:

RESIDENTIAL: R-3

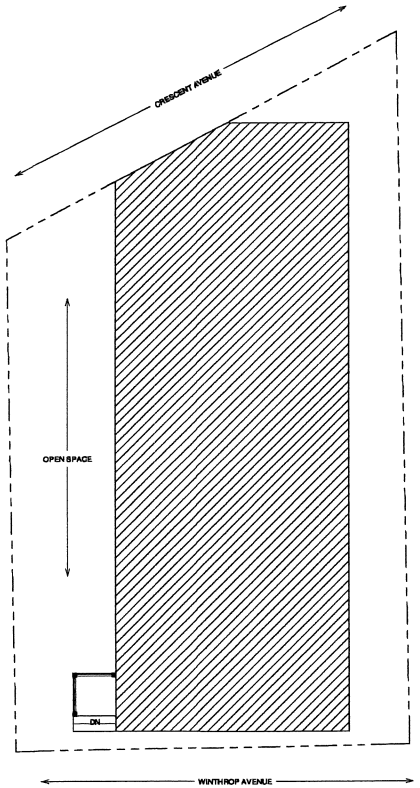
MECHANICAL, ELECTRIC, PLUMBING, FIRE PROTECTION, AND UTILITY PLANS PROVIDED BY OTHERS.

ABBREVIATIONS

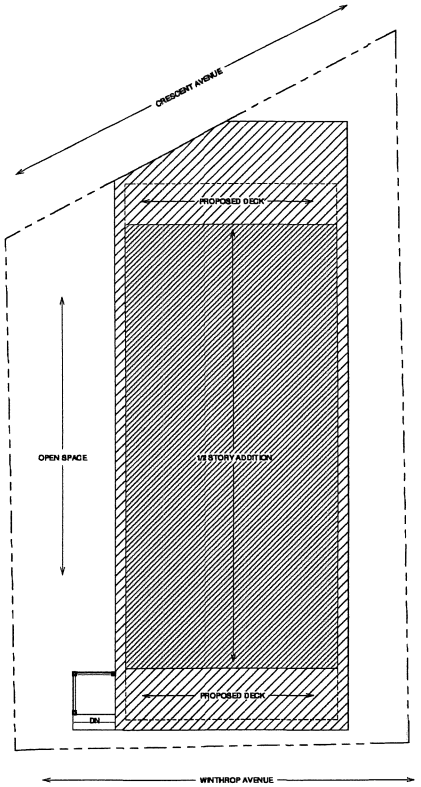
@	AT
A/C	AIR CONDITIONING
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICAN'S W/ DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
APPOX	APPROXIMATE
ARCH	ARCHITECTURAL
AWT	ACOUSTICAL WALL TREATMENT
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BR	BRICK
BRG	BEARING
CBB	CEMENT BACKER BOARD
CFLG	COUNTER FLASHING
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLGHT	CEILING HEIGHT
CLR	CLEAR
CMPST	COMPOSITE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CNSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
DEG	DEGREES
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DR	DOOR
DO	DOOR OPENING
DWG	DRAWING
EA	EACH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FC	FIXTURE CONTRACTOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FF EL	FINISH FLOOR ELEVATION
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT LIGHTING
FDTN	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
FURG	FURRING
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINF CONCRETE
GFRG	GLASS FIBER REINF GYPSUM
GL	GLASS or GLAZING
GR



PLOT PLAN - EXISTING
N.T.S.



SITE - EXISTING
3/16" = 1'-0"



SITE - PROPOSED
3/16" = 1'-0"

PRIETO DESIGN
PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-593-9218
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

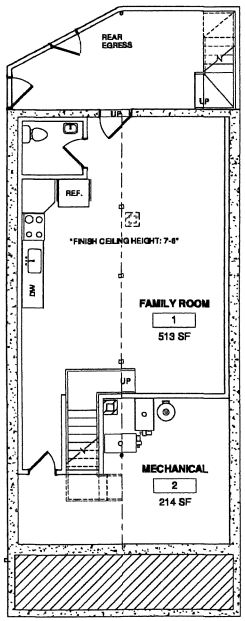
NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

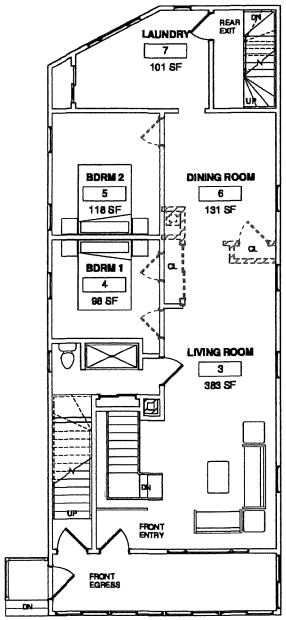
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/9/2024 - SURVEY SET 1
3	1/9/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
EXISTING
SITE PLAN
SHEET 1 OF 1

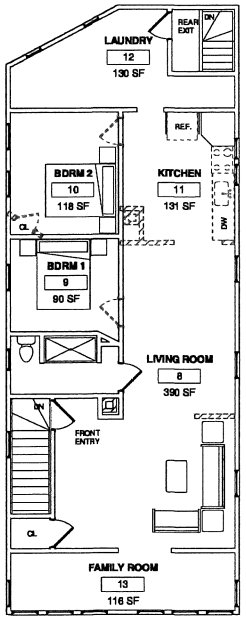
C1.1



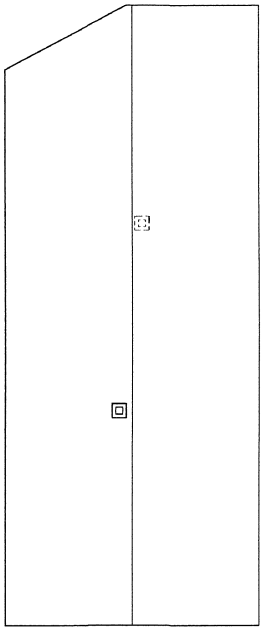
BASEMENT - EXISTING
3/16" = 1'-0"



LEVEL 1 - EXISTING
3/16" = 1'-0"



LEVEL 2 - EXISTING
3/16" = 1'-0"



LEVEL 3 - EXISTING
3/16" = 1'-0"

WALL TYPE LEGEND

- EXISTING WALL (TO REMAIN)
- EXISTING WALL TO BE REMOVED
- EXISTING BEARING WALL
- NEW WALL / NEW CONSTRUCTION
- NEW BEARING WALL

PRESTO DESIGN GROUP LLC
HECTOR PRESTO
617-595-3838
PRESTODESIGNGROUP@GMAIL.COM
WWW.PRESTODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

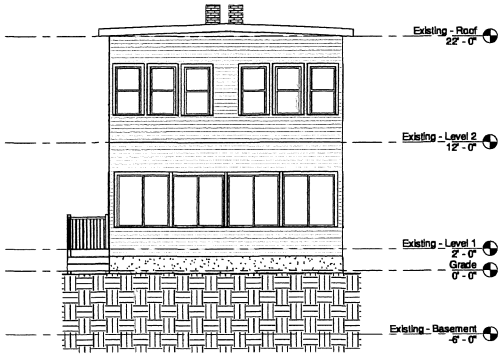
NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

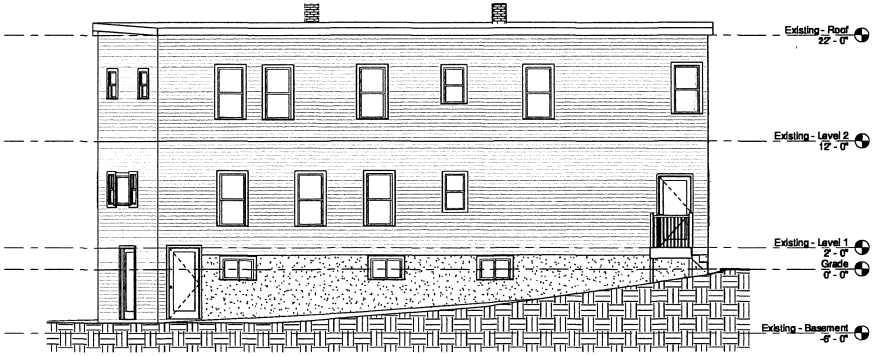
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/8/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
EXISTING
FLOOR PLANS
SHEET 1 OF 1

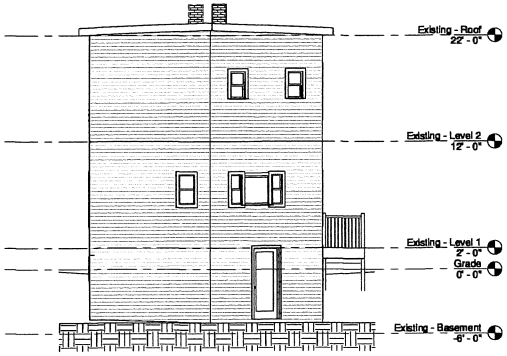
D1.1



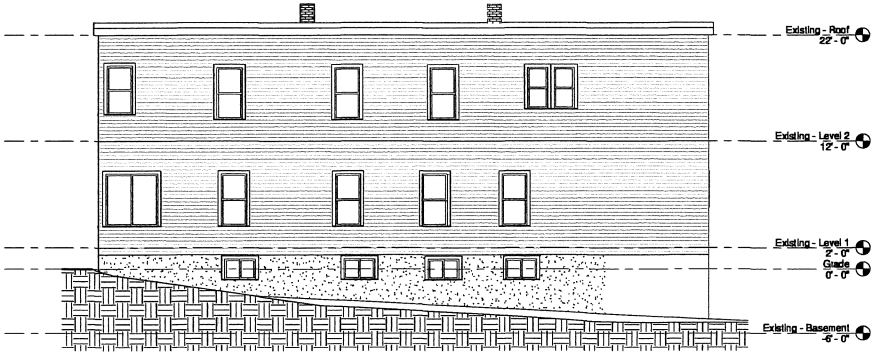
ELEVATION NORTH - EXISTING
3/16" = 1'-0"



ELEVATION EAST - EXISTING
3/16" = 1'-0"



ELEVATION SOUTH - EXISTING
3/16" = 1'-0"



ELEVATION WEST - EXISTING
3/16" = 1'-0"

PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-924-3236
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

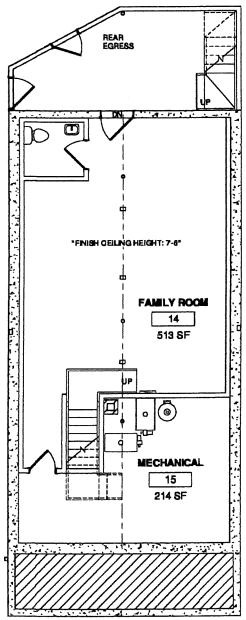
NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

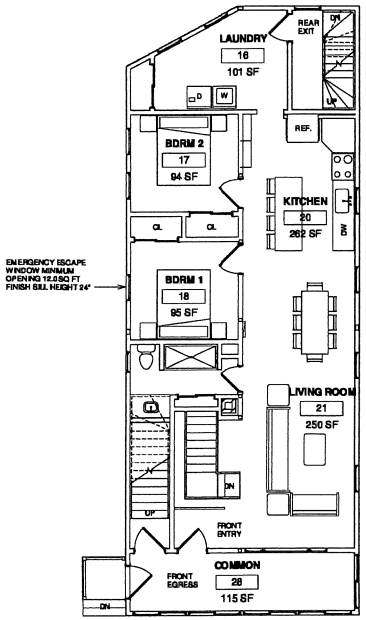
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/02/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
EXISTING
ELEVATIONS
SHEET 1 OF 1

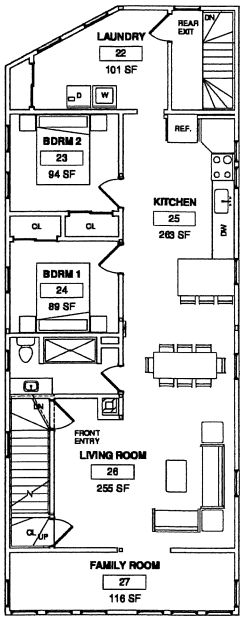
D2.1



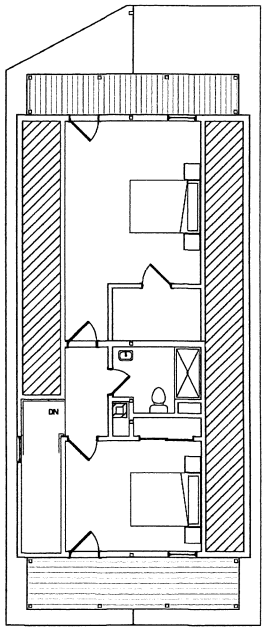
BASEMENT - PROPOSED
3/16" = 1'-0"



LEVEL 1 - PROPOSED
3/16" = 1'-0"



LEVEL 2 - PROPOSED
3/16" = 1'-0"



LEVEL 3 - PROPOSED
3/16" = 1'-0"

PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-694-3539
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/2/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

WINDOW SCHEDULE

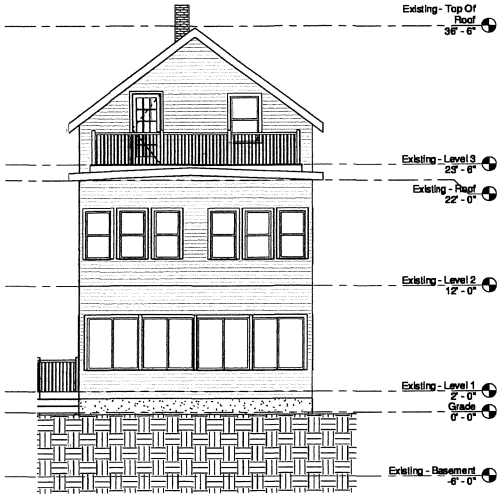
TAG	TYPE	WIDTH	HEIGHT	FINISH SILL
WD1	DBL HUNG	30"	48"	36"
WD2	DBL HUNG	30"	60"	24"
WD3	DBL HUNG	36"	48"	36"
WD4	DBL HUNG	36"	60"	24"

DOOR SCHEDULE

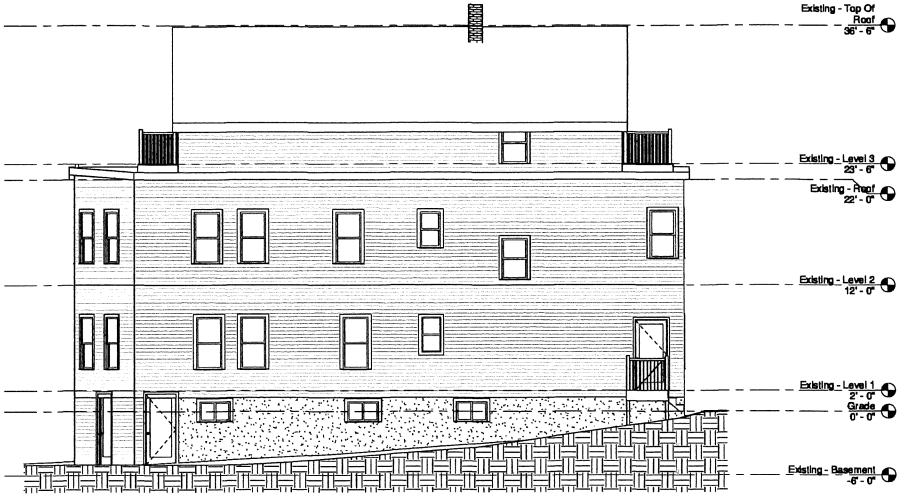
TAG	TYPE	WIDTH	HEIGHT	RATING
D1	WOOD	36"	80"	–
D2	WOOD	30"	80"	–
D3	METAL	36"	80"	3/4 HOUR
D4	METAL	36"	80"	3/4 HOUR

RENOVATIONS
JANUARY 1, 2024
PROPOSED
FLOOR PLANS
SHEET 1 OF 1

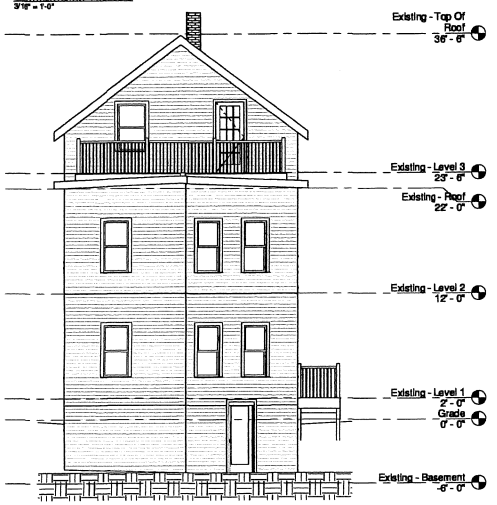
A1.1



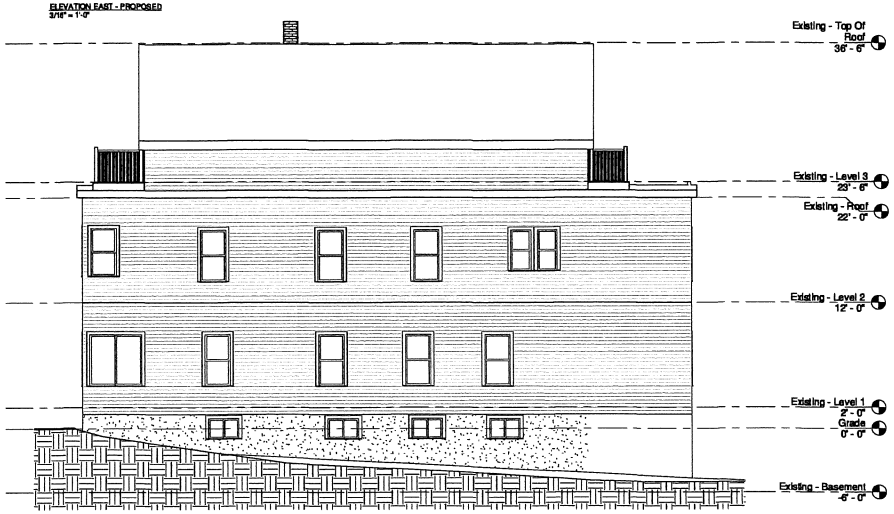
ELEVATION NORTH - PROPOSED
3/16" = 1'-0"



ELEVATION EAST - PROPOSED
3/16" = 1'-0"



ELEVATION SOUTH - PROPOSED
3/16" = 1'-0"



ELEVATION WEST - PROPOSED
3/16" = 1'-0"

PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-331-3535
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

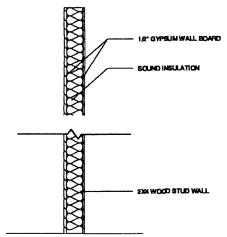
NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

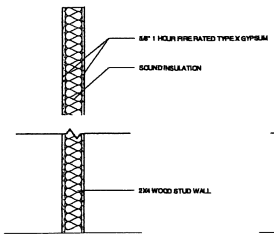
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/9/2024 - SURVEY SET 1
3	1/02/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
PROPOSED
ELEVATIONS
SHEET 1 OF 1

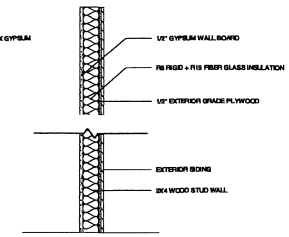
A2.1



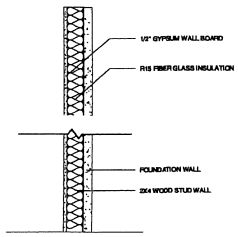
WALL TYPE: A - INTERIOR WALL (N/R)



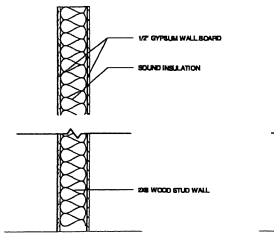
WALL TYPE: B - INTERIOR WALL (R)



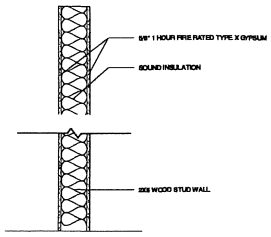
WALL TYPE: C - EXTERIOR WALL (N/R)



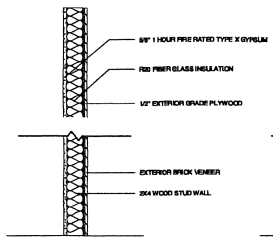
WALL TYPE: D - EXTERIOR FOUNDATION WALL (R)



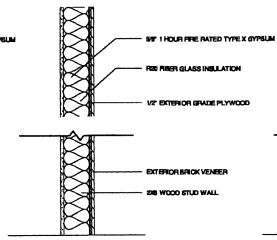
WALL TYPE: E - INTERIOR WALL (N/R)



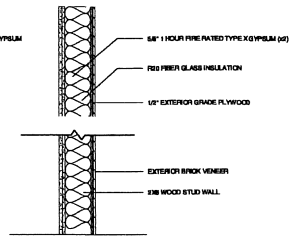
WALL TYPE: F - INTERIOR BEARING WALL (R)



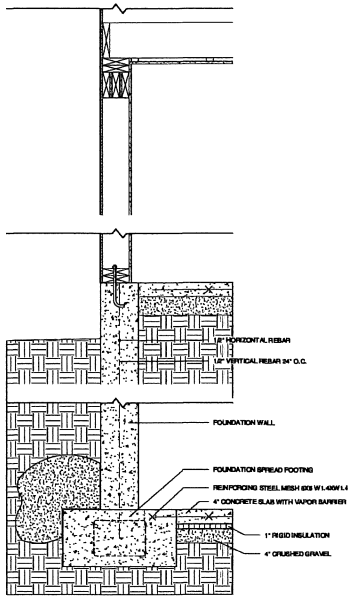
WALL TYPE: G - EXTERIOR WALL (R)



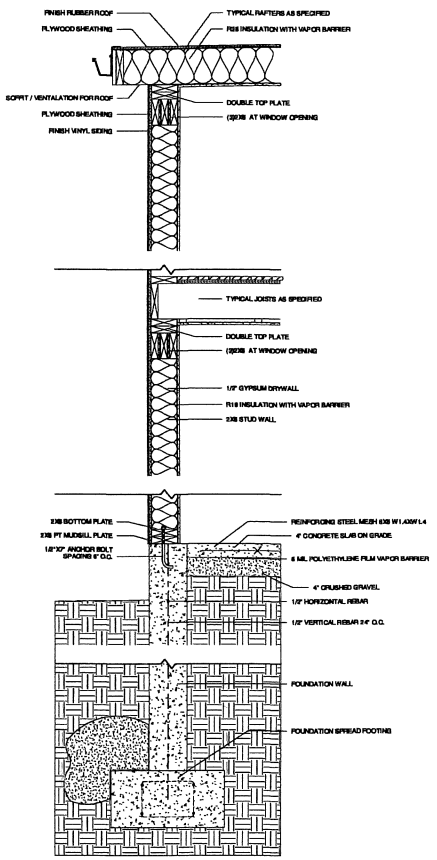
WALL TYPE: H - EXTERIOR WALL (R)



WALL TYPE: I - EXTERIOR WALL (R)



SECTION DETAIL: SW1 - EXTERIOR FOUNDATION WALL



SECTION DETAIL: SW1 - EXTERIOR FOUNDATION WALL

PRIETO DESIGN
PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-291-3246
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

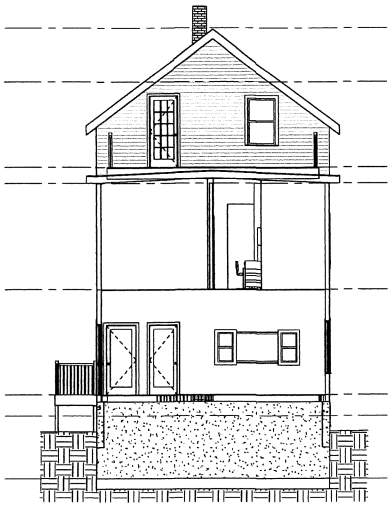
NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

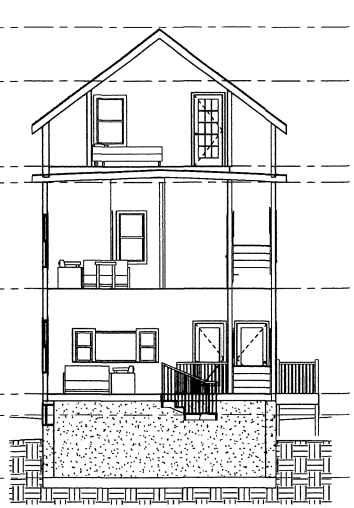
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/02/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
PROPOSED
WALL TYPES
SHEET 1 OF 1

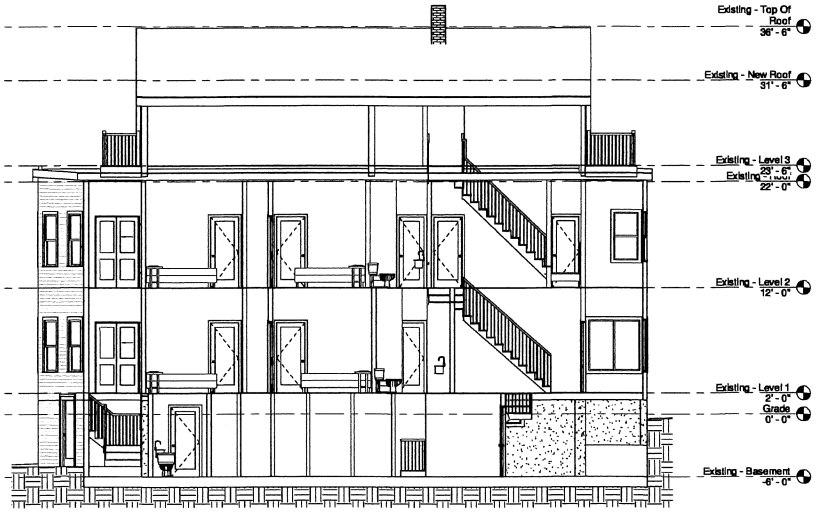
A3.1



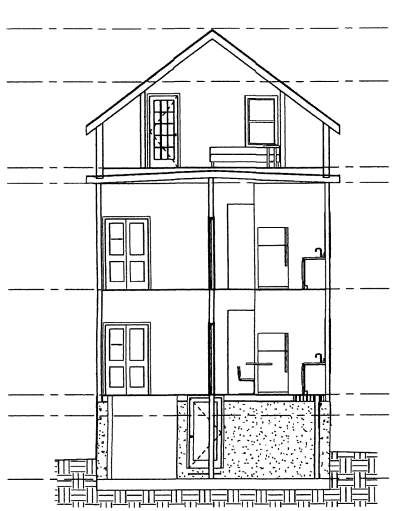
SECTION 1
3/16" = 1'-0"



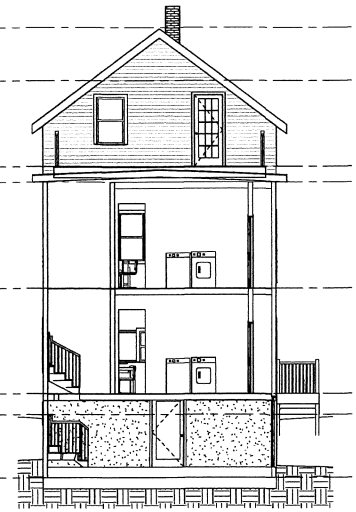
SECTION 2
3/16" = 1'-0"



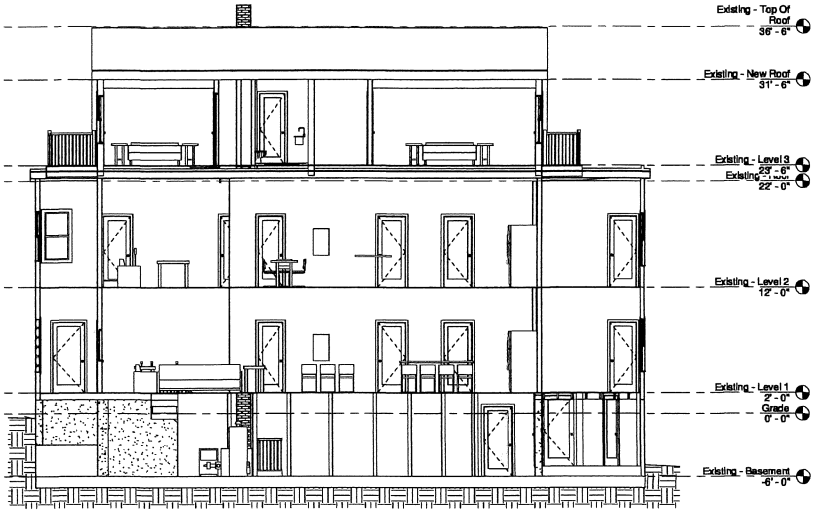
SECTION 3
3/16" = 1'-0"



SECTION 4
3/16" = 1'-0"



SECTION 5
3/16" = 1'-0"



SECTION 6
3/16" = 1'-0"

PRETO DESIGN GROUP LLC
HECTOR PRETO
617-302-3938
PRETODESIGNGROUP@GMAIL.COM
WWW.PRETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

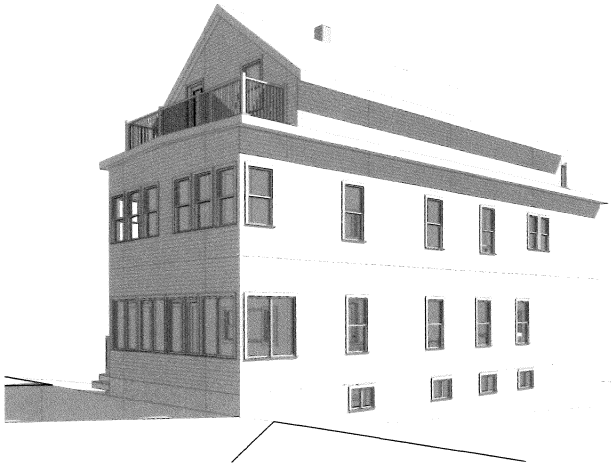
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/9/2024 - SURVEY SET 1
3	1/02/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
PROPOSED
DETAILS / SECTIONS
SHEET 1 OF 1

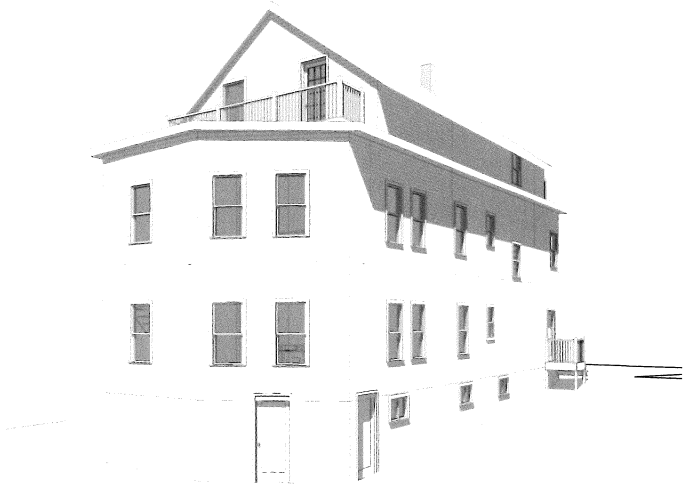
A4.1



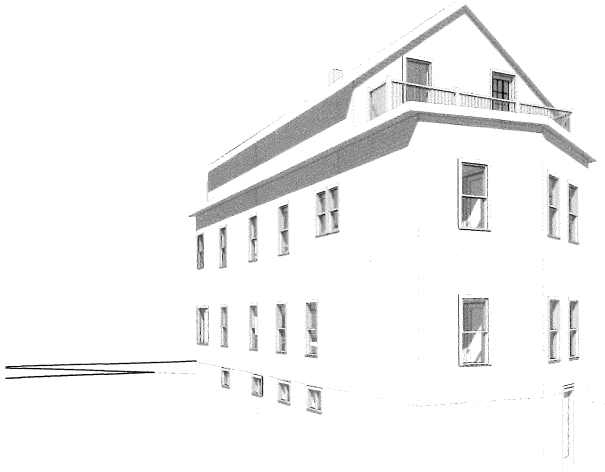
PERSPECTIVE - PROPOSED 1
N.T.S.



PERSPECTIVE - PROPOSED 2
N.T.S.



PERSPECTIVE - PROPOSED 3
N.T.S.



PERSPECTIVE - PROPOSED 4
N.T.S.

PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-595-3636
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

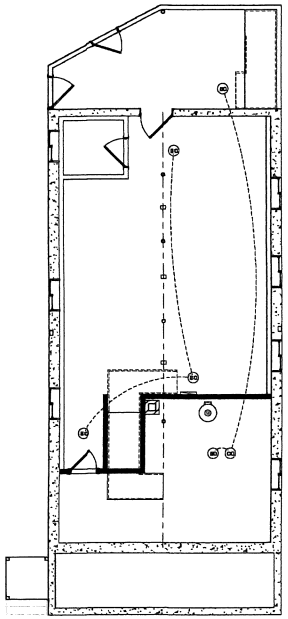
NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

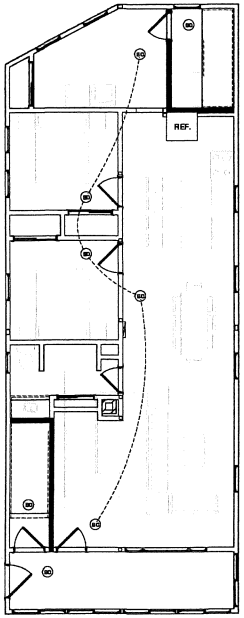
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/9/2024 - SURVEY SET 1
3	1/6/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
PROPOSED
PERSPECTIVES
SHEET 1 OF 1

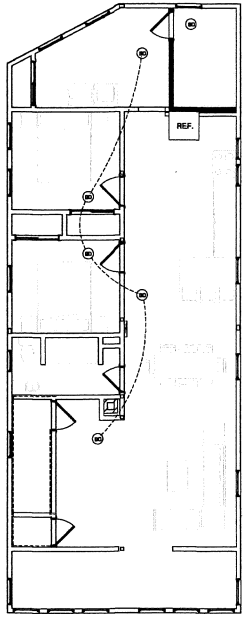
A5.1



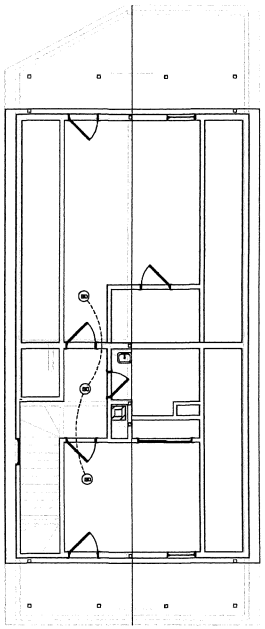
BASEMENT - RCP / LS
3/16" = 1'-0"



LEVEL 1 - RCP / LS
3/16" = 1'-0"



LEVEL 2 - RCP / LS
3/16" = 1'-0"



LEVEL 3 - RCP / LS
3/16" = 1'-0"

CONSTRUCTION NOTES: REFLECTED CEILING / LIFE SAFETY PLAN

1) ALL SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED IN UNITS.
2) ALL SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED IN COMMON AREAS.
   SD: SMOKE DETECTOR CO: CARBON MONOXIDE DETECTOR
   SC: SMOKE/CARBON MONOXIDE COMBO HD: HEAT DETECTOR
3) 1-HOUR FIRE RATED WALL PROTECTION IN MECHANICAL ROOM.
4) 1-HOUR FIRE RATED WALL PROTECTION BETWEEN COMMON AREAS AND UNITS.
5) 1-HOUR FIRE RATED CEILING PROTECTION BETWEEN UNITS.
6) 1-HOUR FIRE PROTECTION ON REAR MEANS OF EGRESS EXTERIOR WALL.

*FIRE ALARM AND SPRINKLER PLANS PROVIDED BY OTHERS.

LIFE SAFETY AND RATED ASSEMBLY

SD	SMOKE DETECTOR		NON-RATED ASSEMBLY
SC	SMOKE/CARBON COMBO		RATED 1-HOUR ASSEMBLY
CO	CARBON MONOXIDE DETECTOR		EMERGENCY LIGHTS
HD	HEAT DETECTOR		

1/2" GYPSUM WALL BOARD
SOUND INSULATION
2X6 WOOD STUD WALL
WALL TYPE: A - INTERIOR WALL

1/2" GYPSUM WALL BOARD
SOUND INSULATION
2X6 WOOD STUD WALL.
WALL TYPE: D - INTERIOR WALL

5/8" 1 HOUR FIRE RATED TYPE X GYPSUM
SOUND INSULATION
2X6 WOOD STUD WALL.
WALL TYPE: B - INTERIOR WALL

5/8" 1 HOUR FIRE RATED TYPE X GYPSUM
SOUND INSULATION
2X6 WOOD STUD WALL.
WALL TYPE: E - INTERIOR BEARING WALL

1/2" GYPSUM WALL BOARD
R8 RIGID + R18 FIBER GLASS INSULATION
1/2" EXTERIOR GRADE PLYWOOD
EXTERIOR SIDING
2X4 WOOD STUD WALL
WALL TYPE: C - EXTERIOR WALL

5/8" 1 HOUR FIRE RATED TYPE X GYPSUM
R8 RIGID + R18 FIBER GLASS INSULATION
1/2" EXTERIOR GRADE PLYWOOD
EXTERIOR SIDING
2X4 WOOD STUD WALL.
WALL TYPE: F - EXTERIOR WALL

FLOOR TYPE ASSEMBLY

3/4" HARDWOOD FLOOR
1/2" PLYWOOD SUB-FLOOR
TYPICAL FLOOR JOIST
SOUND INSULATION
STRAPPING 16" O.C.
5/8" 1 HOUR FIRE RATED TYPE X GYPSUM

TYPICAL FLOOR / CEILING ASSEMBLY BETWEEN UNITS

WALL TYPE ASSEMBLY

TAG	TYPE	MATERIAL	SPACING	RATING
WTA	2X4	WOOD SPF	16" O.C.	NON RATED
WTB	2X4	WOOD SPF	16" O.C.	RATED
WTC	2X4	WOOD SPF	16" O.C.	NON RATED
WTD	2X6	WOOD SPF	16" O.C.	NON RATED
WTE	2X6	WOOD SPF	16" O.C.	RATED
WTF	2X4	WOOD SPF	16" O.C.	RATED
WTH	2X4	WOOD SPF	16" O.C.	RATED

PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-894-9259
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/6/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
PROPOSED
RCM/LIFE SAFETY
SHEET 1 OF 1

LS1

GENERAL NOTES

GENERAL:
1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL & MECHANICAL DRAWINGS, ALONG WITH SHOP DRAWINGS AND APPLICABLE VENDOR DRAWINGS.

2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND/OR ELEVATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

3. IN CASE OF CONFLICT AMONG CONTRACT DOCUMENTS, THE MORE SPECIFIC AND LOCALIZED INFORMATION IN THE FOLLOWING ASCENDING ORDER SHALL GOVERN: NOTES, PLANS, SCHEDULE, AND DETAILS.

4. UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

5. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.

6. ANY DIMENSION NOTED (±) SHALL BE COORDINATED AND VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO SHOP DRAWING SUBMISSIONS.

7. SHOP DRAWINGS FOR REINFORCING STEEL (INCLUDING ALL ACCESSORIES), POUR SCHEDULES, AND STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND A STAMPED ACCEPTANCE RECEIVED BEFORE ANY CONCRETE PLACEMENT CAN BE MADE. ERECTION SHALL BE EXECUTED FROM ACCEPTED SHOP DRAWINGS ONLY.

8. A COMPLETE CONCRETE SLAB-ON-GRADE PLACEMENT SCHEDULE SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND A STAMPED ACCEPTANCE RECEIVED BEFORE ANY CONCRETE PLACEMENT CAN BE MADE.

9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING AND BRACING FOR THE BUILDING DURING THE ENTIRE CONSTRUCTION PERIOD.

10. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS (UNLESS OTHERWISE NOTED) OF THE FOLLOWING BUILDING CODES AND STANDARDS:

1. THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION
2. THE INTERNATIONAL BUILDING CODE, 2018 EDITION
3. THE INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION
4. AISC 360 - "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"
5. ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
6. ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
7. ACI 530 - "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
8. AISC 303 - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"

11. ALTERATIONS TO THE EXISTING BUILDING ARE IN ACCORDANCE WITH LEVEL 2 WORK PER THE WORK AREA METHOD (IEBC 2015 AND THE MSBC, 9TH EDITION).

QUALITY ASSURANCE:

1. THE OWNER WILL EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING AGENCY TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTIONS FOR WORK SPECIFIED IN CHAPTER 17 OF THE 2015 INTERNATIONAL BUILDING CODE, INCLUDING MASSACHUSETTS AMENDMENTS. THE TESTING AGENCY SHALL BE LICENSED IN MASSACHUSETTS AND ALL TESTING AND INSPECTIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN MASSACHUSETTS.

2. FAILURE OF QUALITY ASSURANCE TESTING AND INSPECTIONS TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS NOTED, NOR SHALL IT OBLIGATE THE OWNER'S REPRESENTATIVE FOR FINAL ACCEPTANCE.

3. THE TESTING AGENCY AND ITS REPRESENTATIVES ARE NOT AUTHORIZED TO REVOKE, ALTER, RELAX, ENLARGE OR RELEASE ANY PORTION OF THE WORK, PERFORM ANY DUTIES OF THE CONTRACTOR, OR BE A PARTY TO SCHEDULING OF WORK.

4. RECORDS OF INSPECTIONS SHALL BE KEPT AVAILABLE TO THE BUILDING OFFICIAL DURING PROGRESS OF THE WORK AND FOR TWO YEARS AFTER COMPLETION OF THE PROJECT. RECORDS SHALL BE PRESERVED BY THE INDEPENDENT TESTING AGENCY.

5. REFER TO LIST OF REQUIRED SPECIAL INSPECTIONS BELOW:

LIST OF SPECIAL INSPECTIONS:
1. CONCRETE:
   A. CONCRETE MIX
   B. COMPRESSIVE STRENGTH
   C. MESH
   D. REBAR
   E. CURING & PROTECTION
2. STRUCTURAL STEEL:
   A. GRADE
   B. PLACEMENT
   C. BOLTED AND WELDED CONNECTIONS
3. SOILS:
   A. BACKFILL AND COMPACTION REQUIREMENTS
   B. VERIFICATION OF BEARING STRATA
   C. INSPECTION OF PREPARED FILL

POST-INSTALLED ANCHORS:

1. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. CONTACT HILTI AT (800) 879-8000 FOR PRODUCT RELATED QUESTIONS.
   A. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE ANCHORAGE TO CONCRETE WITH ADHESIVE ANCHORS, USE THE HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH HAS-E-SS THREADED RODS (SEE NOTE #2 BELOW) PER ICC ESR-3187, OR APPROVED EQUAL.
   B. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE ANCHORAGE TO SOLID GROUTED MASONRY WITH ADHESIVE ANCHORS, USE THE HILTI HIT-HY 270 HYBRID ADHESIVE FOR MASONRY WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH HAS-E-SS THREADED RODS (SEE NOTE #2 BELOW) PER ICC ESR-3982, OR APPROVED EQUAL.
   C. WHERE PLANS, SECTION, OR DETAILS REQUIRE ANCHORAGE TO CONCRETE OR SOLID GROUTED MASONRY WITH MECHANICAL OR EXPANSION ANCHORS, USE HILTI KWIK BOLT TZ2 (KB-TZ2) EXPANSION ANCHORS PER ICC ESR-4counterbore
   D. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE NEW STEEL REINFORCING BARS TO BE ANCHORED TO CONCRETE, USE THE HILTI HIT-HY 200SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH CONTINUOUSLY DEFORMED REBAR PER ICC ESR-3187.

2. UNLESS OTHERWISE NOTED, THREADED ROD ANCHORS SHALL CONFORM TO HAS-E-SS STANDARD ASTM 1554

3. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY HILTI OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USE/LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.

4. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.

5. FOR PROJECTS MEETING ISO 3012 OR LATER, ACI/CSI ADHESIVE ANCHOR INSTALLER CERTIFICATION IS REQUIRED FOR ALL INSTALLERS OF ADHESIVE ANCHORS IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATION. THE HILTI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM (HAACP) IS AN APPROVED EQUIVALENT.

6. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THESE ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

7. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

8. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. NO EXISTING BARS MAY BE CUT OR REMOVED TO INSTALL ANCHORS. ADDITIONALLY, AND UNLESS EXACT LOCATIONS OF ALL EXISTING REINFORCEMENT IS LOCATED PRIOR TO DRILLING, THE USE OF A DIAMOND CORE BIT TO DRILL THE HOLES IS STRICTLY PROHIBITED. CONTRACTOR MAY RELOCATE ANCHORS TO AVOID EXISTING REINFORCEMENT PROVIDED MAXIMUM SPACING AND EDGE CLEARANCE DISTANCES ARE MAINTAINED.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL MATERIALS, WORKMANSHIP, AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF AISC 303-10 AND AISC 360-10. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   - STRUCTURAL STEEL W- AND WT-SHAPES: ASTM A992 (GRADE 50)
   - STRUCTURAL STEEL TUBES: ASTM A500, GRADE C (Fy=50 KSI)
   - STRUCTURAL PLATES: ASTM A36 MIN.
   - STRUCTURAL ANGLES: ASTM A572 (GRADE 50)

2. ALL STRUCTURAL STEEL SHALL BE UNPRIMED (TO RECEIVE SPRAYED-ON FIREPROOFING MATERIAL) UNLESS OTHERWISE NOTED.

3. ALL EXPOSED STRUCTURAL STEEL AND THEIR ASSOCIATED CONNECTIONS, INCLUDING ANY DUNNAGE, SCREEN SUPPORTS, AND LOOSE LINTELS, SHALL BE HOT-DIPPED GALVANIZED. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR GALVANIZING REQUIREMENTS.

4. SHOP OR FIELD WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" BY THE AMERICAN WELDING SOCIETY AND SHALL USE E70 SERIES ELECTRODES. WHERE NO WELD SIZE IS INDICATED ON PLANS, DETAILS, OR SECTIONS, PROVIDE A MINIMUM OF ¼" FILLET WELDS (ALL AROUND). ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. ALL CERTIFICATIONS MUST BE CURRENT (i.e. WITHIN 12 MONTHS OF PERFORMANCE OF WELDING).

5. SHOP OR FIELD BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F3125, GRADE A325 OR GRADE A490. WHERE NO BOLT SIZE IS INDICATED ON PLANS, DETAILS, OR SECTIONS, PROVIDE A MINIMUM OF ¾"Ø GRADE A325 BOLTS.

6. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 (OR GRADE 55), UNLESS OTHERWISE ANCHOR RODS SHALL BE THREADED RODS WITH A STANDARD HEX-HEAD NUT TACK WELDED TO THE ROD, OR STANDARD HEX-HEAD BOLTS, AND SHALL BE EMBEDDED A MINIMUM OF 8" INTO THE PIER / PILASTER OR FOOTING BELOW. SET ANCHOR RODS WITH TEMPLATE TO ENSURE PROPER POSITIONING.

7. PROVIDE ⅜" THICK (MINIMUM) FULL-HEIGHT FITTED STIFFENER PLATES EACH SIDE OF BEAM WEB AT ALL BEAMS OVER COLUMNS AND AT ALL COLUMNS OVER BEAMS, UNLESS OTHERWISE NOTED.

EXISTING CONSTRUCTION:
1. ALL INFORMATION RELATING TO THE EXISTING STRUCTURAL CONDITIONS HAS BEEN DERIVED FROM EXISTING STRUCTURAL DRAWINGS.

2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND MEMBER SIZES AS INDICATED ON THE DRAWINGS, IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL TEMPORARY BRACING, SHORING, EARTH RETENTION SYSTEMS AND UNDERPINNING METHODS, AS REQUIRED, TO PREVENT DANGER TO PERSONS AND PROPERTY.

4. ANY DIMENSION NOTED (±) ON PLAN SHALL BE COORDINATED AND VERIFIED BY THE CONTRACTOR, IN THE FIELD, PRIOR TO THE SUBMISSION OF STRUCTURAL STEEL SHOP DRAWINGS.

DESIGN LOADS:
(2015 INTERNATIONAL BUILDING CODE WITH MA BUILDING CODE SUPPLEMENT, 9TH ED.)

1. BUILDING ROOF LOADS (PER SECTIONS 1603 THRU 1608)
   A. GROUND SNOW LOAD, Pg = 40 PSF (PER SECTION 1608)
   - FLAT-ROOF SNOW LOAD, Pf = 30 PSF (MIN.) PLUS SNOW DRIFT LOADING WHERE APPLICABLE
   - SNOW EXPOSURE FACTOR, Ce = 1.0
   - SNOW LOAD IMPORTANCE FACTOR, Is = 1.0
   - THERMAL FACTOR, Ct = 1.0
   B. ROOFING AND INSULATION: 10 PSF
   C. SERVICES: 5 PSF
   D. CEILINGS (WHERE THEY OCCUR): 3 PSF
   E. MECHANICAL UNITS: SEE MEP DRAWINGS FOR WEIGHTS
   F. STRUCTURE: ACTUAL WEIGHTS OF MATERIALS

2. BUILDING FLOOR LOADS (PER SECTIONS 1606 & 1607)
   A. LIVE LOAD: 80 PSF
   B. CEILING: 3 PSF
   C. SERVICES: 7 PSF
   D. PARTITIONS: 10 PSF
   E. MECHANICAL UNITS: SEE MEP DRAWINGS FOR WEIGHTS
   F. STRUCTURE: ACTUAL WEIGHTS OF MATERIALS

3. WIND DESIGN (PER SECTION 1609 AND IEBC 807.6)
   A. ULTIMATE DESIGN WIND SPEED, Vult (3-SECOND GUST) = ___MPH
   B. NOMINAL DESIGN WIND SPEED, Vasd = ___MPH
   C. RISK CATEGORY = II
   D. IMPORTANCE FACTOR, Iw = 1.15 FOR MWFRS
   E. WIND EXPOSURE CATEGORY = B
   F. APPLICABLE INTERNAL PRESSURE COEFFICIENT, GCpi = ±0.18
   G. COMPONENTS AND CLADDING - DESIGN WIND PRESSURES:

4. EARTHQUAKE DESIGN (PER SECTION 1613)
   A. RISK CATEGORY II
   B. SEISMIC IMPORTANCE FACTOR, Ie = 1.0
   C. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS
   - Ss = 0.
   - S1 = 0.
   D. SITE CLASS ..... D
   E. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
   - Sds = 0.
   - Sd1 = 0.
   F. SEISMIC DESIGN CATEGORY ..... B

5. SYSTEMS AND COMPONENTS REQUIRING SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE:
   A. EXISTING MASONRY WALLS
   B. EXISTING PARAPETS
   C. MECHANICAL EQUIPMENT

SYMBOLS

ABBREVIATIONS

@	AT	INSUL	INSULATION
AC	AIR CONDITIONING	INT	INTERIOR
ABV	ABOVE	JAN	JANITOR
ACT	ACOUSTICAL CEILING TILE	KPL	KICK PLATE
ADA	AMERICANS W/ DISABILITIES ACT	L	LONG (LENGTH)
AFF	ABOVE FINISH FLOOR	LVT	LIGHT TRACK LAM LAMINATE
ADJ	ADJUSTABLE	LAV	LAVATORY
AHU	AIR HANDLING UNIT	LBS	POUNDS
ALUN	ALUMINUM	LF	LINEAR FOOT
APRX	APPROXIMATE	LH	LEFT-HANDED
ARCH	ARCHITECTURAL	LCC	LEAD COATED COPPER
AWT	ACOUSTICAL WALL TREATMENT	LL	OWNER
BD	BOARD	LP	LOW POINT OF ROOF/SLOPE
BITUN	BITUMINOUS	MAT	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MAHG	MAHOGANY
BM	BEAM	MDO	MEDIUM DENSITY OVERLAY
BR	BRICK	MECH	MECHANICAL
BRG	BEARING	MEZZ	MEZZANINE
CBS	CEMENT BACKER BOARD	MFR	MANUFACTURER
CFLG	COUNTER FLASHING	MIN	MINIMUM
CJ	CONTROL JOINT	MISC	MISCELLANEOUS
CL	CENTER LINE	MO	MASONRY OPENING
CLG	CEILING	MSB	MOP SERVICE BASIN
CLGHT	CEILING HEIGHT	MTD	MOUNTED
CLR	CLEAR	MTL	METAL
CMPST	COMPOSITE	N	NORTH
CMU	CONCRETE MASONRY UNIT	NAT	NATURAL
CNTR	COUNTER	NIC	NOT IN CONTRACT
CO	CASED OPENING	NL	NIGHT LIGHT
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CNSTR	CONSTRUCTION	OA	OVERALL
CONT	CONTINUOUS	OC	ON CENTER
CPT	CARPET	OD	OUTSIDE DIAMETER
CSK	COUNTERSUNK	OFCI	OWNER FURNISHED/GC INSTALL
CT	CERAMIC TILE	OFOI	OWNER FURNISHED/INSTALL
CTR	CENTER	OFI	OWNER FURNISHED & INSTALL
DEG	DEGREES	OPP	OPPOSITE
DET	DETAIL	P	PAINT
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DIM	DIMENSION	PLMB	PLUMBING
DISP	DISPENSER	PLT	PLATE
DR	DOOR	PLWD	PLYWOOD
DO	DOOR OPENING	PR	PAIR
DWG	DRAWING	PRHT	PARTIAL HEIGHT
EA	EACH	PT	PRESSURE TREATED
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	PTN	PARTITION
		QT	QUARRY TILE
EJ	EXPANSION JOINT	R	RISER
ELEC	ELECTRICAL	RAD	RADIUS
EL	ELEVATION	REC	RECESSED
ELEV	ELEVATOR	REQD	REQUIRED
EMER	EMERGENCY	REF	REFERENCE
EQ	EQUAL	RESIL	RESILIENT
EQUIP	EQUIPMENT	REV	REVISION
ETR	EXISTING TO REMAIN	RH	RIGHT HAND
EWC	ELECTRIC WATER COOLER	RM	ROOM
EXIST	EXISTING	RO	ROUGH OPENING
EXH	EXHAUST	RWD	REDWOOD
EXP	EXPOSED	RWL	RAIN WATER LEADER
EXT	EXTERIOR	SC	SOLID CORE
FA	FIRE ALARM	SD	SMOKE DETECTOR
FBO	FURNISHED BY OTHERS	SECT	SECTION
FC	FIXTURE CONTRACTOR	SF	SQUARE FOOT (FEET)
FD	FLOOR DRAIN	SHT	SHEET
FE	FIRE EXTINGUISHER	SIM	SIMILAR
FEC	FIRE EXTINGUISHER CABINET	SIPS	STRUCTURAL INSULATED PANEL
FF	FINISH FACE	SND	INS SOUND INSULATION
FF EL	FINISH FLOOR ELEVATION	SPEC	SPECIFICATIONS
FIN	FINISH	SSG	STRATEGIC SOURCING GROUP
FIXT	FIXTURE	SST	STAINLESS STEEL
FLR	FLOOR	STD	STANDARD
FLUOR	FLUORESCENT LIGHTING	STL	STEEL
FDTN	FOUNDATION	STN	STAIN
FOC	FACE OF CONCRETE	STO	STONE
FOF	FACE OF FINISH	SYS	SYSTEM
FOM	FACE OF MASONRY	T	TREAD
FOS	FACE OF STUD	TBD	TO BE DETERMINED
FRT	FIRE RETARDANT TREATED	T&G	TONGUE & GROOVE
FT	FOOT (FEET)	THK	THICKNESS
FTG	FOOTING	THR	THRESHOLD
FURG	FURRING	TOB	TOP OF BEAM
GA	GAGE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOJ	TOP OF JOIST
GC	GENERAL CONTRACTOR	TOM	TOP OF MASONRY
GFRC	GLASS FIBER REINF CONCRETE	TOS	TOP OF SLAB
GFRG	GLASS FIBER REINF GYPSUM	TOS	TOP OF STEEL
GL	GLASS or GLAZING	TOW	TOP OF WALL
GR	GRADE	TPD	TOILET PAPER DISPENSER
GWB	GYPSUM WALL BOARD	TPO	THERMOPLASTIC POLYOLEFIN
GYP	GYPSUM	TYP	TYPICAL
HC	HANDICAPPED	UC	UNDERCUT
HC	HOLLOW CORE	UNO	UNLESS NOTED OTHERWISE
HCWD	HOLLOW CORE WOOD DOOR	VCT	VINYL COMPOSITION TILE
HDWD	HARDWOOD	VERT	VERTICAL
HDWR	HARDWARE	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	VP	VENEER PLASTER
HMF	HOLLOW METAL FRAME	W	WITH
HORIZ	HORIZONTAL	WO	WITHOUT
HP	HIGH POINT OF ROOF/SLOPE	WA	WALL ANCHOR
HT	HEIGHT	WC	WATER CLOSET
HVAC	HEATING, VENT & COOLING	WD	WOOD
HW	HOT WATER	WF	WIDE FLANGE
IBGC	INSTALLED BY GENERAL CSL	WFAB	WALL FABRIC
ID	INSIDE DIAMETER	WH	WATER HEATER
IN	INCH	WP	WORKING POINT
INCL	INCLUDED		

NOTES

PRIETO DESIGN GROUP LLC
HESTON PRIETO
617-455-3518
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

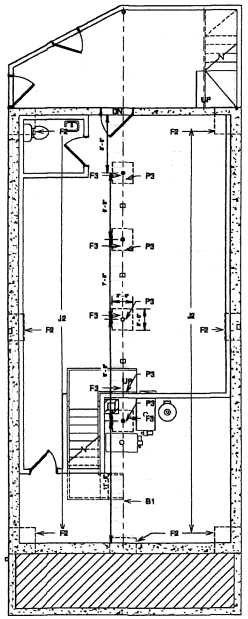
NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF-STATED

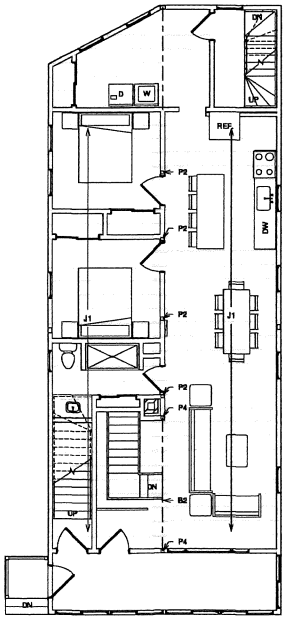
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/20/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
PROPOSED
STRUCTURE
SHEET 1 OF 1

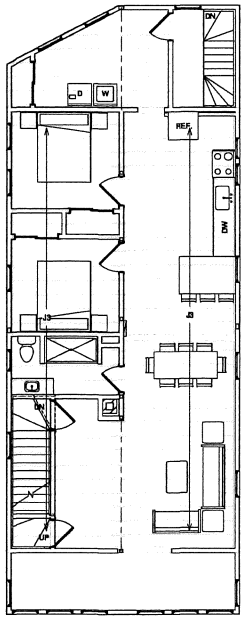
S1.0



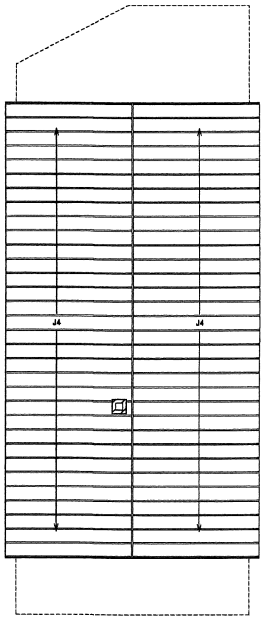
BASEMENT (1ST FLOOR FRAMING)
3/16" = 1'-0"



LEVEL 1 (2ND FLOOR FRAMING)
3/16" = 1'-0"



LEVEL 2 (3RD FLOOR FRAMING)
3/16" = 1'-0"



LEVEL 3 (ROOF FRAMING)
3/16" = 1'-0"

BEAM AND HEADER SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	DEPTH
B1	LVL (3 PLY)	1-1/2" (x3)	7-1/4"	--
B2	LVL (2 PLY)	1-3/4" (x2)	9-1/2"	--
B3	LVL (1 PLY)	1-3/4" (x1)	14"	--
B4	LVL (2 PLY)	1-3/4" (x2)	16"	--
HDR1	SS	2"x8"	--	--
HDR2	SS	2"x10"	--	--

JOIST AND HANGER SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	DEPTH
J1	JOIST (E)	2"x8"	--	--
J2	JOIST	2"x8"	--	--
J3	JOIST	2"x10"	--	--
J4	JOIST	2"x12"	--	--
HNG1	LIZ	SINGLE	--	--
HNG2	LIZ	DOUBLE	--	--

FOOTING AND POST SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	DEPTH
F1	FOOTING	12" O.D.	6"	48"
F2	FOOTING	30"	24"	30"
F3	FOOTING	24"	24"	24"
P1	POST (PT)	4"x6"	--	--
P2	POST (SS)	2"x4" (x3)	--	--
P3	POST (STL)	4" O.D.	--	--
P4	POST (PSL)	4"x4"	--	

PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-595-1618
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

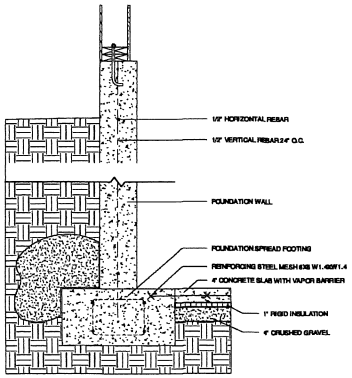
NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

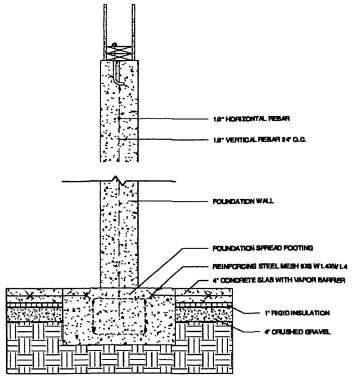
REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/6/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
EXISTING
STRUCTURE
SHEET 1 OF 1

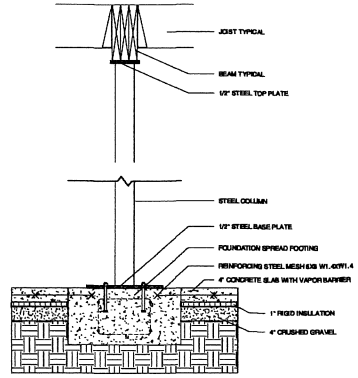
S1.1



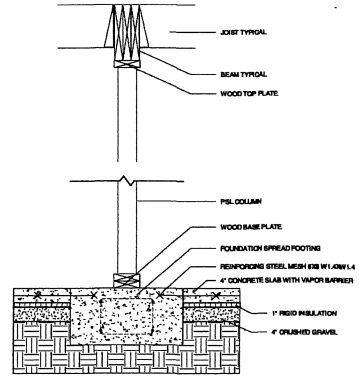
SECTION DETAIL: SW1 - EXTERIOR FOUNDATION WALL



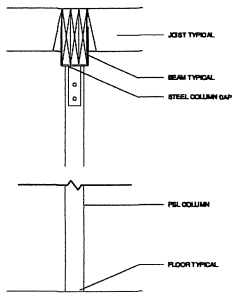
SECTION DETAIL: SW2 - INTERIOR FOUNDATION WALL



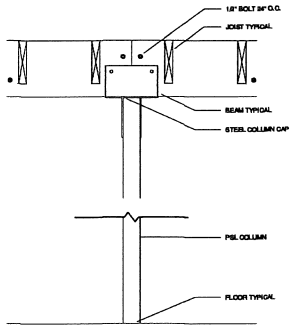
SECTION DETAIL: SC1 - STRUCTURAL LALLY COLUMN



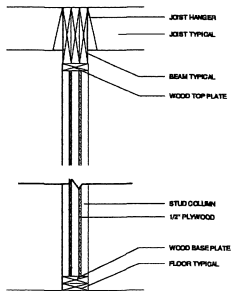
SECTION DETAIL: SC2 - STRUCTURAL PSL COLUMN



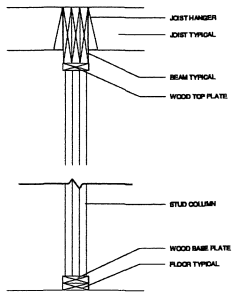
SECTION DETAIL: SC3 - STRUCTURAL PSL COLUMN



SECTION DETAIL: SC4 - STRUCTURAL PSL COLUMN



SECTION DETAIL: SC5 - STRUCTURAL STUD COLUMN



SECTION DETAIL: SC6 - STRUCTURAL STUD COLUMN

BEAM AND HEADER SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	DEPTH
B1	LVL (3 PLY)	1-1/2" (x3)	7-1/4"	–
B2	LVL (2 PLY)	1-3/4" (x2)	9-1/8"	–
B3	LVL (1 PLY)	1-3/4" (x1)	14"	–
B4	LVL (2 PLY)	1-3/4" (x2)	16"	–
HDR1	SS	2"x8"	–	–
HDR2	SS	2"x10"	–	–

JOIST AND HANGER SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	DEPTH
J1	JOIST (E)	2"x8"	–	–
J2	JOIST	2"x8"	–	–
J3	JOIST	2"x10"	–	–
J4	JOIST	2"x12"	–	–
HNG1	UZ	SINGLE	–	–
HNG2	UZ	DOUBLE	–	–

FOOTING AND POST SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	DEPTH
F1	FOOTING	12" O.D.	8"	48"
F2	FOOTING	30"	24"	30"
F3	FOOTING	84"	24"	84"
P1	POST (PT)	4"x6"	–	–
P2	POST (SS)	2"x4" (x3)	–	–
P3	POST (STL)	4" O.D.	–	–
P4	POST (PSL)	4"x4"	–	–

PRIETO DESIGN GROUP LLC
HECTOR PRIETO
617-922-3838
PRIETODESIGNGROUP@GMAIL.COM
WWW.PRIETODESIGNGROUP.COM

RENOVATIONS AT:
1027 WINTHROP AVENUE
REVERE / MA / 02151

NOTES:
PERMITS MUST BE OBTAINED

SCALE: 24"X36" AS STATED
SCALE: 11"X17" HALF STATED

REVISIONS	
1	10/4/2024 - DRAFT SET 1
2	10/8/2024 - SURVEY SET 1
3	1/02/2025 - PERMIT SET 1
4	3/5/2025 - PERMIT SET 2

RENOVATIONS
JANUARY 1, 2024
PROPOSED
STRUCTURE
SHEET 1 OF 1

S2.1

Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, September 16, 2026 11:13 AM
To: fivestarsremodeling555@yahoo.com; Ashley Melnik; Louis Cavagnaro
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:	Frank Stringi
Date:	September 16, 2026
Application #:	SPR26-000036
Address:	1029 WINTHROP AVE
Description:	Build addition consisting of 2 bedrooms and 1 full bathroom
Review Status:	Denied

Thank you for your recent permit application for Build addition consisting of 2 bedrooms and 1 full bathroom. I have completed my initial review and my comments are listed below, you can view marked up plans on our CLICK HERE TO VIEW YOUR APPLICATION. Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: In accordance with Section 17.40.030 (A) of the Revere Zoning Ordinance, the expansion and alteration of a nonconforming two family structure within the RB District may only be allowed by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.
Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

Board of Assessors

281 Broadway Revere, MA, 02151

Request for Abutters List

Date Time

09/16/26

Property Location

Street Address

1027-1029 Winthrop Ave

Address Line 2

City

Revere

State

MA

Zip Code

02151

Country

USA

Map **Block** **Parcel**

Property Owner

Carmela Cella-DelCore. Dana Marie DelCore

Is request for special permit or variance?

(•) Yes ( ) No

If yes than 300 FT is required distance. If no, please indicate requested distance below.

Requested Distance in feet

Fee

$80.00

Please make checks payable to City of Revere

Requester information

Name

Carmela Cella-DelCore

Address

Street Address

1027 Winthrop Ave

Address Line 2

City

State

Revere

Zip Code

02151

MA

Country

USA

Telephone

781-254-1311

Email Address

cdelcore13@gmail.com

Map	Block	Lot	Lot2	Lot3	CARD		
1	14	3			1 of 1	RESIDENTIAL	Revere

APPRAISED:	707,200/	707,200
USE VALUE:	707,200/	707,200
ASSESSED:	707,200/	707,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1029		WINTHROP AVE, REVERE

OWNERSHIP

Unit #:

Owner 1:	CELLA-DELCORE CARMELA
Owner 2:	DELCORE DANA MARIE
Owner 3:	
Street 1:	1027-1029 WINTHROP AVE
Street 2:	
Twn/City:	REVERE
St/Prov:	MA Cntry: Own Occ:
Postal:	02151 Type:

PREVIOUS OWNER

Owner 1:	CELLA-DELCORE - CARMELA
Owner 2:	-
Street 1:	1027-1029 WINTHROP AVE
Twn/City:	REVERE
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains .05 Acres of land mainly classified as TWO FAM with a TWO FAMILY Building built about 1900, having primarily VINYL Exterior and 2292 Square Feet, with 2 Units, 0 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electrl		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.050	386,800		320,400	707,200
Total Card:	0.050	386,800		320,400	707,200
Total Parcel:	0.050	386,800		320,400	707,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.55 | /Parcel: 308.55

Legal Description: LOT B THRU TO CRESCENT AV

Entered Lot Size | Total Land: 2170 | Land Unit Type: SF

User Acct	1/14/3/
GIS Ref	
GIS Ref	
Insp Date	05/28/25

Parcel ID: 1-14-3

!104!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	104	FV	386,800	0	.05	320,400	707,200	707,200	Year End Roll	1/6/2026
2026	104	NC	386,800	0	.05	320,400	707,200	707,200	Year End Roll	10/30/2025
2025	104	FV	427,900	0	.05	305,200	733,100	733,100	Year End Roll	12/18/2024
2025	104	NC	427,900	0	.05	305,200	733,100	733,100	Year End Roll	11/1/2024
2024	104	FV	429,600	0	.05	288,200	717,800	717,800	Year End Roll	12/26/2023
2024	104	NC	429,600	0	.05	288,200	717,800	717,800	Year End Roll	11/20/2023
2023	104	FV	414,100	0	.05	240,700	654,800		Year end	1/6/2023
2023	104	NC	414,100	0	.05	240,700	654,800		Year End Roll	10/21/2022

PRINT

Date	Time
09/17/26	11:13:25

LAST REV

Date	Time
10/09/25	11:24:10
apro	
104	

USER DEFINED

Prior Id # 1:	RB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	1
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CELLA-DELCORE,C	71295-91		4/14/2025	CONVENIENCE	1	No	No		TENANTS WITH THE RIGHT OF SURVIORSHIP
CELLA ,MAFALDA	70919-83		11/25/2024	CHD>SALE	720,000	No	No		
SANTORO, TOMASI	8727-304		7/26/1974		1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2025	B25000248	VINYL SI	54,288	O				
2/11/2025	B25000091	Remodel	290,656	O				BSMT, FFL, SFL COM

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2025	PERMIT	336	MATT MCGRATH
2/16/2023	MEAS & INSP	336	MATT MCGRATH
12/28/2015	MEASURED	372	Patrick W
1/30/2006	ENTRY DENIED	336	MATT MCGRATH

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM		2170		Sq Feet	SITE	1.0	0	9.45	15.62	5	1.00		GDVIEW	25					320,414		0				320,400	VIEW

Total AC/HA: 0.04982 | Total SF/SM: 2170 | Parcel LUC: 104 | TWO FAM | Prime NB Desc: 5

Total: 320,414 | Spl Credit: | Total: 320,400

Di mer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2026 apro 2025

EXTERIOR INFORMATION

Type:	12 - TWO FAMILY		
Sty Ht:	2 - 2 STORIES		
(Liv) Units:	2	Total:	2
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal			
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	GOOD
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	6.4	%
Functional:			%
Economic:			%
Special:	NC - NEWCON	40.	%
Override:			%
	Total:	43.84	%

CALC SUMMARY

Basic $ / SQ:	225.00
Size Adj.:	1.02356029
Const Adj.:	0.95079607
Adj $ / SQ:	218.969
Other Features:	115550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688767
Depreciation:	301955
Depreciated Total:	386811

COMMENTS

CHECK FOR COMPLETION 7/26. BMT WILL BE 70 % FINISHED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:					HB	1	

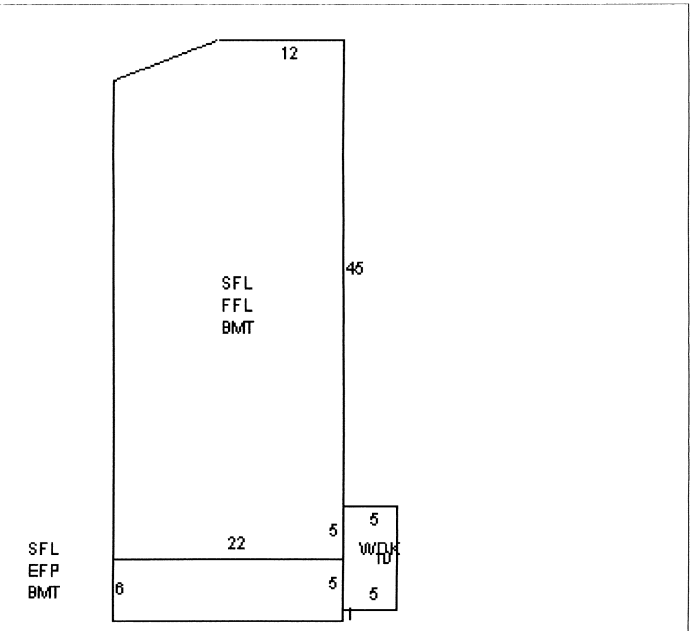
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
1	5	2	1
Totals			
2	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	218.97	
Special Features:	0		Val/Su Net:	104.94	
Final Total:	386800		Val/Su SzAd	168.76	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,212	54.740	66,348
SFL	SECOND FLOOR	1,212	218.970	265,391
FFL	FIRST FLOOR	1,080	218.970	236,487
EFP	ENCL PRCH	132	32.510	4,291
WDK	WOOD DECK	50	14.000	700

Net Sketched Area:	3,686			Total:	573,217
Size Ad	2292	Gross Area	3686	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

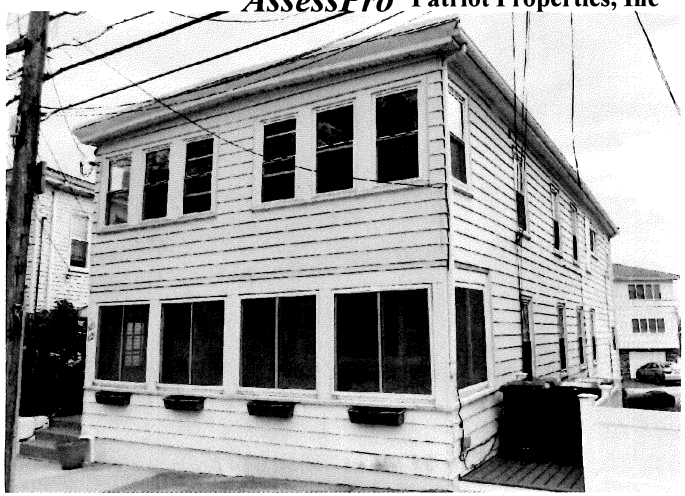
SPEC FEATURES/YARD ITEMS

PARCEL ID 1-14-3

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value

IMAGE

AssessPro Patriot Properties, Inc



Misc:	N	Total Yard Items:	Total Special Featues:	Total:

City of Revere

Paid

Patrick M. Keefe, Jr.
Mayor

BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Request for Abutters List

Date: 5/11/26

Property Location: 1029 winthrop ave

Map: _____ **Block:** _____ **Parcel:** _____ **Unit:** _____

Property Owner: Carmela Delcore

Is request for special permit or variance? **YES:** ✓ **NO:** _____

If yes, then 300 Ft is required distance. If no, please indicate requested distance below:

Requested Distance:
_____ **FT**

Fee: $ 80.00

Please make check payable to **City of Revere**

Requester Information:

Name: Dennis Garcia - five stars Remodeling
Address: 155 Prospect ave Revere

Telephone: 617-417-0963

301 CRESCENT AVE 1-12-12
LUC: 104
AMBROSE EDWARD J
301 CRESCENT AVE
REVERE, MA 02151

303 CRESCENT AVE 1-12-13
LUC: 104
JOHNSON DONALD
303 CRESCENT AVE
REVERE, MA 02151

309 CRESCENT AVE 1-12-14
LUC: 104
MOLINA ADAN O FLORES
309 CRESCENT AVE
REVERE, MA 02151

1057 WINTHROP AVE 1-12-15
LUC: 101
MEI ZAI ZHEN
MEI XIAO DAN YU
1057 WINTHROP AVE
REVERE, MA 02151

1061 WINTHROP AVE 1-12-16
LUC: 104
LAURANO JOSEPH M
1061 WINTHROP AVE
REVERE, MA 02151

9 PEARL AVE 1-12-19
LUC: 104
ABOUGALALA MOAWWAD
9 PEARL AVE
REVERE, MA 02151

17 PEARL AVE 1-12-20B
LUC: 104
CASTELLARIN SANDRA
17 PEARL AVE
REVERE, MA 02151

25 PEARL AVE 1-12-22A
LUC: 101
TUMKOR SERDAR
TUMKOR ZEYNEP H
25 PEARL AVE
REVERE, MA 02151

1043 WINTHROP AVE 1-14-1
LUC: 101
WETHERSFIELD, LLC
29 FREMONT AVE
CHELSEA, MA 02150

1037 WINTHROP AVE 1-14-2
LUC: 104
JUST BREATHE REALTY TRUST
DILORENZO JODI, TRUSTEE
1037 WINTHROP AVE
REVERE, MA 02151

1015 WINTHROP AVE 1-14-28
LUC: 104
GONZALEZ ANGEL
1015 WINTHROP AVE
Revere, MA 02151

1029 WINTHROP AVE 1-14-3
LUC: 104
CELLA-DELCORE CARMELA
DELCORE DANA MARIE
1027-1029 WINTHROP AVE
REVERE, MA 02151

1025 WINTHROP AVE 1-14-4
LUC: 101
MURPHY STEPHEN F
1025 WINTHROP AVE
REVERE, MA 02151

1021 WINTHROP AVE 1-14-5
LUC: 105
1021-1023 WINTHROP AVENUE REAL ESTATE TRUST
DAHER NICHOLAS CHARLES, TRUSTEE
375 BROADWAY
REVERE, MA 02151

302 CRESCENT AVE 1-14-6
LUC: 101
LAWRENCE WAYNE
302 CRESCENT AVE
REVERE, MA 02151

BRADSTREET AVE 1-31-10
LUC: 130
ONEILL JAMES R
283 BRADSTREET AVE
REVERE, MA 02151

295 ENDICOTT AVE 1-31-15
LUC: 101
DECANEAS ANTONY
DECANEAS ELLEN
295 ENDICOTT AVE
REVERE, MA 02151

4 BALDWIN ST 1-31-16
LUC: 101
NADEF ABDELOUAHAD
IDANE saadia
1024 WINTHROP AVE
Revere, MA 02151

283 BRADSTREET AVE 1-31-17
LUC: 101
ONEILL JAMES R
283 BRADSTREET AVE
REVERE, MA 02151

1022 WINTHROP AVE 1-31-18
LUC: 101
SCHENA ANESSA A
1022 WINTHROP AVE
REVERE, MA 02151

1020 WINTHROP AVE 1-31-19
LUC: 101
DAVOLIO EUGENE
RINALDI LORI
1020 WINTHROP AVE
Revere, MA 02151

1014 WINTHROP AVE 1-31-20
LUC: 101
1016 WINTHROP AVENUE REALTY TRUST
OESTERLE KAREN A, TRUSTEE
1014 WINTHROP AVE
REVERE, MA 02151

277 BRADSTREET AVE 1-31-9
LUC: 104
VELEZ EDISSON
RIVERA DIANA M
277 BRADSTREET AVE
REVERE, MA 02151

1040 WINTHROP AVE 1-31A-1
LUC: 101
HSU MICHAEL T
HSU SOPHIA L
1040 WINTHROP AVE
REVERE, MA 02151

ENDICOTT AVE 1-32&44-1
LUC: 920
COMMONWEALTH OF MASSACHUSETTS
251 CAUSEWAY ST
SUITE 800
BOSTON, MA 02114

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
Susan Shaffer
DATE: 9-16-22

TO: Honorable City Council
FROM: Frank Stringi, City Planner
RE: Cooledge Street Smart Growth Overlay District
DATE: November 3, 2026

Pursuant to Chapter 40A, Section 5, the Planning Board subsequent to a public hearing held on October 27, 2026, voted to favorably recommend approval of the proposed Cooledge Street Smart Growth Overlay District subject to the following dimensional control modifications:

- Section 2. Dimensional and Density Requirements
  i. Table of Dimensional Requirements shall be changed by deleting maximum height of 85 feet and 7 maximum stories and replacing it with maximum height of 60* feet and 5* maximum stories.

  *The proposed Cooledge Street Smart Growth Overlay District shall clearly identify maximum building height limitations by the following Zones:
  a. Zone 1 - 35 feet
  b. Zone 2 – 50 feet
  c. Zone 3 – 60 feet

  *The lower height Zone of 35 feet shall be adjacent to the outer boundary of the Smart Growth Overlay District which abuts the existing RB District and the higher Zones 2 and 3 limited to the center of the Cooledge Street Overlay District furthest from the existing RB District as shown on the attached Zone Map.

C: Mayor Patrick Keefe
Tom Skwierawski, Director of Planning and Community Development

City of Revere, MA
Public Hearing Notice

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, October 26, 2026, 2026 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, October 27, 2026 at 5:30PM in the City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

A ZONING ORDINANCE FURTHER AMENDING CHAPTER 17.29 RELATIVE TO SMART GROWTH DISTRICTS IN THE CITY OF REVERE

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Section 17.29.140 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding the following, after 17.29.140(B)3:

C. COOLEDGE STREET SMART GROWTH OVERLAY DISTRICT.

The Cooledge Street Smart Growth Overlay District hereinafter referred to as the "CSSGOD"," is an overlay district having a land area of approximately 39.42 acres in size that is superimposed over the underlying zoning districts and is shown on the Zoning Map as set forth on the map entitled "Cooledge Street Smart Growth Overlay District Exhibit C" dated 8-28-2026, prepared by City of Revere." This map is hereby made a part of Title 17 of the Revised Ordinances of the City of Revere and is on file in the Office of the City Clerk.

1. PERMITTED USES – (DISTRICT-SPECIFIC)

The following uses are permitted As-of-right for Projects within the Cooledge Street Smart Growth Overlay District (CSSGOD):

i. **Residential Projects.** A Residential Project within the Cooledge Street Smart Growth Overlay District may include:
   a. Multi-family Residential Use(s);
   b. Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
   c. Accessory uses customarily incidental to any of the above permitted uses.

ii. **Mixed-use Development Projects.** A Mixed-use Development Project within the Cooledge Street Smart Growth Overlay District must include at least one residential use and one non-residential use from these respective use categories as permitted below and may further include parking and other accessory uses as additionally provided for:
   a. Multi-family Residential Use(s), provided that the minimum allowable As-of-right density allowances for residential use specified in 17.29.140(A)(1)(ii) shall apply to the residential portion of any Mixed-use Development Project;
   b. Any of the following Non-residential uses:
   c. Institutional Uses: Public Library
   d. Business Uses and Consumer Services: Restaurant, Restaurant, outdoor dining; Bank and Financial Institution; Food Truck; General Retail Sales and Services; Neighborhood Retail and Sales and Service; Health Club; Child Care Center

e. Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
f. Accessory uses customarily incidental to any of the above permitted uses.

The total gross floor area devoted to residential uses within a Mixed-use Development Project shall be at least =/>51% of the total gross floor area of the Project.

2. **DIMENSIONAL AND DENSITY REQUIREMENTS – (DISTRICT-SPECIFIC)**

i. Table of Requirements. Notwithstanding anything to the contrary in this Chapter 17.29, the dimensional requirements applicable in the CSSGOD are as follows:

Dimensional Requirement	
Minimum Front Setback*	10 feet
Interior Setback (between Buildings on same Lot)	15 feet
Minimum Lot Area Square Feet	8,000 Square Feet
Floor Area Ratio (FAR)	2.25
Maximum Building Height	85 feet
Max. Stories	7

ii. Dimensional Waivers in Substantially Developed Sub-district. In order to encourage the development of infill housing units on undeveloped lots within a Substantially Developed Sub-district, the PAA may grant a waiver to the dimensional standards of Section 17.29.060 and herein, in accordance with Section 17.29.100(C).

3. **PARKING REQUIREMENTS – (DISTRICT-SPECIFIC)**

The parking requirements applicable for Projects within the CSSGOD are as follows.

USE	Number of Parking Spaces	Minimum Loading Bay	Minimum Loading Space
General Retail sales and service	1/200 GSF	0	0
Office and Institutional	1/400 GSF for professional office uses greater than 20,000 GSF. 1/500 for professional office uses 20,000 GSF and less	0	1
Residential Units:			
Two Family	2	0	0
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1	0	0
Office and Storage	1/250 GSF	(b)	1
Medical or Dental Office	1/200 GSF	0	1
Restaurant (non-fast-food)	1 Per 4 Seats	0	1
Health Club	1/150 GSF	NA	NA

SECTION 2. This ordinance shall take effect upon its passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to

5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Applicant
10/07/2026
10/14/26
MGL 40A, 5 notices mailed 10/01/2026

FORM A

APPLICATION NO. _____
DATE: _____

City of Revere, Massachusetts
Revere City Council
Application For
Change of Zoning Ordinance
or Zoning Map

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

A. Application for change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030).

B. Application for change of zoning map (Revised Ordinances of the City of Revere, Title 17, Chapter 17.12, Sections 17.12.010 – 17.12.030).

---

1. Applicant submitting this application is:

Name: Laura Christopher, Director of Redevelopment, on behalf of Revere Housing Authority

Address: 70 Cooledge Street, Revere MA 02151

Tel. #: (339) 243-7182

2. Applicant is: _____ City Council
(RHA) Individual Owning Land Affected by Change
_____ Request by Registered Voters
_____ Planning Board
_____ Regional Planning Agency

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Dean Harris

Title: Executive Directot, Revere Housing Authority

Address: 70 Cooledge Street, Revere MA 02151

Tel. #: (781) 284-4394

4. The land for which this application is submitted is owned by:

Name: The Revere Housing Authority

Address: 70 Cooledge Street, Revere MA 02151

Tel. #: (781) 284-4394

5. The land described in this application is recorded in Suffolk County Registry of (See attached map)

Book _____, Page _____. Certificate # (if registered) _____,

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

(N/A; See attached memo regarding application for Smart Growth Overlay District)

Lot # _____ Sq. Ft. _____

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes x no do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; ___x___ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

Please see attached memo for further detail.

The Revere Housing Authority ("RHA") submits this petition in support of the proposed Cooledge Street Smart Growth Overlay District ("CSSGOD"), a new Smart Growth OverlayDistrict established pursuant to Massachusetts General Laws Chapter 40R.

The proposed district encompasses approximately 39.42 acres generally located within the existing RHA neighborhood bounded by Broadway, Cushman Avenue, Proctor Avenue, and Gordon Street.

The site currently contains 431 RHA units.

11. What is the nature of the change of zoning ordinance or change of zoning map requested in this application?

Please see attached memo for further detail.

Chapter 40R, the Smart Growth Zoning and Housing Production Act, was enacted by the Commonwealth to encourage housing production in appropriate locations near transportation, commercial areas, and existing infrastructure while promoting affordability, mixed-use development, and other Smart Growth objectives.

The City of Revere has previously utilized this planning tool through adoption of the Green Street and Shirley Avenue Smart Growth Overlay Districts in 2023. The proposed Cooledge Street Smart Growth Overlay District would build upón those efforts and become Revere's third Smart Growth district.

The proposed district would function as an overlay district, allowing property owners to utilize either the underlying zoning ("RB") or the Smart Growth zoning framework established through Chapter 40R. Projects developed pursuant to the Smart Growth district would be required to comply with the affordability, design, and review standards established under the ordinance and applicable state regulations.

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Laura Christopher — 10/1/26

Signature of Applicant — Date

[signature] — 10/1/26

Signature of Owner — Date

N/A (Executive Dir. Dean Harris signing for RHA above) — _____

Signature of Designated Representative — Date

Received from above applicant, the sum of $ 260 to apply against administrative and mailing costs.

_____

Date Submitted to the Revere Planning Board:

_____

A ZONING ORDINANCE FURTHER AMENDING SMART GROWTH DISTRICTS IN THE CITY OF REVERE

Be it ordained as follows:

SECTION 1. Section 17.29.140 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding the following, after 17.29.140(B)3:

C. COOLEDGE STREET SMART GROWTH OVERLAY DISTRICT.

The Cooledge Street Smart Growth Overlay District hereinafter referred to as the "CSSGOD"," is an overlay district having a land area of approximately 39.42 acres in size that is superimposed over the underlying zoning districts and is shown on the Zoning Map as set forth on the map entitled "Cooledge Street Smart Growth Overlay District Exhibit C" dated 8-28-2026, prepared by City of Revere." This map is hereby made a part of Title 17 of the Revised Ordinances of the City of Revere and is on file in the Office of the City Clerk.

1. PERMITTED USES – (DISTRICT-SPECIFIC)

The following uses are permitted As-of-right for Projects within the Cooledge Street Smart Growth Overlay District (CSSGOD):

i. **Residential Projects.** A Residential Project within the Cooledge Street Smart Growth Overlay District may include:

a. Multi-family Residential Use(s);
b. Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
c. Accessory uses customarily incidental to any of the above permitted uses.

ii. **Mixed-use Development Projects.** A Mixed-use Development Project within the Cooledge Street Smart Growth Overlay District must include at least one residential use and one non-residential use from these respective use categories as permitted below and may further include parking and other accessory uses as additionally provided for:

a. Multi-family Residential Use(s), provided that the minimum allowable As-of-right density allowances for residential use specified in 17.29.140(A)(1)(ii) shall apply to the residential portion of any Mixed-use Development Project;
b. Any of the following Non-residential uses:
c. Institutional Uses: Public Library
d. Business Uses and Consumer Services: Restaurant, Restaurant, outdoor dining; Bank and Financial Institution; Food Truck; General Retail Sales and Services; Neighborhood Retail and Sales and Service; Health Club; Child Care Center
e. Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
f. Accessory uses customarily incidental to any of the above permitted uses.

The total gross floor area devoted to residential uses within a Mixed-use Development Project shall be at least =/>51% of the total gross floor area of the Project.

2. **DIMENSIONAL AND DENSITY REQUIREMENTS – (DISTRICT-SPECIFIC)**

i. Table of Requirements. Notwithstanding anything to the contrary in this Chapter 17.29, the dimensional requirements applicable in the CSSGOD are as follows:

Dimensional Requirement	
Minimum Front Setback*	10 feet
Interior Setback (between Buildings on same Lot)	15 feet
Minimum Lot Area Square Feet	8,000 Square Feet
Floor Area Ratio (FAR)	2.25
Maximum Building Height	85 feet
Max. Stories	7

ii. Dimensional Waivers in Substantially Developed Sub-district. In order to encourage the development of infill housing units on undeveloped lots within a Substantially Developed Sub-district, the PAA may grant a waiver to the dimensional standards of Section 17.29.060 and herein, in accordance with Section 17.29.100(C).

3. **PARKING REQUIREMENTS – (DISTRICT-SPECIFIC)**

The parking requirements applicable for Projects within the CSSGOD are as follows.

USE	Number of Parking Spaces	Minimum Loading Bay	Minimum Loading Space
General Retail sales and service	1/200 GSF	0	0
Office and Institutional	1/400 GSF for professional office uses greater than 20,000 GSF. 1/500 for professional office uses 20,000 GSF and less	0	1
Residential Units:			
Two Family	2	0	0
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1	0	0
Office and Storage	1/250 GSF	(b)	1
Medical or Dental Office	1/200 GSF	0	1
Restaurant (non-fast-food)	1 Per 4 Seats	0	1
Health Club	1/150 GSF	NA	NA

SECTION 2. This ordinance shall take effect upon its passage.

REVERE HOUSING AUTHORITY

ANTHONY PERRONE
Chairman
Labor Representative

DEAN HARRIS
Executive Director

FATOU DRAMMEH
Vice Chairperson

RICHARD VISCAY
Treasurer

KATHI REINSTEIN
Member
State Appointee

70 COOLEDGE STREET
REVERE, MASSACHUSETTS
02151
TEL: 781-284-4394
FAX: 781-284-0065
www.revereha.org

September 30, 2026

Ashley Melnik, City Clerk
City of Revere
281 Broadway
Revere, MA 02151

Re: Petition for Adoption of the Cooledge Street Smart Growth Overlay District (CSSGOD) pursuant to M.G.L. c. 40R

Dear City Clerk Melnik,

On behalf of the Revere Housing Authority ("RHA"), I am pleased to submit the enclosed petition requesting adoption of the proposed Cooledge Street Smart Growth Overlay District ("CSSGOD") pursuant to Massachusetts General Laws Chapter 40R, the Smart Growth Zoning and Housing Production Act.

The proposed district encompasses approximately 39.42 acres within the RHA's Cooledge Street public housing neighborhood and would establish a Smart Growth Overlay District to support implementation of the Revere Housing Authority Master Plan through redevelopment expected to occur over multiple phases during the next approximately 5 to 25 years. The district is intended to facilitate creation of a mixed-income, mixed-use neighborhood in coordination with the City of Revere Department of Planning and Community Development. The district boundaries and zoning provisions are set forth in the enclosed draft ordinance language and accompanying map.

The proposed district is consistent with the City's recently adopted Housing Production Plan and is intended to support implementation of the Revere Housing Authority Cooledge Street Master Plan through creation of a zoning framework that enables additional housing production, including affordable family, senior, and disability housing. The proposal would build upon the City's prior adoption of the Green Street and Shirley Avenue Smart Growth Overlay Districts and would become Revere's third Chapter 40R district.

As part of the state Chapter 40R review process, a preliminary application public hearing was conducted on September 16, 2026, and preliminary application materials have been prepared for submission to the Massachusetts Executive Office of Housing and Livable Communities ("EOHLC"). Local adoption of the proposed district is a necessary component of the overall 40R approval process, after which the City may submit a final application to EOHLC for review and approval.

Accordingly, the RHA respectfully requests that this petition be accepted for filing and referred for review in accordance with the City's procedures governing zoning ordinance and zoning map amendments.

Enclosed please find:

- Proposed Cooledge Street Smart Growth Overlay District Ordinance;
- Proposed Cooledge Street Smart Growth Overlay District Map;
- Certified List of Abutters and Abutters-to-Abutters; and
- Supporting Memorandum.

Thank you for your consideration of this request.

Sincerely,

Dean Harris
Executive Director
Revere Housing Authority
70 Cooledge Street
Revere, MA 02151

Memorandum in support of the Cooledge Street Smart Growth Overlay District

Submitted by the Revere Housing Authority in support of a petition for adoption of a Chapter 40R Smart Growth Overlay District

September 30, 2026

Purpose

The Revere Housing Authority ("RHA") respectfully submits this memorandum in support of the proposed Cooledge Street Smart Growth Overlay District ("CSSGOD"), a new Smart Growth Overlay District established pursuant to Massachusetts General Laws Chapter 40R.

The proposed district encompasses approximately 39.42 acres generally located within the existing RHA neighborhood bounded by Broadway, Cushman Avenue, Proctor Avenue, and Gordon Street. The district is intended to establish a predictable zoning framework that supports housing production, mixed-use development, neighborhood reinvestment, and implementation of the recently completed RHA Master Plan.

Background

Chapter 40R, the Smart Growth Zoning and Housing Production Act, was enacted by the Commonwealth to encourage housing production in appropriate locations near transportation, commercial areas, and existing infrastructure while promoting affordability, mixed-use development, and other Smart Growth objectives.

The City of Revere has previously utilized this planning tool through adoption of the Green Street and Shirley Avenue Smart Growth Overlay Districts in 2023. The proposed Cooledge Street Smart Growth Overlay District would build upon those efforts and become Revere's third Smart Growth district.

The proposed district would function as an overlay district, allowing property owners to utilize either the underlying zoning (“RB”) or the Smart Growth zoning framework established through Chapter 40R. Projects developed pursuant to the Smart Growth district would be required to comply with the affordability, design, and review standards established under the ordinance and applicable state regulations.

Relationship to the RHA Master Plan

In 2026, the Revere Housing Authority completed a comprehensive master planning process for its largest public housing neighborhood in partnership with the City of Revere and a consultant team led by Stantec. The resulting Master Plan establishes a long-term vision for transformation of the existing neighborhood into a mixed-income community that is better integrated with the surrounding city.

Redevelopment is anticipated to occur incrementally over multiple phases during the next approximately 5 to 25 years. While the exact timing of future phases will depend upon funding availability, infrastructure coordination, and market conditions, adoption of the proposed Smart Growth Overlay District is an important prerequisite to implementation of the Master Plan vision.

The Master Plan identifies five guiding goals:

- Reconnect the Neighborhood;
- Gentle Density;
- Mixed-Income Development;
- Environmental Responsibility; and
- Community Benefits.

The proposed Smart Growth Overlay District is intended to provide the zoning framework necessary to implement that vision over time.

At full buildout, the Master Plan contemplates replacement of the existing 431 public housing units with approximately 790 public housing units, including 570 family units and 220 senior/disability units, together with approximately 910 market-rate units, neighborhood-serving uses, public open spaces, and community amenities.

Advancing Revere's Housing Goals

The proposed district is also closely aligned with the goals and recommendations contained in the City's recently adopted Housing Production Plan (“HPP”). The Housing Production Plan identifies housing affordability as one of Revere's most significant challenges, notes that housing costs continue to outpace incomes for many residents, and recognizes the need for continued affordable housing production throughout the City.

The HPP further notes that Revere currently remains below the ten percent affordable housing benchmark established under Chapter 40B and that approximately half of the City's Subsidized Housing Inventory consists of Revere Housing Authority properties.

While no single project can fully address Revere's housing needs, implementation of the RHA Master Plan represents one of the largest housing opportunities currently available within the City and one of the most significant opportunities to increase the affordable housing inventory in a manner consistent with locally established planning goals. Adoption of the proposed Smart Growth Overlay District would provide the zoning framework necessary to advance that effort.

Public Benefits

The proposed redevelopment would transform the existing site into a mixed-income neighborhood connected to the surrounding community through new streets, pedestrian connections, public open spaces, recreational amenities, and community facilities. Cooledge Street redevelopment, as enabled by Smart Growth Overlay District zoning, will provide a number of important public benefits, including:

Additional Affordable Housing

The proposed district would allow approximately 359 additional permanently affordable public housing units beyond what currently exists on the site.

Modern and Accessible Housing

The existing public housing neighborhood was constructed in the post- World War II era and as such was not designed to contemporary accessibility standards. While improvements have been made over time, many existing building forms present challenges for residents with mobility limitations.

Redevelopment enabled through the proposed district would create modern housing designed to current accessibility standards and would substantially expand housing opportunities for seniors and persons with disabilities. The Master Plan includes 220 senior/disability units as part of the redevelopment program.

Community Amenities and Public Open Space

The proposed district supports implementation of a redevelopment vision that extends beyond housing production. The RHA Master Plan includes a network of publicly accessible indoor and outdoor community spaces intended to serve both neighborhood residents and the broader Revere community. These improvements include new public gathering spaces, community gardens, playgrounds, recreational facilities, landscaped open space, pedestrian connections, and other community amenities that help create a more connected and welcoming neighborhood.

The Master Plan specifically envisions a variety of community-focused amenities, including outdoor recreation and gathering spaces, a community building, community gardens, fitness and play areas, a splash pad, basketball court, athletic field, dog park, pocket parks, and other publicly accessible open spaces integrated throughout the redevelopment area. These amenities are intended to support residents of the development while also serving surrounding neighborhoods and strengthening community connections.

Importantly, these spaces are anticipated to be owned, maintained, and managed by the Revere Housing Authority and/or future development partners as redevelopment occurs. As a result, the benefits of the redevelopment extend beyond the creation of new housing units and include long-term investment in neighborhood open space, recreation opportunities, and community-serving facilities.

40R Approval Process

The proposed district is currently proceeding through the two-part approval process established under Chapter 40R. As part of the state review process, a preliminary application public hearing was conducted on September 16, 2026, and preliminary application materials have been prepared for submission to EOHLC.

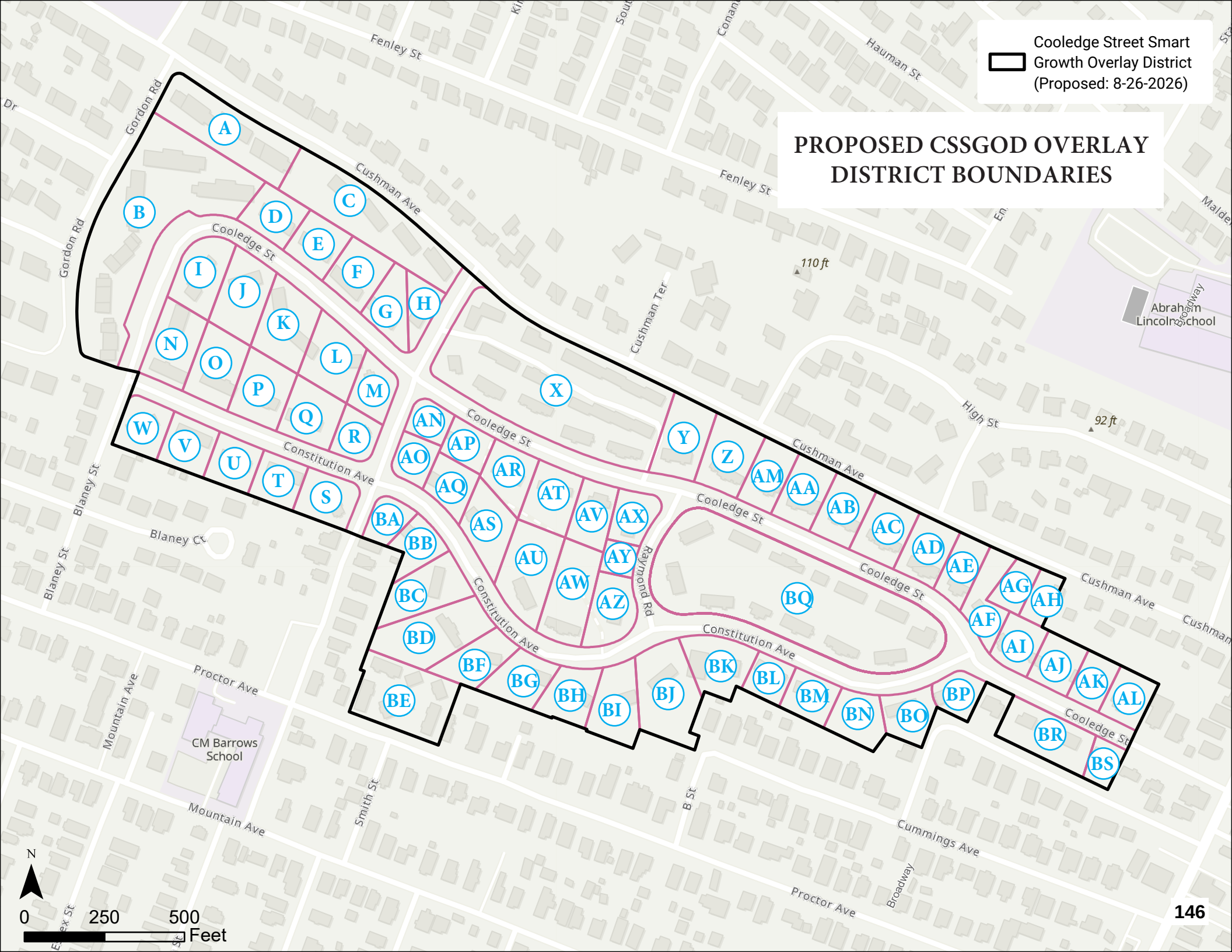
Following review of the preliminary application, the proposal must proceed through the City's zoning amendment process, including consideration by the Planning Board and City Council. Upon local adoption, the City may submit a final application package to EOHLC for final review and approval.

The applicant recognizes that review will proceed in accordance with applicable City procedures governing zoning ordinance and zoning map amendments.

Requested Action

The Revere Housing Authority respectfully requests initiation of the local review process for the proposed Cooledge Street Smart Growth Overlay District and favorable consideration of the accompanying zoning ordinance and map amendments.

The proposed district builds upon an established planning tool already utilized by the City, advances the goals of the City's Housing Production Plan, supports implementation of the Revere Housing Authority Master Plan, expands opportunities for affordable and accessible housing, and promotes Smart Growth development in an area well served by infrastructure, public transportation, and nearby commercial activity.


Cooledge Street Smart Growth Overlay District (Proposed: 8-26-2026)
PROPOSED CSSGOD OVERLAY DISTRICT BOUNDARIES
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
AA
AB
AC
AD
AE
AF
AG
AH
AI
AJ
AK
AL
AM
AN
AO
AP
AQ
AR
AS
AT
AU
AV
AW
AX
AY
AZ
BA
BB
BC
BD
BE
BF
BG
BH
BI
BJ
BK
BL
BM
BN
BO
BP
BQ
BR
BS
Fenley St
Gordon Rd
Cushman Ave
Cooledge St
Constitution Ave
Blaney St
Blaney Cir
Cushman Ter
Raymond Rd
High St
110 ft
92 ft
Abraham Lincoln School
Broadway
CM Barrows School
Proctor Ave
Mountain Ave
Smith St
B St
Cummings Ave
N
0
250
500
Feet
146

Map Key	Parcel ID
AJ	24-408-3
BS	24-407-5
E	25-421C-2
AT	24-420B-9
G	25-421C-4
X	24-420A-1A
BQ	24-419B-1-13
C	25-421C-6
BL	24-419C-3
BQ	24-419B-1-13
BE	24-404-10
AC	24-419A-3
BJ	24-420C-1A
AE	24-419A-1
BA	24-420C-9
BN	24-419C-1
R	25-421B-5
AH	24-408-20

Map Key	Parcel ID
BB	24-420C-8
I	25-421B-10
AO	24-420B-5
AG	24-408-21
S	25-421A-1
AN	24-420B-6
BQ	24-419B-1-13
Y	24-419A-8
AR	24-420B-8
BP	24-407-9
BQ	24-419B-1-13
A	25-421D1-1A
AV	24-420B-10
K	25-421B-8
W	25-421A-5
BQ	24-419B-1-13
AK	24-408-4
BD	24-420C-6

Map Key	Parcel ID
BQ	24-419B-1-13
AF	24-408-1
Z	24-419A-7
BG	24-420C-4
T	25-421A-2
H	25-421C-5
BO	24-407-10
AM	24-419A-6
N	25-421B-1
BQ	24-419B-1-13
D	25-421C-1
B	25-421D1-1B
F	25-421C-3
AY	24-419D-2
AW	24-420B-1
BQ	24-419B-1-13
BI	24-420C-2
BR	24-407-6-7

Map Key	Parcel ID
M	25-421B-6
U	25-421A-3
AU	24-420B-2
AP	24-420B-7
AS	24-420B-3
AX	24-419D-3
BQ	24-419B-1-13
BK	24-419C-4
BC	24-420C-7
AZ	24-419D-1
BQ	24-419B-1-13
AQ	24-420B-4
BQ	24-419B-1-13
BR	24-407-6-7
AL	24-408-5
BH	24-420C-3
L	25-421B-7
AI	24-408-2

Map Key	Parcel ID
BQ	24-419B-1-13
BF	24-420C-5
J	25-421B-9
V	25-421A-4
Q	25-421B-4
AB	24-419A-4
AD	24-419A-2
BM	24-419C-2
P	25-421B-3
BQ	24-419B-1-13
AA	24-419A-5
O	25-421B-2

City of Revere, Massachusetts

Joe Gravellese
Department of Planning and Community Development
281 Broadway, Revere, MA 02151 781. 286. 8181

Patrick M. Keefe Jr.
Mayor

Revere City Council
281 Broadway
Revere, MA 02151

To the Revere City Council:

Pursuant to a Revere City Council order (attached), the Affordable Housing Trust Fund Board and the Department of Planning and Community Development engaged in an RFP process for the disposition of Lot 41 on Hitchborn St., with the goal of selling the property for purposes of advancing affordable housing.

Due to numerous issues with the property, it is not realistically developable, and there was no interest in bidding on the property as a non-developable lot.

As such we are requesting that the City Council accept the property back from the Affordable Housing Trust Fund and placed back into the possession of the tax title custodian.

Sincerely,

Joe Gravellese
Chairman
Affordable Housing Trust Fund Board

REQUEST FOR PROPOSALS
CITY OF REVERE REAL PROPERTY DISPOSAL

DUE DATE:

DUE TIME:

The City of Revere, led by its Purchasing Department and the Office of Planning and Community Development, will accept sealed proposals for the sale of the following City property:

STREET ADDRESS: **Lot 41 on Hichborn Street, Parcel ID 008-127-013**
TOTAL SQUARE FEET: **3,918 sq. ft (0.090 acres)**
ASSESSED VALUE: **$114,800 per City of Revere Assessor**

This property has been declared to be surplus to the needs of the City, and will be sold to the person submitting the most advantageous proposal, in the best interest of the City, subject to the provisions of M.G.L. Chapter 30B, Section 16, and approval by the Affordable Housing Trust Fund
The City of Revere is not liable for any costs incurred by the offeror in submitting this proposal.

The City reserves the right to reject any or all proposals and to award the property in its best interest.

This property is not buildable for residential use, although an accessory structure to serve a neighboring parcel may be appropriate. The City advises all potential interested parties to do appropriate due diligence on this property and existing easements.

PROPOSER'S PRE-BID RESPONSIBILITY

Before submitting a proposal, the proposer shall make a careful study of the property, relevant documents, condition of the property, and use restrictions.

DISCLOSURE STATEMENT

Parcel will be sold "as is" with no guarantees for further construction and/or improvements. The City makes no representation, warranty or guarantee as to title, property condition or fitness for any particular purpose, repurpose or use. Property will be sold "as is." The City of Revere, its employees, representatives, and/or agents make no representation as to its condition for a structure, or the suitability for a building on vacant land, and the insurability or marketability of any title. This parcel was taken through the tax-title foreclosure process. Conveyance will occur via a release deed of the City's right, title, and interest: buyer is responsible for conducting a title search and obtaining a certificate of title, if desired.

Proposers may, but are not required to, engage real estate agents or brokers; however, Proposer will be solely responsible for compensation to such agent or broker.

Proposers should be aware of zoning regulations for the particular area. Allowed uses will be according to the Zoning Ordinance. To achieve the highest-and-best use of the parcel(s), special approvals are required, pursuant to the zoning memo included in the proposal documents. All costs and responsibilities for permits, site plan approval and releases for any easements, covenants, or any other restrictions that may be present on the property will be the responsibility of the buyer including but not limited to any municipal, state or federal provisions. City will enter into an agreement with the winning Proposer, contingent on the

The successful Proposer shall conform to all applicable city and state building and land use codes in the improvement of this property. The purchaser shall be responsible for paying any costs of conveyance including

but not limited to excise tax stamps and recording fees. Purchasers are also required to pay a pro forma tax, pursuant to MGL Chapter 44, Section 63A. City Council reserves the right to reject all Requests for Proposals for city property.

The following person(s) shall not be qualified to be the successful bidder: any person currently delinquent in paying his/her own personal taxes or other charges to the City of Revere and/or any person who was subject to a tax title foreclosure by the City of Revere.

REUSE RESTRICTIONS

The City is seeking a proposal for a Project that will utilize the property in a manner enhancing, benefitting or supporting affordable and workforce homeownership opportunities in Revere while strengthening neighborhoods by reducing vacant and underutilized property in the community.

While the financial aspects of a proposal are very important, the City will consider all Selection Criteria and is not obligated to select a proposal solely on a "highest bidder" basis if one or more other proposals better satisfy the requirements of the City and this Request for Proposals. In selecting a proposal, the City will also consider the overall benefits to the City and reserve the right to evaluate proposals accordingly.

HOW TO SUBMIT YOUR PROPOSAL

- FORM SHOULD BE SIGNED BY THE PROPOSER.
- THE PROPOSER'S NAME, ADDRESS AND TELEPHONE NUMBER SHALL BE INCLUDED IN THE SUBMITTAL.
- PROPOSALS MUST BE SUBMITTED IN SEALED ENVELOPES.
- PROPOSALS MUST BE DELIVERED TO THE PURCHASING DEPARTMENT, 281 BROADWAY, REVERE MA 02151 BY THE DATE AND TIME NOTED ABOVE
- CLEARLY INDICATE THE *1) TITLE*, *2) PROPOSER'S NAME AND ADDRESS* ON THE ENVELOPE COVER.
- FAXED OR ELECTRONIC PROPOSALS WILL NOT BE CONSIDERED.
- LATE PROPOSALS WILL NOT BE CONSIDERED.

REQUEST FOR PROPOSAL PRICE REQUIREMENTS

1. ADMINISTRATIVE FEE: All proposals shall be accompanied by a $175 non-refundable administrative fee, made payable to the City of Revere.
2. BID DEPOSIT: All proposals shall be accompanied by a bid deposit of no less than five percent (5%) of the proposed price. A bid deposit shall be contained in proposal envelope.

REQUIRED PROPOSAL CONTENTS (Mandatory)

A. Letter of transmittal signed by an official authorized to bind the offeror, must identify all parties to the proposal. Include the name, address and telephone number of the person(s) authorized to submit and discuss the proposal. The letter must clearly state the intention of the offeror, if selected, to enter into an agreement with the City of Revere, without timeframes specified and in accordance with the terms and conditions specified in the proposal and this document.

B. Description of the proposer, including: the name, address, and telephone number of the proposer; the name of any representative authorized to act on his/her/its/their behalf; names and primary responsibilities of each principal of the proposer.

C. Identification of all principals, partner, co-venturers participating in the transaction, and the nature and share of the participants' ownership in and compensation from the project.

D. Confirmation that no local, state, or federal taxes are due and outstanding for the proposer.

E. Information regarding any legal or administrative actions past, pending or threatened that could relate to the conduct of the proposer's (or its principals or its affiliates) business and/or its compliance with laws and other governmental requirements.

F. All Proposers shall submit a detailed written Proposal in the form of a Design Plan setting forth the plan for the use of each Property the proposer is responding to. At a minimum, it shall include the proposed use, the number, size and type of commercial and/or residential units to be developed as well as a conceptual plan of the proposed parking, drainage and landscaping.

G. Cost estimates and schedule, with description of the improvements as outlined in Part F.

H. The proposer shall identify all funding sources to be utilized for the new construction at the site necessary for the completion of the project. The Proposer shall submit supporting documentation from a financial institution (*e.g*. bank), or other institution listed as a funding source as part of the Business Plan. The documents submitted shall demonstrate that the Proposer has sufficient assets available or access to sufficient credit to complete the project as proposed.

I. A summary of the interested party's previous experience with improving, renovating, or building.

J. List the number and type of jobs to be created, if any.

K. Identify any other parties expected to occupy the premises and the financial arrangements that will govern that tenancy.

L. Narrative outlining community benefits of project evidenced by consideration of; social, economic, or community needs which are served by the proposal; traffic flow and safety, including parking and loading; adequacy of utilities and other public services; neighborhood character and social structures; impacts on the natural environment, including drainage; and potential fiscal impact.

M. Additional relevant information relating to the projects' expected impacts on the community.

N. The Price Proposal.

EVALUATION CRITERIA

Evaluation Criteria Provisions

Each Proposal will be reviewed for completeness, responsiveness, and compliance with the general requirements of the RFP by the Purchasing Agent. Additionally, each Proposal shall address all the elements of the Request for Proposals including both the minimum evaluation criteria and comparative evaluation criteria requirements. The minimum evaluation criteria must be met. The comparative evaluation criteria described below shall be scored in compliance with G.L. c. 30B, Sec. 6. Proposals will receive a rating for each comparative evaluation criterion that will then be used by the City to determine a composite rating for each of the Proposals with regard to the comparative criteria. If the Proposal does not satisfy the requirements of this RFP, it shall be deemed unacceptable. Note that, for purposes of this RFP, affordable housing units shall mean those standards used in M.G.L. c.184 §31. The City will make an award to the responsive and responsible proposal submitting the most advantageous proposal taking into account the price **AND** the following evaluation criteria:

Project Plan

• If the Project Conceptual Plan and Business Plan (1) provides 100% Affordable Homeownership Opportunity for a low-income family (60% - 80% AMI); and (2) enhances the character of the neighborhood (3) results in a use which, in the opinion of the evaluation committee, provides a positive socioeconomic impact to the neighborhood and the City, it shall be deemed *Highly Advantageous***.**

• If the Project Conceptual Plan and Business Plan (1) provides 100% workforce Homeownership opportunity (120% AMI or below) *or* a proposal from a BIPOC- led emerging developers; and (2) fits within the character of the neighborhood 3) results in a use which, in the opinion of the evaluation committee, provides a positive economic impact to the City, for example increased tax revenue, it shall be deemed *Advantageous*

• If the Project Conceptual Plan and Business Plan (1) provides a housing opportunity for seniors aged 60 or over who earn less than 100% AMI (2) fits within the character of the neighborhood 3) results in a use which, in the opinion of the evaluation committee, provides a positive economic impact to the City, for example increased tax revenue, it shall be deemed *Acceptable*

Experience, Competence:

For any project submitted, the Proposer shall have at least 5 years' experience in development consistent with the nature of the proposed project. If the project involves rental housing which the proposer intends to manage, the proposer shall have at least 5 years' experience in the successful development and management of rental housing and shall include a list of all properties and addresses currently under its management. The Proposer shall have no outstanding violation notices related to any of its properties from the applicable building, zoning, health departments, conservation commission, fire department or other state federal or municipal enforcement agencies in the community where the development is located.

• Projects in which the Proposer demonstrates successful experience in new construction of projects of a similar scope and size, possesses all the necessary licenses and qualifications to perform such work, and has already prepared preliminary plans will be considered *Highly Advantageous*.

• Projects in which the Proposer can demonstrate successful experience in new construction for projects of a similar scope and size, possesses all the necessary licenses and qualifications to perform such work, but has not yet prepared preliminary plans will be considered *Advantageous*.

• Projects in which the proposer has contracted with or can demonstrate prior consultation with a qualified builder, or an architect will be considered *Acceptable*.

• No experience with similar project, as proposed will be considered *Unacceptable.*

Financial Stability

Proposer shall identify all proposed funding sources to be utilized for the acquisition and development of the property. The Proposer shall submit supporting documentation from a financial institution (*e.g*. bank), or other institution listed as a funding source as part of the Development Plan. The documents

submitted shall demonstrate that the Proposer has sufficient assets available, or access to sufficient credit, to acquire the property and complete the development of the property in the timeframe proposed. The Proposer shall submit a plan for securing all necessary financing to complete the project as proposed.

Proposer shall have no current past due debt obligations to Revere or any other municipality in which the Proposer owns property.

The City will consider the following:

- Proposals which have secured all financing necessary to acquire and develop the property in the timeframe proposed with verification of these financing sources, and who have a well-organized, financial plan for securing all necessary financing to complete the project as proposed to be "*Highly Advantageous*"

- Proposers that have applied for funding to acquire and develop the property, have secured at least 50% of the required funding to acquire and develop the property, and have a well-organized financial plan for securing all necessary financing to complete the project as proposed to be *"Advantageous"*

- Proposers that have applied for funding to acquire and develop the property, and which have secured less than 50% of the required funding but have a well-organized financial plan for the project, to be *"Acceptable".*

Price:

The preferred proposal will be chosen from the proposals that rank equivalently on the above criteria on the basis of the highest price offered for the property.

PRESENTATIONS AND INTERVIEWS

Following a review of the proposals that are timely and otherwise properly submitted, the City of Revere may choose to conduct interviews with selected proposers. The purpose of any interview will be to clarify proposals and evaluate the qualities, expertise and concepts of the proposer.

The City will evaluate the proposals based on the information provided in the proposer's submission, interviews, references, any additional information publicly available, and from other verifiable sources.

RESULTS

Results shall be referred to the City Council Real Property Committee for approval and submittal to Revere City Council. The successful Proposer shall be notified upon City Council approval, and sales proceedings shall commence under the direction of the Assistant City Solicitor. Proposal deposits shall be returned by mail to unsuccessful Proposers by the Assistant City Solicitor.

The property described as set forth herein will be conveyed by release deed agreement without covenant or warranty. Conveyance, subject to the notice requirements of MGL Chapter 30B, Section 16, will occur not later than sixty (60) days from the date of the proposal's acceptance by the City Council, at which time the successful proposer shall be required to sign a Purchase and Sale Agreement.

Successful proposer shall pay the City the amount of its proposal in full at the time of closing. Payment shall be by certified or bank check made payable to the City of Revere.

FORFEITURE PROVISION

If the successful Proposer withdraws the proposal, fails or refuses to execute required documents, fails to pay the proposed purchase price or otherwise perform their obligations, the deposit shall be forfeited to the City of Revere.

CHAPTER 7, SECTION 40J COMPLIANCE

Pursuant to the requirements of MGL Chapter 7, Section 40J, the successful Proposer may be required to submit a statement to the Deputy Commissioner of the Division of Capital Asset Management signed under penalties of perjury, listing the true names and addresses of all persons who will have a direct or indirect beneficial interest in this property.

CONDITION OF PROPERTY

The City of Revere does not warrant that any property is free and clear of any contamination as defined by Chapter 21E.

The property shall be conveyed subject to any person, if any, in actual occupancy. It will be the responsibility of the successful proposer to evict any former owner or any person upon the premises.

The property shall be conveyed subject to any environmental conditions, if any, including but not limited to hazardous waste conditions, which may or may not be in compliance with any applicable laws, policies or regulations.

Any error, misstatement or omission in the description of the property shall not annul the sale or be grounds for any abatement or compensation. No warranty or representation is made as to accuracy or completeness of the information in this request for proposals. Prospective purchasers should make their own investigations and draw their own conclusions.

The successful bidder will be required to prepare all legal documents necessary to complete the transfer of the property with the exception of an appropriate deed. Each party shall be responsible for their own legal costs.

REQUEST FOR PROPOSAL FORM

CITY PROPERTY
State Highway Property (Parcel ID 16-238-1)

State Highway _____

I, _____, hereby propose the sum of $ _____, for
(Name of Proposer – Please Print) (Amount)

the aforementioned property in accordance with the provisions and procedures of the City of Revere Real Property Disposal.

Request for Proposals, M.G.L. Chapter 30B, Section 16, and M.G.L. Chapter 7, Section 40J.

_____
(Signature of Proposer)

_____
(Address)

_____
(City) (State) (Zip)

_____
(Telephone Number including Area Code)

_____
(Email)

RESPONDENT SHALL CERTIFY TO THE FOLLOWING, BY SIGNING IN APPROPRIATE AREAS INDICATED BELOW:

CERTIFICATION OF GOOD FAITH

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

_____ _____
COMPANY NAME DATE

_____ _____
BY: SIGNATURE AND TITLE PRINT NAME

STATEMENT OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws Chapter 62C, Section 49A, I certify under the penalties of perjury that, _____ to the best of my knowledge and belief, has complied with all laws
(Name of bidder)
of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

_____ _____
COMPANY NAME DATE

_____ _____
BY: SIGNATURE AND TITLE SSN (voluntary) OR FEDERAL ID#

Approval of a contract or other agreement shall not be granted unless this certification clause is signed.

Your social security number shall be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency shall not have a contract or other agreement issued, renewed or extended.

CERTIFICATE OF AUTHORITY

_____, is authorized to execute contracts related to this solicitation from
(Name and title)

the City of Revere. Such execution of the contract by this representative shall be valid and binding upon the individual or firm listed below.

_____ _____
COMPANY NAME DATE

_____ _____
BY: SIGNATURE PRINT NAME

Please Submit this Page with Your Proposal

PRO FORMA TAX
MASSACHUSETTS GENERAL LAWS
CHAPTER 44 SECTION 63A

When property belonging to a municipality is sold, the officer executing the deed must receive a pro-rated payment in lieu of taxes before the deed can be delivered.

The payment is calculated by multiplying the tax rate for the fiscal year of the sale by the sale price. For example, if a property were to sell for $100,000.00 on December 15th, and the tax rate were $25.00, the "in lieu of tax" payment would be calculated as follows:

Sale Price ($100,000) x Tax Rate ($25) x Days Remaining in FY (197) ÷ 365 = $1349.32 (example only)

If the property is sold between January 2 and June 30, the municipality will receive an additional payment in lieu of taxes for the next succeeding fiscal year. This tax is calculated by multiplying the sales price by the tax rate.

The pro-rata/pro-forma taxes must be received before delivery of the deed.

I _____ understand that pro-rata/pro-forma taxes must be paid to the City of Revere in order to complete a sale of the property purchased, should my proposal be selected as the awarded proposal.

_____
Signature of Bidder

Please Submit this Page with Your Proposal

SAMPLE

DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by MGL c. 7, §40J, prior to the conveyance of or execution of a lease for the real property described below.

1. Public Agency involved in this transaction: City of Revere

2. Complete legal description of the property:

3. Type of transaction: ☐ Sale ☐ Lease or rental for [term]:

4. Seller(s) or Lessor(s):

   Purchaser(s) or Lessee(s):

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. Note: *If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclosed.*

   None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named above. If this form is signed on behalf of a corporation or other legal entity, it must be signed by a duly authorized officer of that corporation or legal entity.

   The undersigned acknowledges that any changes or additions to items 3 and/or 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management within 30 days following the change or addition.

   The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

   Signature: _____

   Printed name: _____

Date: _____

LEGAL NOTICE

CITY OF REVERE

INVITATION FOR BIDS
DISPOSITION OF CITY-OWNED PROPERTY
HICHBORN STREET – LOT 41

BID NO: MUN-2026-1009

Sealed bids will be received by the Purchasing Agent at Revere City Hall Purchasing Department, 281 Broadway, Revere, MA, prior to 1:00 PM on Wednesday, May 27, 2026.

Bid specification packets may be obtained beginning Thursday, April 9, 2026 electronically from the Office of the Purchasing Agent, Michael Piccardi at purchasing@revere.org. Revere City Hall office hours are Monday thru Thursday, 8:15AM to 5:00 PM and Friday's 8:15 AM to 12:15 PM. Revere City Hall will be closed on April 20th in observance of Patriots Day.

The City of Revere, as the awarding authority, reserves the right to accept any bid or portion of a bid, waive any informality in a bid, investigate the ability of the vendors to honor a bid, reject any and all bids, and award all contracts as shall be considered in the best interest of the City of Revere. The City of Revere reserves the right to negotiate and amend the scope of services.

It is the policy of the City of Revere to take positive steps to maximize the utilization of minority business enterprises in all activities administered by this agency.

No candidate may withdraw their bid within thirty (30) business days after the actual date of the opening thereof.

This invitation for bid is in accordance with M.G.L. Chapter 30B.

Michael A. Piccardi
Purchasing Agent

To be advertised:
April 8, 2026 and
April 15, 2026

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE REPEALING THE PROHIBITION OF NON-MEDICAL MARIJUANA ESTABLISHMENTS

Be it ordained by the City of Revere as follows:

SECTION 1. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word "MARIHUANA" in the Chapter title and inserting in place thereof the word "MARIJUANA."

SECTION 2. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by deleting all instances of the word "marihuana" and inserting in place thereof the word "marijuana."

SECTION 3. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by inserting "M." before all instances of "G.L." and adding a comma directly after all Massachusetts General Law chapter numbers.

SECTION 4. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by inserting new Section 9.17.010(B):

B. On-site or social consumption of marijuana, as defined by M.G.L. c. 94G, § 1(g), and M.G.L. c. 94C, § 1, as the same may be amended, at any marijuana establishment as defined in Section 17.30.030, or any registered marijuana dispensary as defined in Section 17.30.30, is hereby prohibited.

SECTION 5. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by re-lettering the existing sub-sections of Section 9.17.010 following the insertion of the above new sub-section (B).

SECTION 6. Chapter 9.18 of Title 9 of the Revised Ordinances of the City of Revere is hereby repealed in its entirety.

Motion presented by Councillor Novoselsky: That the City Council order to a public hearing the following zoning ordinance relative to marijuana establishments in the City of Revere.

A ZONING ORDINANCE ESTABLISHING DEFINITIONS, USES, SPECIAL PERMIT DISTRICT BOUNDARIES, AND REGULATIONS FOR MARIJUANA ESTABLISHMENTS IN THE CITY OF REVERE.

Be it ordained by the City of Revere as follows:

SECTION 1. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Section 17.08.385 Independent Testing Laboratory (Marijuana) after existing Section 17.08.380 Hotel:

17.08.385 Independent Testing Laboratory (Marijuana).

"Independent testing laboratory (marijuana)" means a laboratory that is licensed by the Cannabis Control Commission (CCC) and is: i) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; ii) independent financially from any medical and/or non-medical marijuana treatment center or any licensee or ME for which it conducts a test; and iii) qualified to test marijuana in compliance with regulations promulgated by the CCC pursuant to M.G.L. c. 94G.

SECTION 2. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Sections after existing Section 17.08.490 Lot Width:

17.08.492 Marijuana Cultivator (MC).

"Marijuana Cultivator" (MC) means an entity licensed to cultivate, process and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to ME's and to transfer marijuana to other ME's, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.

17.08.494 Marijuana Establishment (ME).

"Marijuana establishment" (ME) means a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter or any other type of licensed non-medical and/or medical marijuana-related business.

17.08.496 Marijuana Retailer (MR).

"Marijuana retailer" (MR) means an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME's and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME's and to consumers.

17.08.498 Marijuana Transporter.

"Marijuana Transporter" means an entity, not otherwise licensed by the Commission that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of

transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an existing Licensee Transporter or Third Party Transporter.

SECTION 3. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting three new rows to the Table of Uses underneath "Medical and dental office":

USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
All Marijuana establishments (ME), except Marijuana retail (MR) and Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp#	sp	no	no
Marijuana retail (MR)	no	no	no	no	no	no	no	no	no	no	no	sp#	no	no	sp#	sp	no	no
Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp#	sp	no	no

SECTION 4. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new by-line under "+" and before "(10)" underneath the Table of Uses:

See section 17.16.480 for district boundaries for marijuana establishment uses by Special Permit.

SECTION 5. Chapter 17.16 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Section 17.16.480:

Section 17.16.480 – Marijuana Establishments within the GB, HB, and TED districts.

A. Marijuana Retail (MR) is an allowable use by Special Permit in certain areas of the GB, HB, and TED districts granted by the city council in conformance with the following location boundaries:
   1. GB districts:
      a. The GB district located on the southern side of Squire Rd., with the northern boundary of Stevens St. and southeastern boundary of Derby Rd.;
      b. The GB district located at Parcel 28-439J1-21A on Squire Rd.;
      c. The GB district located on the southern side of Squire Rd., with the northwestern boundary of Lantern Rd. and southeastern boundary of 126 Squire Rd.;
      d. The GB district located on the southern side of Squire Rd., with the northern boundary of Patriot Parkway and the southeastern boundary of Parcel 27-439Q-17 on Squire Rd.;
      e. The portion of the GB district located on North Shore Rd. with a northern boundary of Jackson St., and a southern boundary of Parcels 9-179C-1, 2, and 3 on Shawmut St. The portion of this district spanning Revere St. with a western boundary of Temple St. and an eastern boundary of 570 Revere St. shall be excluded from "Marijuana Retail" use; and,
      f. The GB district located on Shirley Ave., Beach St., and North Shore Rd. with a western boundary of VFW Parkway, a northern boundary of 1350 North Shore Rd., an eastern boundary of Ocean Ave., and a southern boundary of Dehon St.
   2. HB Districts:
      a. The HB district located on the southern side of Squire Rd., with a western boundary of Parcel 32-435A-2 on Squire Rd., a southern boundary of Parcel 32-435A-4 on Squire Rd., and an eastern boundary of the Northeast Expressway;
      b. The HB district located on the northern side of Squire Rd., with a northwestern boundary of Copeland Circle and an eastern boundary of Brown Circle;
      c. The HB district located on the northern side of American Legion Highway, with a western boundary of Brown Circle, a northern boundary of Naples Rd., an eastern boundary of

Parcel 18-324H&I-2 on American Legion Highway, and a southern boundary of Beach Rd.;

d. The HB district located on the northwestern side of North Shore Rd., with a southern boundary of Vera St. and a northeastern boundary of Parcel 12-190C-3B on North Shore Rd.;
e. The HB district located on the northern side of VFW Parkway, with a northern boundary abutted by the PDD2 district and IP districts, a western boundary of Parcel 16-243-1B on Everett St., and a southern boundary of VFW Parkway splitting into Beach St;
f. The HB district on the western side of North Shore Rd., with a western boundary of the PDD2 district, and a southern boundary of Parcel 8-152-5 on North Shore Rd.

3. All TED districts.

B. Marijuana Establishment (ME) excluding Marijuana Retail (MR) and Independent Testing Laboratory is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2), and the TED districts.
C. Independent Testing Laboratory (marijuana) is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2) and the TED districts.
D. Any HB or GB location not described herein shall not be an allowable zone for a Marijuana Retail, Marijuana Establishment, or Independent Testing Laboratory (marijuana) use by Special Permit granted by the city council.
E. No recreational Marijuana Retail facility shall be within one-thousand feet (1,000) of another presently existing or permitted Marijuana Establishment.

The above Zoning Districts are detailed on a map entitled "Zoning Atlas Map, City of Revere," dated February 28, 1983, as further amended from time to time, with all boundary lines designated thereon.

SECTION 6. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Chapter 17.30:

CHAPTER 17.30 – MARIJUANA ESTABLISHMENTS.

Sections:

17.30.010 – Regulation.

M.G.L. c. 94G and c. 94I authorize a system of state licensing for businesses engaging in the cultivation, testing, processing and manufacturing, and retail sales of non-medical and medical marijuana respectively, and collectively referred to as Marijuana Establishments (MEs). M.G.L. c. 94G § 3 allows cities to adopt ordinances that impose reasonable safeguards on the operation of non-medical and medical marijuana establishments, provided they are not unreasonably impracticable and are not in conflict with the law. The special permit and site plan review requirements set forth in this Section shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state, or local law.

17.30.020 – Purpose.

The purpose of this ordinance is to allow state-licensed MEs to exist in the city of Revere in accordance with applicable state laws and regulations and impose reasonable safeguards to govern the time, place, and manner of ME operations and any business dealing in Marijuana Accessories in such a way as to ensure public health, safety, well-being, and reduce undue impacts on the natural environment subject to the provisions of this Zoning Ordinance, M.G.L. c. 40A, M.G.L. c. 94G, M.G.L. c. 94I, and any other applicable law. Therefore, this ordinance may permit MEs in locations suitable for lawful MEs where there is access to regional roadways, where they may be readily monitored by law enforcement for health and

public safety purposes, and to minimize adverse impacts on adjacent properties, residential neighborhoods, historic districts, schools, playgrounds, and other locations where minors congregate by regulating the siting, design, placement, operation security, and removal of MEs.

17.30.030 – Definitions.

Where not expressly defined in the Zoning Ordinance, terms used in this Zoning Ordinance referring to marijuana shall be interpreted as defined in M.G.L. c. 94G and 94I, as the same may be amended from time to time, and regulations issued by the Cannabis Control Commission (CCC). The following definitions, consistent with this expressed intent, shall apply in the interpretation and enforcement of this section:

A. "Marijuana products" shall mean products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for non-medical use or consumption, including edible products, beverages, topical products, ointments, oils, and tinctures.
B. "Marijuana Establishment" or "ME" shall mean a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter, or any other type of licensed non-medical and/or medical marijuana-related business.
C. "Marijuana Cultivator" or "MC" shall mean an entity licensed to cultivate, process, and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to MEs and to transfer marijuana to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.
D. "Marijuana Product Manufacturer" or "MPM" shall mean an entity licensed to obtain, manufacture, process, and package non-medical and/or medical marijuana and marijuana products, to deliver non-medical marijuana and marijuana products to MEs and to transfer non-medical marijuana and/or medical marijuana products to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MPM.
E. "Marijuana Retailer" or "MR" shall mean an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME's and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME's and to consumers.
F. "Independent testing laboratory" shall mean a laboratory that is licensed by the CCC and is: (1) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; (2) independent financially from any medical and/or non-medical marijuana treatment center or any licensee or ME for which it conducts a test; and (3) qualified to test marijuana in compliance with regulations promulgated by the CCC pursuant to G.L. c. 94G.
G. "Co-located Marijuana Operations" or "CMO" shall mean an entity operating under both a Medical Marijuana Treatment Center (MMTC)) registration pursuant to 935 CMR 501.000: Medical Use of Marijuana, and under at least one Marijuana Establishment license pursuant to 935 CMR 500.000: Adult Use of Marijuana, on the same premise. Co-located marijuana operations pertain to cultivation, product manufacturing, and retail, but not any other adult-use license.

H. "Moral Character" means the degree to which a person's history demonstrates honesty, fairness and respect for the rights of others and for conformance to the law, which may include consideration of whether an individual has:
   1. Ever had a professional license denied, suspended or revoked;
   2. Ever had a business license denied, suspended or revoked;
   3. Ever had a marijuana-related business license denied, suspended, revoked, or placed on administrative hold, or was subjected to a fine for violation of a marijuana-related zoning ordinance;
   4. Ever had a business temporarily or permanently closed for failure to comply with any tax, health, building, fire, zoning, or safety law;
   5. Ever had an administrative, civil or criminal finding of delinquency for failure to file or failure to pay employment, sales, property or use taxes;
   6. Ever been convicted of a felony, sex offense, or other offense involving violence, distribution of controlled substances, excluding marijuana-related possession offenses, or other moral turpitude;
   7. Within the previous sixty months been convicted of a misdemeanor or other offense involving the distribution of controlled substances, or driving under the influence of alcohol or other substance (DUI, OUI) convictions.

I. "Marijuana Transporter" shall mean an entity, not otherwise licensed by the Commission that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third-Party Transporter.

17.30.040 – Prohibitions and limitations.

A. It shall be unlawful for any person to operate a ME without obtaining a special permit and undergoing site plan approval pursuant to the requirement of this Ordinance.

B. A separate special permit is required for each different ME detailed in Section 17.30.040(A).

C. The number of MEs shall be limited to the number equal to twenty-percent (20%) of the number of licenses issued within the city of Revere for the retail sale of alcoholic beverages not be drunk on the premises where sold under M.G.L. c. 138 § 15. No special permit may be granted for a ME which results in a violation of this limit.

D. A ME may only be involved in the use permitted by its definition. MRs may only be located in buildings containing other retail, commercial, residential, industrial, or any other uses, including other types of MEs, if the MR is separated by full walls from any and all other uses.

E. MEs are permissible only in zoning districts in accordance with Section 17.16.040 Generally - Table of Uses and any further limitations specified in this chapter. Notwithstanding the provisions of Chapter 17.16 – USE REGULATIONS, no special permit shall be granted for any MR that is not located within the TED, or specified GB and HB districts. Social Consumption Establishments, so called, are prohibited as a use.

F. An entity engaged in Co-located Marijuana Operations (CMOs) must comply with the provisions of this ordinance and the Massachusetts adult-use marijuana laws, St. 2017, c. 55; M.G.L. c. 94G; M.G.L. c. 94I; 935 CMR 500.00: Adult Use of Marijuana; 935 CMR 501.00: Medical Use of Marijuana; and 935 CMR 502.00. Additionally, 935 CMR 500.00 and 935 CMR 501.00 control for CMRs.

G. All MEs shall be prohibited as an Accessory Use or Home Occupation in all zoning districts. No ME shall be permitted to have drive-up or walk-up facilities.

1. A drive-up or walk-up facility shall mean any facility designed to enable persons to receive a service or purchase, or consume goods, while remaining within a motor vehicle or remaining at the exterior of the building.

H. No Marijuana or Marijuana Products shall be smoked, eaten, ingested, consumed or otherwise used within the premises of any ME.

I. No ME may be operated in a mobile facility or outside of a fully enclosed building or structure, excepting deliveries to off-site MRs and/or home deliveries to consumers permitted or licenses by applicable state and local regulations.

J. No ME may be operated in such a manner as to cause or create a public nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure, or dwelling in the area.

K. The issuance of a special permit and site plan review pursuant to this chapter does not create an exception, defense, or immunity to any person or entity in regard to any potential criminal liability the person or entity may have for the production, distribution, or possession of marijuana.

L. There shall be no use variances issued for any ME.

17.30.050 – Application.

In addition to the materials required under Chapter 17.48 Article III – Special Permits and Chapter 17.17 - Site Plan Review, the applicant shall submit the following:

A. The name and address of each owner of the ME facility/operation;
B. Proof of application to the CCC for the proposed ME including submittal of copies of all required registrations, licenses and permits issued to the applicant by the state and any of its agencies for the proposed ME;
C. A notarized statement signed by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the applicant must disclose the identity of all such responsible individual persons;
D. Evidence that the Applicant has site control and right to use the site for a ME facility in the form of a deed or executed purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement;
E. The name, address, email address, and phone number of all designated Managers of the ME, together with a criminal background check of such Managers and other evidence of Moral Character;
F. Proof that the detailed security plan, operation and management plan, and emergency response plans have been submitted to the Revere Police Department, the Revere Fire Department, and the Department of Planning and Community Development for comment and review at the same time or prior to the submission of the application, and any comment or response received by the applicant;

G. Proof that the applicant provided notification in writing at the same time or prior to the submission of the application to all property owners and operators of the uses listed under Section 17.30.060(E) within three hundred (300) feet of its proposed location and use, to provide them with the opportunity to comment to the City Council, as well as any and all comment or response received by the applicant;

H. Detailed site plans that include the following information:
    1. Compliance with the requirements for parking and loading spaces, for lot size, frontage, yards and heights and coverage of buildings, and all other provisions of this ordinance;
    2. Convenience and safety of vehicular and pedestrian movement on the site and for the location of driveway openings in relation to street traffic;
    3. Convenience and safety of vehicular and pedestrian movement off the site, if vehicular and pedestrian traffic off-site can reasonably be expected be substantially affected by on-site changes;
    4. Adequacy as to the arrangement and the number of parking and loading spaces in relation to the proposed use of the premises, including designated parking for home delivery vehicle(s), as applicable;
    5. Design and appearance of proposed buildings, structures, signage, trash receptacles, screening and landscaping, minimizing any adverse visual or economic impacts on abutters and other parties in interest;
    6. Adequacy of water supply, surface and subsurface drainage and light;
    7. A detailed floor plan of the premises identifying the square footage available and describes the functional areas of the ME, including areas for any preparation of marijuana products; and,
    8. Details showing all exterior proposed security measures for the ME including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.

I. A description of the security measures, including employee security policies, consistent with the applicable provisions in CCC regulations 935 CMR 500.110 or 935 CMR 501.110 for the ME. An active security system shall be required for all locations and all security measures shall be approved by the Fire and Police Chiefs;

J. A copy of each operating procedure consistent with the applicable provisions in 935 CMR 500.105(1) or 935 CMR 501.105(1), including any applicable additional CCC operational requirements for MEs;

K. A copy of the policies and procedures for individual, patient or personal caregiver home-delivery consistent with the applicable MDPH or CCC regulatory provisions for the ME;

L. A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana between MEs consistent with the applicable provisions in 935 CMR 501.120(13);

M. A copy of proposed waste disposal procedures consistent with the applicable provisions in 935 500.105(12) or 935 CMR 501.105(12);

N. A description of any waivers from CCC regulations issued for the ME;

O. Description of Activities: A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana products, on-site sales, off-site deliveries, distribution of educational materials, operating hours of ME and other programs or activities;

P. Service Area: A map and narrative describing the area proposed to be served by the ME and the anticipated number of clients that will be served within that area. This description

shall indicate where any other MEs exist or have been proposed within the expected service area;

Q. Evidence demonstrating that the ME will be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located. This may include but shall not be limited to evidence of Moral Character;

R. Certificate of Tax Compliance for subject parcel(s), along with identification of any outstanding taxes, fees or fines for other properties either owned by the current property owner and/or applicant within the City;

S. Buffer Area Map: A map indicating the 300-foot radius surrounding the proposed ME (as measured from the nearest point of the structure of the ME to the nearest point of the property line of the protected use) as evidence that the facility is located at least 300 feet from uses identified under Section 17.30.060(E). Include street address and distance to each applicable property within 300 feet;

T. Proof that the ME is registered to do business in the Commonwealth as a domestic business corporation or another domestic business entity and the corporation or entity in good standing with the Secretary of the Commonwealth and DOR:

    1. A certificate of good standing, issued within the previous 90 days from submission of an application, from the Corporations Division of the Secretary of the Commonwealth; and,
    2. A certificate of good standing or certificate of tax compliance issued within the previous 90 days from submission of an application, from the DOR.

U. Submission of a notarized "Moral Character" Disclosure Form for each ME owner and manager;

V. Submission of a notarized “Authorization for Release of Information” form (including any associated fees) authorizing the City of Revere Police Department to conduct a detailed background check for all designated owners and/or managers of the ME; and,

W. Zoning determination letter from the Site Plan Review Committee.

17.30.055 – Application review.

Upon receipt of a completed application, the City Council shall refer copies of the application to the Board of Health. The Board shall review the application and shall submit their written recommendations to the City Council. Failure to make recommendations within 35 days of referral of the application shall be deemed lack of opposition.

After notice and public hearing and consideration of application materials, consultant reviews, public comments, and the recommendations of other municipal boards and departments, the City Council may act upon the application for special permit and approval of site plan.

17.30.06 – Special Permit criteria and findings.

MEs may be permitted pursuant to a Site Plan Review and Special Permit granted by the City Council. In granting a Special Permit for a ME, in addition to the general criteria for a Special Permit in Chapter 17.48 Article III – Special Permit, the City Council must also make the following findings:

A. The property where the specific ME use is proposed is within a zoning district where such use is permissible in accordance with Section 17.16.040 – Generally – Table of Uses and Section 17.16.480 – Marijuana Establishments within the GB, HB, and TED districts;

B. The applicant has demonstrated that the ME has or will meet all of the permitting requirements of all applicable agencies within the Commonwealth and is or will be in

compliance with all applicable state laws and regulations, including, but not limited to M.G.L. c. 94G, §12 General Marijuana Establishment Operation and c. 94I, if applicable;

C. The applicant has or will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;
D. The grant of the Special Permit will not exceed the limitation on permitted MRs set forth in Section 17.30.040(C);
E. The ME is located at least three hundred (300) feet distant of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, a vocational school, a public or private college, junior college, university or dormitory, a licensed child care facility, a library, a playground, a public park, a youth center, a public swimming pool, a video arcade facility, or any facility in which minors commonly congregate. The distance under this section is measured in a straight line from the nearest point of the property line of the protected uses to the nearest point of the structure of the proposed ME;
    1. The distance requirement may be reduced by the City Council provided that the applicant demonstrates, by clear and convincing evidence, that a) the ME will employ adequate measures to prevent product diversion to minors, and b) the ME is adequately buffered, and c) the City Council determines that a shorter distance will suffice to accomplish the objectives set forth under Section 17.30.020.
F. The site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users, and adequately addresses issues of traffic demand, circulation flow, parking and queuing, particularly at peak periods at the facility and its impact on neighboring uses;
G. The ME facility is compliant with requirements of the American Disabilities Act (ADA) Accessibility Guidelines;
H. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required measures and restrictions on visibility into the building's interior;
I. The ME facility is designed to minimize any adverse visual or economic impacts on abutters and other parties of interest;
J. Refuse and service areas are designed to be secure and shielded from abutting use;
K. A MR facility shall not have a gross floor area in excess of five thousand (5,000) square feet;
L. The applicant has satisfied all of the conditions and requirements of this section and other applicable sections of the Zoning Ordinance including dimensional regulations and any applicable city ordinances;
M. The facility provides adequate security measures to ensure that there are not direct threats to the health or safety of employees, staff, or members of the public and that storage and location of cultivation is adequately secured;
N. The facility will not place an undue burden on public safety services of the City as may be adequately established to the satisfaction of the City Council, which shall consider the facility's lighting, whether or not all of the facility is visible. from a public way, whether or not the parking is contiguous with the facility or the parking arrangements are capable of being monitored by the applicant or the City, and whether or not the facility is or can be set up to promote the effective monitoring by Police Department patrols, as well as any other factors affecting public safety;
O. The applicant has demonstrated, by substantial evidence of Moral Character and other evidence, that it will operate the ME in conformity with all applicable municipal

ordinances, state laws and regulations and that its policies and procedures are designed to prevent violation of such laws, particularly including but not limited to Section 17.30.040; and,

P. All aspects of ME facility operations will take place at a fixed location within a fully enclosed permanent building and shall not be visible from the exterior of the business.

17.30.07 – Site Plan Review and Special Permit Conditions

The applicant for a ME shall appear before the Site Plan Review Committee upon submission of the Special Permit application. The Site Plan Review Committee shall make recommendations to the City Council, who shall then impose conditions reasonably appropriate to improve site design, traffic flow, and public safety, protect water quality, air quality, and significant environmental resources, preserve the character of the surrounding area and otherwise serve the purpose of this section. In addition to any specific conditions applicable to the applicant's ME, the following conditions shall be included in any Special Permit granted under this ordinance:

A. The ME hours of operation, including dispatch of home deliveries, shall be set forth within the special permit, and shall generally be consistent with those for package stores licensed under M.G.L. c. 138; but in no event shall an ME facility be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.;
B. Any type of marijuana establishment may only be involved in the uses permitted by its definition and may not include other businesses or services;
C. No outside storage is permitted;
D. No marijuana shall be smoked, eaten or otherwise consumed or ingested within the premises;
E. All business signage shall be subject to the requirements to be promulgated by the CCC and the requirements of Chapter 17.36 – Sign Control.;
F. A medical MR facility shall have signage displayed on the exterior of the MR facility's entrance in plain sight of clients stating that "Registration Card issued by the MA Cannabis Control Commission required" in text two inches in height;
G. Temporary and promotional signage is prohibited for ME facilities;
H. The ME shall not violate any provision of the Zoning Ordinance, including but not limited to Section 17.30.040;
I. No use shall be allowed by the ME which creates a nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area;
J. Display of marijuana, Marijuana Products and Marijuana Accessories shall be limited to an area which is accessible only by persons aged twenty-one (21) years or older, or persons holding a patient registration card or a caregiver, and the applicant shall establish such controls and monitoring as are necessary to ensure that this area is not accessed by persons under the age of twenty-one (21) years or persons not holding a patient registration card;
K. Ventilation – all facilities shall be ventilated in such a manner that no:
    1. Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and,
    2. No odor from marijuana or its processing can be detected by a person with an

unimpaired and otherwise normal sense of smell at the exterior of the medical marijuana business or at any adjoining use or property.

L. The ME shall regularly verify to the City its efforts to ensure the health, safety, and well-being of the public, and to limit undue impacts on the natural environment, by the use of high efficiency equipment to limit energy and water usage demand, by the purchase of renewable energy credits, by the use of LED lighting equipment, by the prohibition or limitation of pesticides, insecticides and similar chemicals, and by any other methods designed to further this purpose;
   1. The City Council may impose specific conditions relating to the preservation or improvement of public safety, including but not limited to lighting, visibility, surveillance, security cameras, parking arrangements, and accessibility for police patrol; and,
   2. ME shall be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located.

M. The applicant will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;

N. The marijuana establishment facility shall provide to the Building Commissioner, Board of Health; and Police Department, the names, telephone numbers and electronic mail addresses of all management staff and key-holders, including a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder;

O. The owner or manager of a marijuana establishment shall respond by phone or email within twenty-four (24) hours of contact by a city official concerning their ME at the phone number or email address provided to the City as the contact for the business;

P. A marijuana establishment facility and affiliated vehicles shall be open to inspection by the Fire Department, Police Department, Building Official and the Board of Health at any time with notice. Said Officials may enter upon any premises used by a ME for the purposes of his or her business, ascertain how he or she conducts his or her business and examine all articles stored in or upon said premises, and all books, surveillance and inventories shall be exhibited to any above named whenever a demand shall be made for such exhibition;

Q. The permit holder shall notify the Building Commissioner, Board of Health, Police Department, Fire Department and City Council in writing within twelve (12) hours following a violation or potential violation of any law or criminal or potential criminal activities or attempts of violation of any law at the ME;

R. The permit holder of a ME shall file a copy of any Incident Report required under the applicable provisions in 935 CMR 500.110(9) or 935 CMR 501.110(9) with the Building Commissioner, Police Chief, and Board of Health within 24 hours of creation. Such reports may be redacted as necessary to comply with any applicable state or federal laws and regulations;

S. The permit holder of a ME shall file a copy of any summary cease and desist order, quarantine order, summary suspension order, order limiting sales, notice of a hearing, or final action issued by the CCC or the Division of Administrative Law Appeals, as applicable, regarding the ME with the Building Commissioner, Police Chief, Board of Health, City Council and Mayor within 48 hours of receipt;

T. Records of a ME must be available for inspection by the Revere Police Chief, Fire Chief, Building Commissioner, and Board of Health upon request. In addition to required records and procedures as provided by city of Revere Ordinance, code, or regulation, the ME shall also produce written records that are subject to inspection as required in any applicable section of 935 CMR 500.105 or 935 CMR 501.105, including 935 CMR 500.105(8) or 935 CMR 501.105(8) inventory records of the preceding month (date of the inventory, a summary of the inventory findings, and the names, signature, and titles of the individuals who conducted the inventory), and additional information as may be determined by the Official;

U. Permitted marijuana establishment facilities shall file an annual report to the Building Commissioner and City Council no later than January 31st of each year, including a copy of all current applicable state licenses for the facility and/or its owners, managers and agents demonstrating continued compliance with the conditions of the Special Permit. The Special Permit shall be subject to revocation for violations and/or breaches of the conditions of the Special Permit;

V. The permit holder shall notify the Building Commissioner, Police Chief, Board of Health, City Council and Mayor in writing within 48 hours of the cessation of operation of the ME or the expiration or termination of the permit holder's registration with the CCC;

W. No Building Permit or Certificate of Occupancy shall be issued for a ME that is not properly registered with the Cannabis Control Commission (CCC);

X. A ME facility shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state Registration or ceasing its operation. Prior to the issuance of a Building Permit for a ME, the applicant is required to post with the City Treasurer a bond or other form of financial security acceptable to said Treasurer in an amount set by the City Council. The amount shall be sufficient to cover the costs of the town removing all materials, plants, equipment and other paraphernalia if the applicant fails to do so. The Building Inspector shall give the applicant 45 days written notice in advance of taking such action. Should the applicant remove all materials, plants, equipment and other paraphernalia to the satisfaction of the Building Inspector prior to the expiration of the 45 days written notice, said bond shall be returned to the applicant.

17.30.080 – Termination and modification.

A. A Special Permit or site plan approval may be terminated due to violation of any of its conditions. In addition, a special permit or site plan approval shall terminate upon:

1. Failure of the permit holder to commence operations at the ME within twelve (12) months of the date of approval; or,

2. Transfer of ownership of the ME without approval of the City Council. For these purposes, transfer of ownership shall include any reallocation of ownership or change in business structure which results in a change of its designated representatives or responsible individuals; or ,

3. Termination of the Host Community Agreement or failure to pay a host fee or Impact Fee under the Agreement to the City; or,

4. A finding that an ME facility is conducting an ME use for which it has not obtained a license or been approved by the City Council; or,

5. The expiration or termination of the applicant's registration by MDPH or CCC; or,

6. The permit holder's cession of operations of the ME.

B. A Special Permit or site plan approval may be modified by the City Council after public hearing. No modification is permitted for a change of location; a Special Permit holder must submit a new application for a change in location. If the registration for a ME has expired or has been revoked, or transferred to another controlling entity, a new Special Permit shall be required prior to issuance of a Certificate of Occupancy. Any changes in the application materials from the original materials must be submitted with a request for modification. No transfer of ownership, except a transfer to an affiliated entity, shall be permitted for two years after the date of approval of the Special Permit or site plan review unless required due to the death or disability of an owner. If the Special Permit holder requests approval of a transfer of ownership, then the holder must submit proof:

1. That the new owner will operate the ME in accordance with the terms of the Special Permit, as shown by evidence of Moral Character and other substantial evidence; and,

2. That all amounts due under the Host Community Agreement have been timely paid and no taxes, fines, penalties, fees, or other charges due to the City are currently unpaid.

17.30.090 – Local marijuana sales tax rate.

The local sales tax rate on the sales of marijuana or marijuana products, as permitted by M.G.L. c. 64N, § 3, shall be three percent (3%).