

AGENDA

PLANNING BOARD REGULAR MEETING AND PUBLIC HEARING

January 27, 2026

City Hall Council Chamber

5:30 pm

PUBLIC HEARING:

1. A public hearing will be held with respect to a request to repetition the Zoning Board of Appeals by Attorney Joe Cattoggio for variances necessary to petition the City Council for a 28-unit Planned Unit Development (PUD) at 18 and 22 Green Street within the TED Zoning District. (See attached letter of request and plans for 18 & 22 Green Street).

REGULAR MEETING:

1. Vote on consent for a repetition of the Zoning Board of Appeals for variances necessary to petition the City Council for a 28-unit PUD at 18 and 22 Green Street.
2. Nominations for Chair, Vice Chair, and Secretary of the Planning Board for calendar year 2026.
3. Approval of previous meeting minutes (attached)

**JOSEPH V. CATTOGGIO JR.
ATTORNEY AT LAW**

**ONE SPRAGUE STREET
REVERE, MA 02151
781 289 0255 TEL
781 289 6259 FAX
cattoggio@aol.com
781 267 3300 CELL**

January 7, 2026

City of Revere
Revere Planning Board
Revere City Hall
281 Broadway
Revere, MA 02151

Request for Consent to Repetition the Zoning Board of Appeals

To Ms. Simmons-Herling, Chair:

Please accept this letter, with accompanied plans, as a formal request to the Revere Planning Board to allow the applicant to re-petition the Revere Zoning Board of Appeals for variances as required by the City of Revere Site Plan Review.

In support of this request the attached plans shows material changes to address each of the required variances and lessen the proposed impact.

- A. The overall number of units has been reduced from the original 40 down to 28. The reduction in units allows for a decreased deficiency in the parking variance ratio.
- B. The reduction in volume allowed for a repositioning of the overall structure to both benefit abutters at the rear of the building.
- C. The building has also be moved an additional five feet from Green Street which lessens the impact to traffic and reduces the lot coverage
- D. The applicant has added a roof deck increasing the amount of open space available for the project

In addition to these material changes to the proposed structure the applicant has also agreed to a number of infrastructure improvements. Applicant will install a

fire hydrant on Green Street; make improvements to both the water and sewer lines; and provide an agreed amount of trees for use at the direction of the Ward Councillor throughout Ward One

Applicant has also agreed to a condition of allowing three units to be marked as "affordable units".

We ask that this matter be place on the next public meeting of the Revere Planning Board. Please feel free to contact me should any additional information be needed. Thank you

Very truly yours,

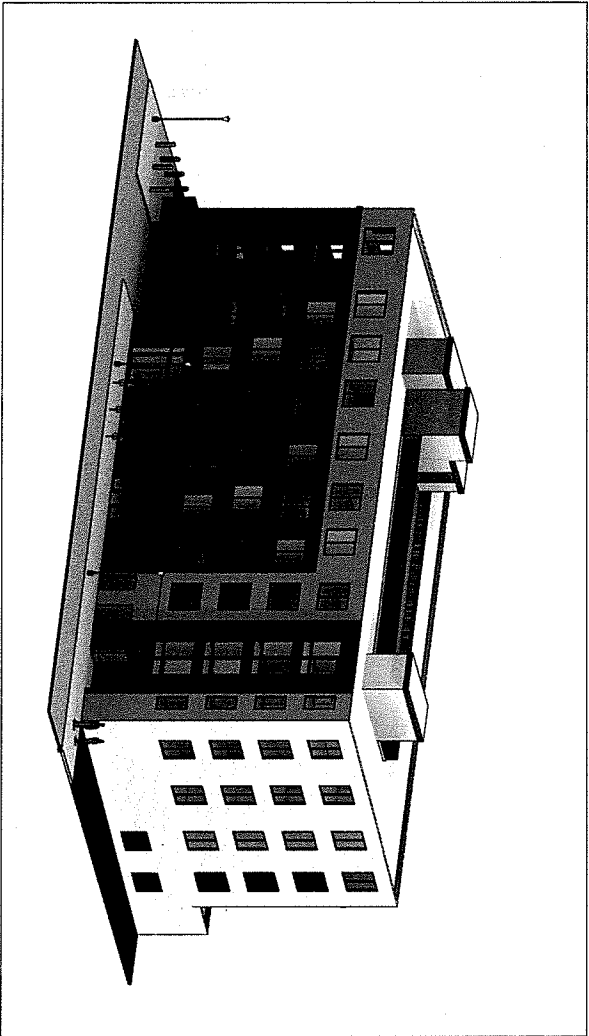
/s/ JOSEPH V. CATTOGGIO JR

Joseph V. Cattoggio Jr

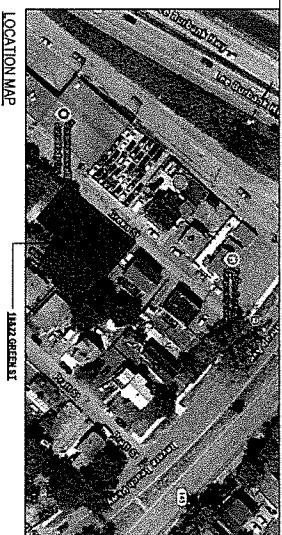
18 & 22 GREEN ST

18&22 GREEN ST, REVERE, MA 02151

ISSUE FOR SITE PLAN REVIEW - 12/31/2025



EXTERIOR PERSPECTIVE RENDERING



LOCATION MAP

MAP CREDIT

OWNER
TRICHILO DEVELOPEMENT, LLC

11 VICTORIA ST, REVERE, MA 02151
NUMBER: (617) 717-0000 LACE TRICHILO
EMAIL: jpratt18@gmail.com

ARCHITECT
CONTEXT, LLC

200 PORTLAND ST, BOSTON, MA 02114
NUMBER: (312) 730-0456
EMAIL: arc@contextusdby.com

18&22 Green St

Trichilo Development

context
a collaborative design workshop

CONSULTANTS

PROJECT REVISIONS

SCALE



DATE REVISION DESCRIPTION

COVER PAGE

PROJECT NO. 18&22 GREEN ST
DATE 12/31/2025
SCALE
SHEET NO. G-002

18&22 Green St

Trichilo Development

context
a collaborative design workshop

- a collaborative design workshop

CONSULTANTS

PROJECT KEY PLAN

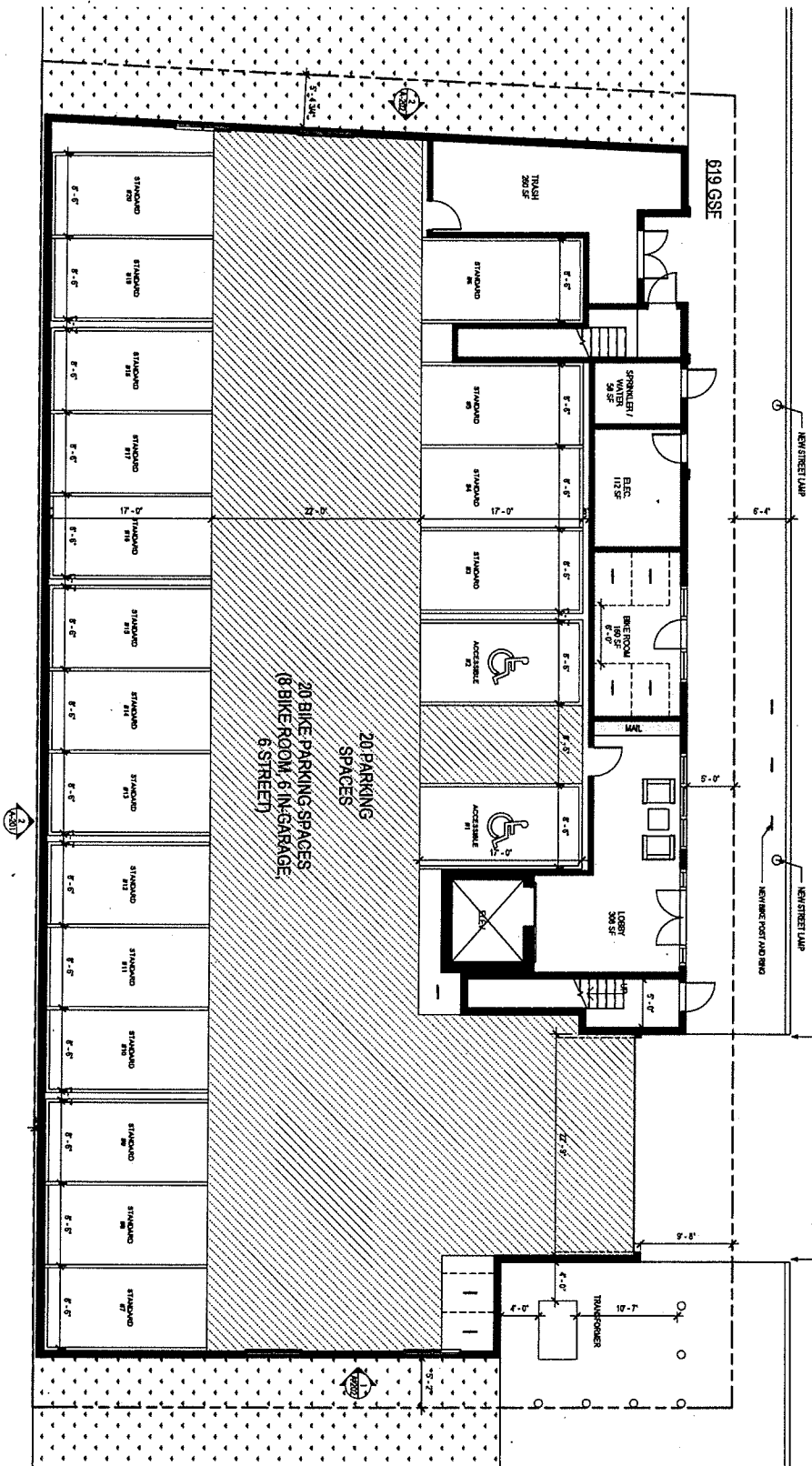
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E. J. Johnson

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LEVEL 1 - OVERALL

PROJECT NO. 001	SHEET NO.
DATE: 12/16/2005	A-101



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