



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar

Monday, February 24, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org.

5:00PM Legislative Affairs Sub-Committee Meeting

5:45PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of February 3, 2025

Public Hearings

3. **24-269** Hearing called as ordered on, An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.
4. **25-026** Hearing called as ordered on, An Ordinance Further Amending Chapter 2.57 of the Revised Ordinances of the City of Revere Relative to the Parks & Recreation Commission.
5. **25-028** Hearing called as ordered on, A Zoning Ordinance Further Amending Accessory Dwelling Unit Regulations in the City of Revere.
6. **25-029** Hearing called as ordered on a Loan Order for Water System Improvements and MWRA Lead Replacement Project in the amount of \$1,875,000.
7. **25-034** Hearing called as ordered on, An Ordinance Relative to Improving Public Health and Accessibility to Health Care Products in the City of Revere (attached).
8. **25-042** Hearing called as ordered on the application of Edvin Balla, 48 Derby Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing non-conforming structure and construct a new four-story mixed used building, within the same footprint, consisting of a two-story restaurant on the ground and second floors, and two residential units on the third and fourth floors (one apartment per floor) at 63-64 Revere Beach Boulevard, Revere, MA 02151.
9. **25-043** Hearing called as ordered on the application of Nicholas Daher, 375 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to expand an existing nonconforming use and structure for the conversion of a 5-unit structure to a 6-unit structure at 30 Campbell Avenue, Revere, MA 02151.

10. **25-044** Hearing called as ordered on the application of Gibson Point Owner, LLC c/o Redgate, 265 Franklin St., Boston, MA 02110 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 5,005 gallons of gasoline and 358.2 gallons of oil to be contained within 199 vehicles to be parked in a parking garage of a residential development at 1 Gibson Way, Revere, MA 02151.
11. **25-045** Hearing called as ordered on the application of Revere Owner, LLC, 646 Ocean Avenue, Revere, MA requesting a Chapter 148 License from the Revere City Council for aboveground storage of 237 gallons of diesel fuel (emergency generator), and 4,840 gallons of gasoline contained within 242 vehicles to be parked in a two-level parking garage within a mixed-use development at 646 Ocean Avenue, Revere, MA 02151.
12. **25-046** Hearing called as ordered on petition submitted by National Grid to install underground facilities on Endicott Avenue, Revere, MA to include the installation of underground conduits to be located substantially in accordance with the plan filed herewith. (Plan # 31054587)
13. **25-047** Hearing called as ordered on petition submitted by National Grid to install a pole across from 55 Walnut Avenue, Revere, MA 02151 beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Avenue and Walnut Avenue and continuing approximately 17 feet in an East direction. (Plan No. 30811266)
14. **25-048** Hearing called as ordered on petition submitted by National Grid to install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street, Revere, MA. (Plan # 30941770)
15. **25-049** Hearing called as ordered on a petition filed by National Grid to install approximately 10' of 1-3" underground conduit from existing pole #3919-0 to provide a permanent overhead to underground siphon service at 73 Gage Avenue, Revere, MA 02151. (Plan #31071852)
16. **25-050** Hearing called as ordered on petition submitted by National Grid to install approximately 60' of 1-4" underground conduit from existing pole #306 at the corner of Agneous Avenue and Broad Sound Avenue to provide a permanent overhead to underground siphon service for 3 Agneous Avenue, Revere, MA 02151. (Plan # 31086694)

Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965

Legislative Affairs Sub-Committee Report

17. **24-305** An Ordinance Further Amending Food Truck Locations (Revere Historical Commission Parking Lot).

18. **24-317** Motion presented by City Councillor Giannino: That the City Council approve, An Act Providing for Violent Act Injury Retirement Benefits for Retirement Police Officer Leo MacAskill. SECTION 1. Notwithstanding any general or special law to the contrary, Leo MacAskill, a retired police officer of the Revere police department and a member of the Revere retirement system, may reapply for retirement benefits pursuant to section 7 of chapter 32 of the General Laws. If the Revere retirement board determines pursuant to said section 7 of said chapter 32, as amended by chapter 149 of the acts of 2024, that Leo MacAskill was retired for a violent act injury, all of his retirement benefits dispensed after such determination shall be paid and administered in accordance with retirement for a violent act injury pursuant to said section 7 of said chapter 32, as so amended. SECTION 2. This act shall take effect upon its passage.
19. **24-354** An Ordinance Further Amending the Noise Control Ordinance of the City of Revere.
20. **25-005** An Ordinance Further Amending Fire Safety Regulations in the City of Revere.
21. **25-006** Motion presented by Councillor Cogliandro: That the City Council order to a public hearing the following proposed amendment to the Revere Revised Ordinances: AN ORDINANCE FURTHER AMENDING RULES RELATIVE TO OPEN MEETINGS Be it ordained by the City of Revere as follows: Section 1. Section 1. Section 2.03.050E Open Meetings of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "City Council Ways & Means Sub-Committee Budget Hearings," before the word "sub-committees".

Zoning Sub-Committee Report

22. **25-016** Stephen Caruso, Trustee of R&S Realty Trust, 320 Charger Street, Revere, MA 02151 requesting a special permit from the Revere City Council to reconstruct, alter, and extend the lawfully preexisting, nonconforming structures so as to construct a new commercial parking structure at the property located at Squire Rear Road, Revere, MA 02151 (MBP 30-435C-7E).

Communications

23. **25-051** Communication from the Mayor relative to the appointment of Diana Cardona to the Public Art Commission.
24. **25-032** Motion presented by Councillor Novoselsky: That the Mayor request the City Solicitor to draft an ordinance regulating the placement, installation, and removal of satellite dishes.
25. **25-052** Communication from the City Auditor relative to a financial analysis for the proposed legislation concerning Leo MacAskill.
26. **25-053** Communication from the City Auditor relative to the American Rescue Plan Act (ARPA) State and Local Recovery Fund Financial Summary.
27. **25-054** Communication from the Mayor relative to the appointment of Nina DeFreitas to the Council on Elder Affairs.

28. **25-055** Communication from the Mayor relative to the appointment of Lucretia Duran to the Council on Elder Affairs.
29. **25-056** Communication from the Mayor relative to the appointment of Nancy Monkiewicz to the Council on Elder Affairs.
30. **25-057** Communication from the Mayor relative to the appointment of Kathleen Smith to the Council on Elder Affairs.
31. **25-058** Communication from the Mayor relative to the appointment of Ann Marie Droukis to the Council on Elder Affairs.
32. **25-059** Communication from the Mayor relative to the appointment of Lois Internicola D'Ambrosio to the Council on Elder Affairs.
33. **25-060** Communication from the Mayor relative to the reappointment of Eleanor Vieira to the Council on Elder Affairs
34. **25-061** Communication from the Mayor relative to the reappointment of Denise Rampleberg to the Council on Elder Affairs
35. **25-062** Communication from the Mayor relative to the reappointment of Sandy Lozier to the Council on Elder Affairs
36. **25-063** Communication from the Mayor relative to the reappointment of Robert Hanlon to the Council on Elder Affairs.
37. **25-064** Communication from the Mayor relative to the reappointment of Linda Doherty to the Council on Elder Affairs.

Motions

38. **25-065** Motion presented by Councillor McKenna, Councillor Cogliandro: That the Mayor be requested to proceed with purchasing two new snow removal machines for the purpose of clearing all main sidewalks around the City especially around schools and transit stops. The DPW currently has one old snow removal machine which is not sufficient enough to cover the entire City citing numerous complaints from residents that sidewalks abutting city-owned property are not maintained or not maintained timely.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, February 3, 2025

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Marc Silvestri presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Anthony Cogliandro	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Marc Silvestri	Council President	Present	

2 Approval of the Journal of the Regular Meeting of January 27, 2025

RESULT: ACCEPTED

- 3 24-368 Motion presented by Councillor Argenzio: That the City Council award Certificates of Commendation to the Revere Youth Cheerleading U12 team and their coaching staff in recognition of their 2nd Place finish at the Nationals in Florida.

Councillor Argenzio awarded Certificates of Commendation to the Revere Junior Patriots U12 Cheerleaders in acknowledgement of their outstanding athletic accomplishments in placing second at the 2024 American Youth Cheerleading Championships in Naples, Florida.

RESULT: PLACED ON FILE

- 4 24-360 Lauren Buck, Chief of Public Health and Michael Wells, Director of Municipal Inspections will conduct a presentation on best practices for trash removal and storage, and rodent control measures.

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Lauren Buck, Chief of Public Health, Michael Wells, Director of Municipal Inspections, and a representative from B&B Pest Control conducted an informational meeting on rodent control and trash storage in the City of Revere. Presentation received and made part of the Council Order.

RESULT: PLACED ON FILE

- 5 25-035 Deborah Kneeland of For Kids Only will conduct a presentation relative to the grant For Kids Only has received to provide additional services for after school programs in the City of Revere.

Deborah Kneeland was unable to attend tonight's meeting due to a family emergency. Her presentation will be rescheduled for the March 10th City Council meeting.

RESULT: TABLED - NO ROLL CALL **Next: 3/10/2025 6:00 PM**

- 6 25-036 Brian Dakin, Senior Project Manager, LeftField will provide the City Council with a design update for the new Revere High School.

Brian Dakin of LeftField provided the City Council with a design update on the Revere High School. Mr. Dakin indicated that the design would not go over the amount approved by the City Council. Councillor Argenzio cited concerns over access to a proposed MBTA Commuter Rail Station which is not depicted on the site plan. Councillor Kelley raised concerns over conflicting reports as to whether or not the Eastern County Ditch is tidally influenced.

RESULT: PLACED ON FILE

Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965

Addressing the City Council on the high school design update were:

- Anthony Cantino, 240 Suffolk Avenue, Revere, MA
- Ed Terrell, 70 Sewall Street, Revere, MA
- Christine Robertson, 187 Charger Street, Revere, MA

Addressing the City Council on the Housing Production Plan and Housing Development Incentive Zones was:

- Bonnie Curran, 20 Barrett Street, Revere, MA

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, February 3, 2025 at 5:00PM in the City Council Joseph A. DelGrosso City Council Chamber. Committee members present were Councillors Argenzio, Guarino-Sawaya, Jaramillo, Novoselsky, and Chairman Zambuto. The following matters were discussed:

Chairman Zambuto would like to see both to remain in committee for further discussion and

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until a legal and financial opinion is received.

24-338 Communication from the Chief of Planning & Community Development requesting adoption of the City's Housing Production Plan.

All amendments and concerns discussed by the City Council and Tom Skwierawski were incorporated in the Housing Production Plan.

Councillor Jaramillo motioned to provide a favorable recommendation for adoption of the City's Housing Production Plan, as amended. Roll Call on the motion: Councillors Argenzio, Guarino-Sawaya, Jaramillo, and Novoselsky voting "YES". Chairman Zambuto voting "NO". The Housing Production Plan, as amended received a favorable recommendation for adoption by the City Council.

24-339 Request of the Chief of Planning & Community Development relative to the adoption of a Housing Development Incentive Zone and proposed activities at Suffolk Downs, the adoption of a Housing Development Incentive Zone and proposed activities at Green Street / Shirley Avenue, and the authorization of Mayor Patrick M. Keefe, Jr. to execute and implement Housing Development Tax Exemption Agreements for Housing Development Incentive projects in each respective zone.

Chairman Zambuto offered a motion to leave this matter in committee for further discussion and until a legal and financial opinion is received. Councillor Novoselsky offered a substitute motion to provide a favorable recommendation for adoption of said HDIP Zones and authorization for the Mayor: Councillors Argenzio, Guarino-Sawaya, Jaramillo, and Novoselsky voting "YES". Chairman Zambuto voting "NO". The HDIP Zones and authorization request received a favorable recommendation for adoption by the City Council.

7 **24-338** Communication from the Chief of Planning & Community Development requesting adoption of the City's Housing Production Plan

"SHALL THE CITY COUNCIL ADOPT THE CITY'S HOUSING PRODUCTION PLAN, AS AMENDED?"

Amendments to the Housing Production Plan are as follows:

- . Strike allowing single room occupancy for permanent supportive housing.
- . Strike "Purchase the Right of First Refusal from current owners of multi-family buildings (NOAH)" and insert in place thereof, "Offer multi-family property owners **the option** to sell the Right of First Refusal to the City, which then has **the opportunity** to preserve affordable rentals in the city.
- . Strike, "Offer surplus city-owned property (e.g. Central Avenue Parking Lot)" and insert in place thereof, "When redeveloping the Central Avenue lot, particular consideration must be given to replacing or retaining current parking spots available for the Revere Rosetti- Cowan Senior Center as part of the plan."
- . Strike, "Partner with the MBTA..." and insert in place thereof, "Redevelopment efforts should focus on the Wonderland surface parking lot. If a redevelopment project is considered at the Beachmont lot, the project must retain the existing parking at the site."
- . Strike, "Permit zero lot line construction" and insert in place thereof, "in certain mixed-

use neighborhoods, such as Broadway and Shirley Avenue.”

- . Strike, “Allow by-right 2 and 3-family homes in all residential districts” and insert in place thereof, “Allow by-right 2 and 3-family homes in certain residential neighborhoods.”
- . Strike the example of Somerville allowing up to seven stories in its mid-rise zoning districts.
- . Strike reference of cell tower payments for the City’s housing trust.

RESULT:	ORDERED - ROLL CALL [8 TO 3]
AYES:	Argenzio, Cogliandro, Guarino-Sawaya, Haas, Jaramillo, McKenna, Novoselsky, Silvestri
NAYS:	Giannino, Kelley, Zambuto

- 8 24-339 Request of the Chief of Planning & Community Development relative to the adoption of a Housing Development Incentive Zone and proposed activities at Suffolk Downs, the adoption of a Housing Development Incentive Zone and proposed activities at Green Street / Shirley Avenue, and the authorization of Mayor Patrick M. Keefe, Jr. to execute and implement Housing Development Tax Exemption Agreements for Housing Development Incentive projects in each respective zone.

Councillor Zambuto and Councillor Kelley raised concerns about allowing negotiations with HYM for tax incentives since there will be no renegotiation of the terms of the special permit especially surrounding affordable housing. Several Councillors also questioned whether tax incentives would reduce excepted revenue from the Suffolk Downs development affecting the City's ability to pay for the new high school. Tom Skwierawski assured the Council that any negotiations made with HYM will involve financial analysis to avoid any negative fiscal impacts. Some Councillors debated as to whether the special permit and tax incentives are linked and argued that legal and financial opinions should be obtained first prior to proceeding with a vote. Councillor Cogliandro would like to see TIFs awarded on a case-by-case basis as opposed to creating incentive zones, but Mr. Skweirawski clarified that the City is following state regulations which provide for these types of zones. Mr. Skweirawski also stressed that the Suffolk Downs project will have a catalytic impact on Revere's future and it is important to jump-start the continued development of the site. He also noted that there is a lot of available funding in the State's HDIP program and if Revere does not take advantage of the program for critical projects like Suffolk Downs, other gateway cities like Worcester, Fitchburg, or Malden will. Councillor Guarino-Sawaya asked for clarification as to whether the Suffolk Downs development will be an all union labor project and Mr. Skweirawski confirmed that it will be.

At the conclusion of the discussion Councillor Zambuto offered the following minority report from his Zoning Sub-Committee meeting for the Council to consider:

That the City Council leave the HDIP matter in committee until a legal opinion is obtained from the City Solicitor relative to issuing a TIF for a project with an already approved special permit, and a financial opinion from the CFO relative to the City's ability to pay for the high school if a TIF is awarded.

Roll Call on Councillor Zambuto's Minority Report: Councillors Cogliandro, Giannino,

Haas, Kelley, and Zambuto voting, "YES". Councillors Argenzio, Guarino-Sawaya, Jaramillo, McKenna, Novoselsky, and President Silvestri voting, "NO". Minority Report FAILS.

The original Zoning Sub-Committee recommendation for approval of HDIP matter is now on the floor:

That the City Council adopt a Housing Development Incentive Zone and proposed activities at Suffolk Downs, adopt a Housing Development Incentive Zone and proposed activities at Green Street / Shirley Avenue, and authorize Mayor Patrick M. Keefe, Jr. to execute and implement Housing Development Tax Exemption Agreements for Housing Development Incentive projects in each respective zone.

Councillor Jaramillo offered an amendment to the suggested language provided by the State as follows: Strike "execute and implement" and insert in place thereof the word "negotiate", and add the following sentence, "The execution and implementation will follow pending approval from the City Council."

Mr. Skweirawski cautioned against amending the vote language as the original language is verbatim from the State's HDIP application. He also assured the City Council that any negotiated TIFs would need to come back to the City Council for approval.

Roll Call on the amendment to strike "execute and implement" and insert in place thereof the word "negotiate", and add the following sentence, "The execution and implementation will follow pending approval from the City Council." Councillors Argenzio, Guarino-Sawaya, Jaramillo, McKenna, Novoselsky, and President Silvestri voting "YES". Councillors Giannino, Haas, Kelley, and Zambuto voting "NO". Councillor Cogliandro abstained. AMENDMENT APPROVED.

The motion as amended is now on the floor:

"THAT THE CITY COUNCIL ADOPT A HOUSING DEVELOPMENT INCENTIVE ZONE AND PROPOSED ACTIVITIES AT SUFFOLK DOWNS, ADOPT A HOUSING DEVELOPMENT INCENTIVE ZONE AND PROPOSED ACTIVITIES AT GREEN STREET / SHIRLEY AVENUE, AND AUTHORIZE MAYOR PATRICK M. KEEFE, JR. TO NEGOTIATE HOUSING DEVELOPMENT TAX EXEMPTION AGREEMENTS FOR HOUSING DEVELOPMENT INCENTIVE PROJECTS IN EACH RESPECTIVE ZONE. THE EXECUTION AND IMPLEMENTATION WILL FOLLOW PENDING APPROVAL FROM THE CITY COUNCIL."

RESULT:	ORDERED - ROLL CALL [7 TO 3]
AYES:	Argenzio, Guarino-Sawaya, Haas, Jaramillo, McKenna, Novoselsky, Silvestri
NAYS:	Giannino, Kelley, Zambuto
ABSTAIN:	Cogliandro

Communications

9 25-037 Communication from the Mayor relative to the appointment of Jaime Jimenez to the Cultural Council.

RESULT: REFERRED TO APPOINTMENTS

10 25-038 Communication from the Mayor relative to the appointment of Debra DeFilippo-West to the Cultural Council.

RESULT: REFERRED TO APPOINTMENTS

Motions

11 25-039 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Department of Public Works in conjunction with the Traffic Division and Parking Department to implement various traffic and pedestrian safety measures along Revere Street and its intersecting streets. These measures aim to enhance public safety, improve traffic flow, and ensure pedestrian accessibility in high-traffic areas. First, install clearly defined parking space markers along Revere Street. This will optimize parking efficiency, reduce illegal or obstructive parking, and improve overall traffic flow in the area. Second, stop signs should be re-installed (signs were removed for sidewalk improvements) on Oxford Street, Carlton Street, and Lee Street at the intersection Revere Street. Third, the installation of a well-marked, ADA-compliant pedestrian crosswalk, and pedestrian activated walk signal at the intersection of Revere Street and Broadway. Fourth, a double sided speed limit sign posted between Broadway and American Legion Highway on Revere Street and also from Saint Anthony’s church to North Shore Road.

RESULT: ORDERED - VOICE VOTE

12 25-040 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the appropriate department to adopt a policy requiring all apartment buildings within the City of Revere to prominently display accurate and up-to-date contact information for property management, as well as emergency contact details for the Fire Department. This information must be clearly posted in accessible common areas of each building to ensure tenants and first responders can quickly obtain vital information when needed. Additionally, that Building and Fire maintain a database containing this information for all apartment buildings, ensuring it is regularly reviewed and verified for accuracy. This measure is intended to enhance tenant safety, streamline communication, and promote accountability among property owners and managers.

Minutes Acceptance: Minutes of Feb 3, 2025 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

13 25-041 Motion presented by Councillor Kelley: That the City Council award Certificates of Commendation to the detectives of the City of Revere Criminal Investigation Division / Special Investigation Unit, Suffolk County Sheriff’s Department Task Force Officer, and the North Metro Special Operations Unit for their collaborative work in successfully targeting and shutting down three major drug operations in the City of Revere.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 8:45 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Feb 3, 2025 6:00 PM (Salute to the Flag)

CZ-25-01

**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, February 24, 2025 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, February 25, 2025 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems

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

Section 1. Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety.

Section 2. Section 17.28.035 Mechanical Parking Systems is hereby deleted in its entirety.

A copy of the aforementioned zoning ordinance (**CZ-25-01**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Send invoice to: amelnik@revere.org
01/29/2025
02/05/2025

**Public Hearing Notice
City of Revere, MA**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed ordinance:

AN ORDINANCE FURTHER AMENDING CHAPTER 2.57 OF THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE PARKS & RECREATION COMMISSION

Be it ordained as follows:

SECTION 1. Section 2.57.010 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.010. Established.

There is created and established in the city the parks and recreation department, hereinafter referred to as the “department.” The department shall be responsible for and shall promote and manage recreational activities sponsored or conducted by the city. The department shall have delegated responsibility for all public parks of the city as well as for Harry Della Russo Stadium.

SECTION 2. Section 2.57.020 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

SECTION 3. Section 2.57.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.020 Director – Appointment.

The parks and recreation department shall be under the general supervision of a director, hereinafter referred to as the “director,” who shall be appointed by the mayor, subject to confirmation by the city council.

SECTION 4. Section 2.57.040 of Title 2 of the Revised Ordinances of the City of Revere shall be re-numbered to 2.57.030.

SECTION 5. Section 2.57.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by re-numbering the section to 2.57.040, and by deleting the words “sometimes referred to in this chapter” and inserting in place thereof the words “hereinafter referred to.”

SECTION 6. Section 2.57.060 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.050 Commission – Composition and terms.

- A. The commission shall consist of seven members appointed by the mayor and subject to confirmation by the city council.
 1. All members shall be residents of the city of Revere;
 2. One member shall be the director of parks and recreation of the city of Revere, who shall serve as an *ex-officio*, non-voting member; and,

3. The mayor shall ensure, to the extent feasible, that the composition of the commission reflects the geographic and cultural diversity that exists in the city.
- B. The terms of the commission members shall be coterminous with that of the mayor.
- C. Members shall be eligible for reappointment in the same manner as the original appointment. If a vacancy occurs, it shall be filled for the balance of the unexpired term in the same manner as the initial appointment was made.
- D. The commission shall annually elect a Chair from its members.

SECTION 7. Section 2.57.070 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.060 Commission – Powers and duties.

It shall be the duty of the parks and recreation commission to advise and make recommendations to the parks and recreation department through the mayor and/or city council in relation to matters pertaining to sports, recreation, parks, youth events and activities, and open space in the city.

SECTION 8. Section 2.57.080 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

§ 2.57.070 Annual report.

The commission shall keep a record of its recommendations and at the close of every calendar year send a report thereof to the mayor and the city council.

SECTION 9. 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 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before February 18, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
January 29, 2025
Send Invoice To: amelnik@revere.org

AMENDMENTS TO: AN ORDINANCE FURTHER AMENDING CHAPTER 2.57 OF THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE PARKS & RECREATION COMMISSION

Section 6. Section 2.57.050(A) is hereby amended by inserting the new following criteria, “One member shall be a youth resident of the City of Revere between the ages of 16 and 24 years old.”

**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, February 24, 2025 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, February 25, 2025 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

A ZONING ORDINANCE FURTHER AMENDING ACCESSORY DWELLING UNIT REGULATIONS IN THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

SECTION 1. Section 17.08.050 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following sentence: “An accessory dwelling unit, as defined in Section 17.08.055, shall be excluded from this definition.”

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 definition:

§ 17.08.055 Accessory dwelling unit.

“Accessory dwelling unit” or “ADU” means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section 17.25.020.

SECTION 3. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new row above “Dwelling, single family” and by-line in the Table of Uses:

ZONING DISTRICTS																	
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI
Accessory dwelling unit (ADU)	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	no	no	yes ²⁷	yes ²⁷	no	no	no	no	yes ²⁷

Foot note 27: More than one accessory dwelling unit on a single lot is prohibited unless authorized by a Special Permit.

SECTION 4. Section 17.16.260 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting the sentence starting with “Further” and ending with “chapter” and inserting in place thereof the following new sentence: “Accessory dwelling units, as defined in Section 17.08.055, shall be excluded from this section.”

SECTION 5. Section 17.24.110 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following sentence: “For detached accessory dwelling unit (ADU) dimensional controls, see Section 17.25.040 of this Title.”

SECTION 6. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting Chapter 17.25 and inserting in place thereof the following new chapter:

Chapter 17.25 ACCESSORY DWELLING UNITS

§ 17.25.000. Purpose.

Accessory dwelling units are allowed within the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, and LI districts under certain situations to:

- A. Create new housing units while respecting the character and scale of single-family homes.
- B. Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.
- C. Allow more efficient use of existing housing stock and infrastructure.
- D. Provide a mix of housing that responds to changing family needs and smaller households.
- E. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.
- F. Provide a broader range of accessible and more affordable housing.

§ 17.25.010. Definition of accessory dwelling unit.

“Accessory dwelling unit” or “ADU” means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section 17.25.020.

§ 17.25.020. Requirements for all accessory dwelling units.

All accessory dwelling units within or adjacent to a single-family dwelling must meet the following requirements:

- A. Pursuant to Section 8.09.030(H), short term rental of an ADU shall be prohibited.
- B. No structure that is not connected to the public water and sanitary sewer systems shall have an ADU.
- C. No ADU shall be permitted below the FEMA one-hundred-year base flood elevation established on the FEMA One Hundred-Year Flood Hazard Map for the city of Revere.
- D. The maximum gross floor area of an ADU shall be not more than nine hundred (900) gross square feet, or not more than ½ gross floor area of the principal dwelling, whichever is smaller.
- E. No ADU shall be allowed within a duplex, townhouse dwelling, or condominium.
- F. ADUs shall not have separate ownership.
- G. Commercial use is prohibited within an ADU.
- H. ADUs must comply with all building, fire safety, and health codes and shall be designed so that the appearance of the principal structure maintains that of a single-family building.

§ 17.25.030. Off-street parking requirements.

- A. There shall be no additional parking required for an ADU in cases where the ADU is located within a 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02 and the existing principal dwelling complies with off-street parking requirements.
- B. For ADUs that are located further than 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02, there shall be one additional parking space if the existing principal dwelling is not in compliance with off-street parking requirements. An ADU parking space may not be created within the front yard but may be created within the side yard to allow up to three vehicle tandem parking.

§17.25.040. Detached ADUs.

An ADU may be detached from the principal dwelling if it complies with the sections of this chapter and the following additional provisions:

- A. No more than 25% of the rear yard and side yard may be occupied by a detached ADU.
- B. No detached ADU shall exceed fifteen (15) feet in height.
- C. No detached ADU shall be closer than twenty (20) feet from the rear property line, ten (10) feet from each side property line, and fifteen (15) feet from the front property line.
- D. A detached ADU shall not be located between a road and the front facing side of the principal dwelling.

A copy of the aforementioned zoning ordinance (**CZ-25-02**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Send invoice to: amelnik@revere.org
01/29/2025
02/05/2025

**Public Hearing Notice
City of Revere, MA
Proposed MWRA Water Bond**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed order:

That \$1,875,000 is hereby appropriated to pay costs of the design and construction to remove existing lead services and furnish and install new water services and address any unknown in various locations throughout the City eligible for financial assistance through the Massachusetts Water Resource Authority's Lead Replacement Program, including the payment of any and 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, Sections 7 and 8, of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's local water system assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

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.

A copy of the aforementioned order is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
January 29, 2025
Tear Sheet
Affidavit of Publication
Send Invoice To: amelnik@revere.org



CITY OF REVERE
PATRICK M. KEEFE JR.
 Mayor

January 22, 2025

The Honorable Revere City Council
 c/o Clerk's Office
 Revere City Hall
 Revere, Massachusetts 02151
 Re: Loan Order for Water System Improvements
 MWRA Lead Replacement Project

Dear Council Members:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Water Resources Authority (MWRA) Local Water System Assistance Program – Lead Replacement Program (LRP). The LRP was established to provide a low-cost funding mechanism to assist municipalities to help upgrade local water systems to reduce the potential for elevated lead levels at customer taps and maintain high water quality conditions throughout the system. The City is seeking to borrow funding for the following project:

- LRP – \$1,875,000 for Water System Improvements, which includes design and construction to remove existing lead services and furnish and install new water services and address any unknown in various locations throughout the City.

This project has received initial approval from MWRA and this loan order will complete the application requirements for the funds to be distributed to the City.

As was the case for previous MWRA Local Water System Assistance Program-funded projects, in order to take advantage of these zero interest loans this year, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loan and/or grant, if any; and second – approve a Loan Order for the balance of each project. I have attached copies of the required Resolution and Loan Order.

I ask that the City Council approve the Resolution and move this Loan Order to a public hearing at its earliest opportunity. In advance of the public hearing, I will arrange for the City's staff to provide the City Council with an update on the status of the previous and ongoing work completed within our drinking water system. This background should assist the Council as it deliberates on this most recent funding request.

Regards,

Patrick M. Keefe

C: Claudia Correa Chief of Staff
 Richard Viscay, Chief Financial Officer/City Auditor
 Paul Capizzi, City Solicitor
 Tom Skwierawski, Chief of Planning and Community Development
 Chris Ciaramella, Superintendent of Public Works
 Nicholas Rystrom, City Engineer
 Michael Leon, Nutter, McClennen & Fish LLP
 Robert Button, CDM Smith

City Hall • 281 Broadway, Revere, Massachusetts 02151-5051

Tel. 781-286-8111 • www.revere.org

**City of Revere, Massachusetts
MWRA Water Bonds**

Loan Order

Ordered: That \$1,875,000 is hereby appropriated to pay costs of the design and construction to remove existing lead services and furnish and install new water services and address any unknown in various locations throughout the City eligible for financial assistance through the Massachusetts Water Resource Authority's Lead Replacement Program, including the payment of any and 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, Sections 7 and 8, of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's local water system assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

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.

**CITY OF REVERE
MWRA WATER BONDS**

RESOLUTION

Whereas, the City of Revere, Massachusetts (the "Applicant"), after thorough investigation, has determined that the work activity consisting of: design and construction to remove existing lead services and furnish and install new water services and address any unknown is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

[Whereas, the Massachusetts Water Resources Authority (the "Authority"), the Massachusetts Department of Environmental Protection (the "MassDEP"), and the Massachusetts Clean Water Trust (the "Trust") of The Commonwealth of Massachusetts (the "Commonwealth"), pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and]

Whereas, the Applicant has examined the provisions of the Act[, Chapter 21 and Chapter 29C,] and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by the Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise, to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the MWRA Lead Replacement Project.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

**Public Hearing Notice
City of Revere, MA**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed order:

AN ORDINANCE RELATIVE TO IMPROVING PUBLIC HEALTH AND ACCESSIBILITY TO HEALTH CARE PRODUCTS IN THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

Section 1. Chapter 8.04 Offenses Generally is hereby amended by inserting the following new section:

Section 8.04.110 - Public health hygiene products.

- A. The Mayor is directed to work with the Revere Public Schools Department, private institutions, foundations, hospitals to make accessible in each of the department's owned and operated buildings, feminine hygiene and menstrual products free of charge.

The Mayor is directed to work with the city's public health department to identify costs of a municipal program that would make accessible, free of charge, feminine hygiene and menstrual products in every city owned and operated building.

The Mayor is directed to include a line item in the city's public health department budget for the purpose of making accessible in all city owned and operated buildings, feminine hygiene and menstrual products free of charge and enter into an agreement with private organizations, foundations, or acquire federal or state grant dollars to match the municipal funds allocated for the resources provided by this ordinance.

- B. None of the feminine hygiene and menstrual products free of charge provided in any publicly owned building shall contain the following:
- i. Phthalates
 - ii. Volatile organic compounds (VOCs)
 - iii. Parabens
 - iv. Pesticides from cotton
 - v. Heavy metals like lead and arsenic, dioxins, fragrance chemicals
 - vi. Certain plasticizers or any other chemical or product known to the National Institute of Health, the Massachusetts Executive Office of Health and Human Services, the Massachusetts Department of Health, or any other state's department of health or like entity to cause negative health effects including but not limited to cervical cancer toward the user.
- C. The Mayor or his designee may, with the consent of the Revere Public School Department and/or the Revere School Committee divert any current or future funding destined toward the achievement of the provisions of this ordinance to enhance the efficiency of this program.

The Mayor and or his designee is directed to work with the Revere Public School Department and/or the Revere School Committee to create standard operating procedures to ensure that there:

- i. Is a person, entity, or department in charge of maintenance and refilling of dispensaries.
- ii. Is a person, entity, or department responsible for holding and receiving supplies.
- iii. Is an educational program to ensure that the public and students do not misuse products or tamper dispensaries.

A copy of the aforementioned order is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
January 29, 2025
Send Invoice To: amelnik@revere.org

C-25-03

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 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 Edvin Balla, 48 Derby Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing non-conforming structure and construct a new four-story mixed used building, within the same footprint, consisting of a two-story restaurant on the ground and second floors, and two residential units on the third and fourth floors (one apartment per floor) at 63-64 Revere Beach Boulevard, Revere, MA 02151.

A copy of the aforementioned application (**C-25-03**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #0020
01/29/2025
02/05/2025

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

FORM B

APPLICATION NO. C-25-03
DATE: 1/21/25

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

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 (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020. 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: EDVIN BALLA

Address: 48 DERBY ROAD, REVERE, MA 02151

Tel. #: 617-240-5826

Email: EDDIE BALLA 18 @ GMAIL.COM

2. Applicant is: Tenant Licensee Prospective Purchaser
 Owner Other (Describe)

2025 JAN 21 AM 9:19
 OFFICE CITY CLERK
 REVERE, MASS

FILED

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

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

Name: FLORIN LUCA, AIA

Title: ARCHITECT

Address: 45 MALCOLM ROAD, BOSTON, MA 02130

Tel. #: 617-893-0061

Email: FLORIN@LUCAARCHITECT.COM

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

Name: EDVIN BALLA & FLORIANI BALLA

Address: 48 DERBY ROAD, REVERE, MA 02151

Tel. #: 617-240-5826

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

Book 650, Page 116. 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:

PLAN SHOWING PROPOSED BUILDING: 63-64 REVERE BEACH BLVD
REVERE, MASS

Lot # 64 Sq. Ft. 1,159

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

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.

YES
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:

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

_____ do not know; _____ no.

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

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 PROPERTY IS APPROXIMATELY RECTANGULAR IN SHAPE, WITH A FRONTAGE LENGTH OF 42 FEET AND A DEPTH OF 28.04 FEET (NORTH) AND 26.89 FEET (SOUTH).

CURRENTLY, THE PROPERTY CONSISTS OF A ONE-STORY STRUCTURE, HOUSING A RESTAURANT.

ALL UTILITIES (SEWER, WATER, ELECTRICITY) ARE PRESENT AND IN GOOD OPERATING ORDER.

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

WE PROPOSE TO DEMOLISH THE EXISTING STRUCTURE AND CONSTRUCT A NEW FOUR-STORY BUILDING, WITH THE SAME FOOTPRINT DIMENSIONS AS THE EXISTING BUILDING.

THE PROPOSED BUILDING WILL CONSIST OF TWO RESIDENTIAL STORIES (ONE APARTMENT PER EACH STORY) AND A TWO-STORY RESTAURANT (GROUND FLOOR AND SECOND FLOOR)

DUE TO THE LOT SIZE - SIGNIFICANTLY SMALLER AT 1,159' THAN THE MINIMUM LOT SIZE OF 25,000 SF REQUIRED BY EXISTING ZONING - THE FOLLOWING DIMENSIONAL REQUIREMENTS CANNOT BE MET:

- ALL SETBACKS, MAXIMUM ALLOWABLE FAR, AND PARKING.

Date of denial by Building Inspector and/or Planning Board

DEC 03, 2024

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

Eldon Balla
Signature of Applicant

01/21/2025
Date

Glover Balla
Signature of Owner

01/21/2025
Date

[Signature]
Signature of Designated Representative

01/21/2025
Date

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

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

**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: EDVIN BALLA

Address: 48 DERBY ROAD, 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: EDVIN BALLA & FLORIAN BALLA

Address: 48 DERBY ROAD, REVERE MA 02151

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: SAME AS #2 ABOVE

Address: _____

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

Name: EDVIN BALLA & FLORIAN BALLA

Address: 48 DERBY ROAD, REVERE MA 02151

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: SAME AS #4 ABOVE

Address: _____

The trust documents are on file at OWNERS 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.

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

Page 2
General Disclosure Form

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:

[Signature] _____
[Signature] _____

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

Request for Finding of Fact – Special Permit

Now comes the applicant EDVIN BALLA
 who has applied to this Honorable City Council for a special permit for property located at _____
64 REVERE BEACH BLVD. 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) PROPOSED USES ARE PERMITTED BY THE R02 DISTRICT ZONING
 - (b)
 - (c)

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) STREET LOCATION
 - (b) CONTINUING AN EXISTING USE
 - (c)

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) EXISTING UTILITIES ARE IN GOOD OPERATING ORDER
 - (b)
 - (c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) OVERALL SIZE
 - (b) LOCATION
 - (c)

Page 2
Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using REVERE BEACH BLVD. for the following reasons:

(streets)

- (a) PROPOSED USES AND OCCUPANCY WILL NOT SIGNIFICANTLY INCREASE TRAFFIC IN THE AREA.
- (b)
- (c)

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

- (a) OWNER - OPERATED
- (b)
- (c)

Date: 01/21/2025

Respectfully submitted by: Edna Bella

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, December 3, 2024 11:19 AM
To: florin@lucaarchitect.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: December 03, 2024
Application #: SPR24-000124
Address: 64 REVERE BEACH BLVD
Description: Restaurant and residential apartments
Review Status: Denied

Thank you for your recent permit application for Restaurant and residential apartments. 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, the reconstruction and extension of a nonconforming structure 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.

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.

Edele Belle

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.

Edele Belle

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

From: fstringi@revere.org
Subject: Application Review Comments
Date: December 3, 2024 at 11:19
To: florin@lucaarchitect.com, amelnik@revere.org, lcavagnaro@revere.org

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: December 03, 2024
Application #: SPR24-000124
Address: 64 REVERE BEACH BLVD
Description: Restaurant and residential apartments
Review Status: Denied

Thank you for your recent permit application for Restaurant and residential apartments. 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

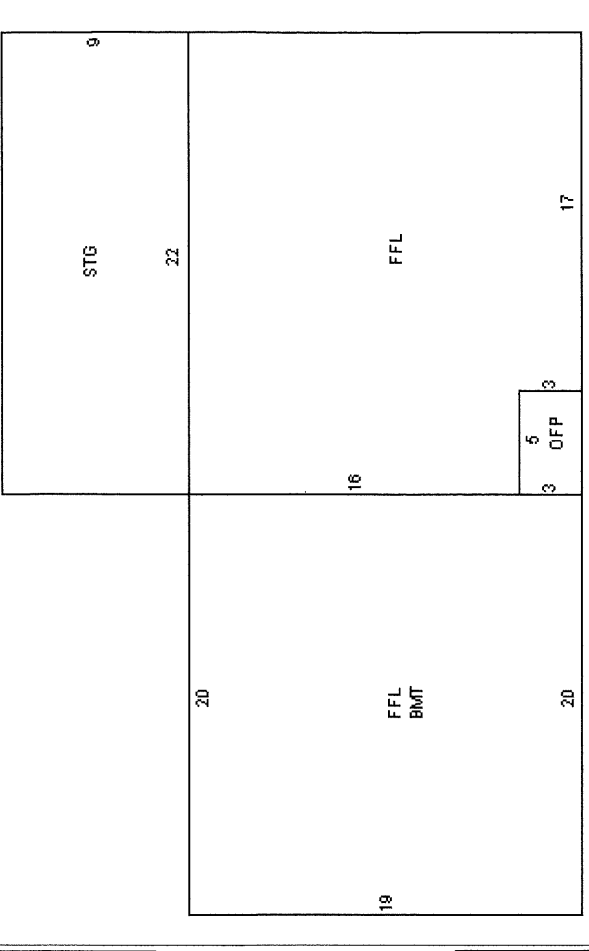
1. This plan has been denied for the following reasons: In accordance with Section 17.40.030, the reconstruction and extension of a nonconforming structure may only be allowed by special permit of the City Council.

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.



SKETCH



COMMENTS

NICKS PLACE.
 RESIDENTIAL GRID
 1st Res Grid Desc: # Units
 Level FY LR DR D K FR RR BR FB HB L O
 Other Rating: Bath: HB1
 Upper Rating: Bath: HB1
 Lvl 2 Rating: Bath: HB1
 Lvl 1 Rating: Bath: HB1
 Lower Rating: Bath: HB1
 Totals RMS: BRS: Baths: HB1

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other										HB1		
Upper										HB1		
Lvl 2										HB1		
Lvl 1										HB1		
Lower										HB1		
Totals												

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

EXTERIOR INFORMATION

Type: 80 - TAKE OUT
 Sty Ht: 1 - 1 STORY
 (Liv) Units: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 2 - CLAPBOARD
 Sec Wall: 8 - BRICK VEN 25%
 Roof Struct: 4 - FLAT
 Roof Cover: 11 - MEMBRANE
 Color: BEIGE
 View / Desir:

GENERAL INFORMATION

Grade: B - GOOD
 Year Blt: 1940
 Eff Yr Blt:
 Alt %:
 Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/L: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 6 - CERAMIC TL
 Sec Floors: %

DEPRECIATION

Phys Cond: AV - Average 35%
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 35%

CALC SUMMARY

Basic \$ / SQ: 108.00
Size Adj: 1.25000000
Const Adj: 1.02764988
Adj \$ / SQ: 138.733
Other Features: 93274
Grade Factor: 1.33
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 288623
Depreciation: 101018
Depreciated Total: 187605

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

MOBILE HOME

Make:	Model:	Year:

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
81	COOLER	D	S	1	80		A	AV	1995	96.00	T	60	326			3,100			3,100

PARCEL ID

Parcel ID:	8-141-10A
------------	-----------

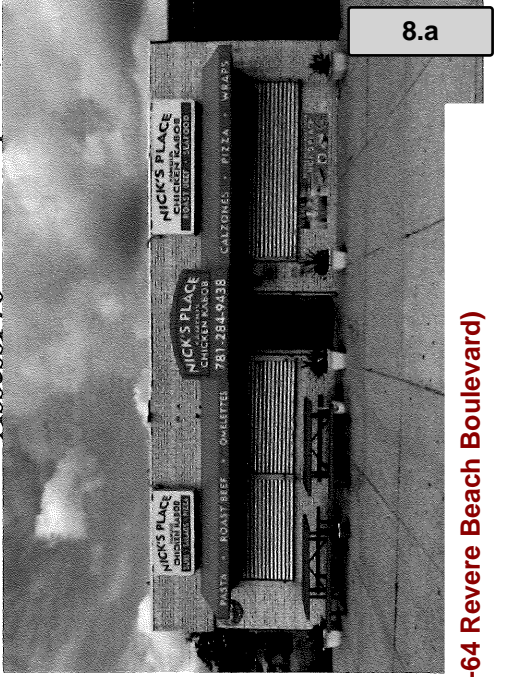
EXTERIOR INFORMATION

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
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	----	----	------------	------	-------	--------------

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Sub %	Descrip	%	Qu #	Ten
FFL	FIRST FLOOR	783	138.730	108,628							
BMT	BASEMENT	380	34.680	13,180							
STG	STORAGE	198	7.010	1,388							
OFF	OPEN FRM PRC	15	36.000	540							
Net Sketched Area: 1,376				Total:							
Gross Area: 1,376				Fin Area:							
Size Ad: 783				Fin Area:							

IMAGE



AssessPro Patriot Properties, Inc

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)



City of Revere

8.a
Paid

Patrick M. Keefe, Jr.
Mayor

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

Request for Abutters List

Date: 12/18/2024

Property Location:

64 Revere Beach BLVD

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

Fee: \$ 80.00

Please make checks payable to City of Revere

Requester Information:

NAME: FLORIAN BALLA

ADDRESS:

48 Derby Rd
Revere MA 02151

Telephone: 617 240 5826

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

41 REVERE BEACH BLVD 8 AQL PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-31 LUC: 102	43 REVERE BEACH BLVD 1 COELHO WASHINGTON MOREIRA LIGIA 43 REVERE BEACH BLVD UNIT 1 REVERE, MA 02151	8-141-14A-5 LUC: 102	71 REVERE BEACH BLVD 1 ZUHRIC EMIR A DOZGIC HALIDA 71 REVERE BEACH BLVD REVERE, MA 02151	8-141-7-1 LUC: 102
42 REVERE BEACH BLVD 7 42 RBB LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-32 LUC: 102	44 REVERE BEACH BLVD 1 LITTLE DOG PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-6 LUC: 102	71 REVERE BEACH BLVD 10 DILLON KELLEY 829 MAIN ST WILMINGTON, MA 01887	8-141-7-10 LUC: 102
42 REVERE BEACH BLVD 8 42 RBB LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-33 LUC: 102	44 REVERE BEACH BLVD 2 LITTLE DOG PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-7 LUC: 102	71 REVERE BEACH BLVD 11 GRIFFIN KATHLEEN 18 WOODROW TER LYNN, MA 01904	8-141-7-11 LUC: 102
43 REVERE BEACH BLVD 7 JWC PREMIER LLC 404 COMMERCIAL STREET APT 1 BOSTON, MA 02109	8-141-14A-34 LUC: 102	45 REVERE BEACH BLVD 1 ALFONSO FRANK C ALFONSO NANCY B 9 SIXTH STREET MEDFORD, MA 02155	8-141-14A-8 LUC: 102	71 REVERE BEACH BLVD 12 JOHNSON PATRICIA 71 REVERE BEACH BLVD REVERE, MA 02151	8-141-7-12 LUC: 102
43 REVERE BEACH BLVD 8 DIORIO ARIANNA 43 REVERE BEACH BLVD UNIT 8 REVERE, MA 02151	8-141-14A-35 LUC: 102	45 REVERE BEACH BLVD 2 DESPENA C BALETSA FAMILY IRREV TRUST NIGRO GREGORY P TRUSTEE 45 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-9 LUC: 102	71 REVERE BEACH BLVD 13 SEDA DIANA 71 REVERE BEACH BLVD UNIT 13 REVERE, MA 02151	8-141-7-13 LUC: 102
44 REVERE BEACH BLVD 7 LITTLE DOG PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-36 LUC: 102	78 REVERE BEACH BLVD ASH FAMILY LIMITED PARTNERSHIP 31 SCOTT LN WAKEFIELD, MA 01880	8-141-3 LUC: 326	71 REVERE BEACH BLVD 14 SHAH KINNARI 71 REVERE BEACH BLVD UNIT 14 REVERE, MA 02151	8-141-7-14 LUC: 102
44 REVERE BEACH BLVD 8 LITTLE DOG PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-37 LUC: 102	76 REVERE BEACH BLVD ASH FAMILY LIMITED PARTNERSHIP 31 SCOTT LN WAKEFIELD, MA 01880	8-141-4 LUC: 326	71 REVERE BEACH BLVD 2 BOWMAN FREDERICK 112 JERSEY ST #2 BOSTON, MA 02215	8-141-7-2 LUC: 102
45 REVERE BEACH BLVD 7 JMC PREMIER LLC 404 COMMERCIAL STREET APT 1 BOSTON, MA 02109	8-141-14A-38 LUC: 102	OCEAN AVE ASH FAMILY LIMITED PARTNERSHIP 31 SCOTT LN WAKEFIELD, MA 01880	8-141-5 LUC: 337	71 REVERE BEACH BLVD 3 PIETEREK JASON ROBERT 71 REVERE BEACH BLVD UNIT 3 REVERE, MA 02151	8-141-7-3 LUC: 102
45 REVERE BEACH BLVD 8 JDC PREMIER LLC 6 HULL ST APT 2 BOSTON, MA 02113	8-141-14A-39 LUC: 102	REVERE BEACH BLVD ASH FAMILY LIMITED PARTNERSHIP 31 SCOTT LN WAKEFIELD, MA 01880	8-141-6 LUC: 337	71 REVERE BEACH BLVD 4 GOTTLOB GABRIELLE 71 REVERE BEACH BLVD UNIT 4 REVERE, MA 02151	8-141-7-4 LUC: 102
42 REVERE BEACH BLVD 2 42 RBB LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	8-141-14A-4 LUC: 102	71 REVERE BEACH BLVD ATLANTIS CONDO ASSOC 71 REVERE BEACH BLVD UNIT 8 REVERE, MA 02151	8-141-7-0000 LUC: N/A	71 REVERE BEACH BLVD 5 MUJAI KLAUDIA 71 REVERE BEACH BLVD UNIT 5 REVERE, MA 02151	8-141-7-5 LUC: 102

RAILROAD LOCATIO 2-139-11 LUC: 920 MASS BAY TRANS AUTHORITY 10 PARK PLAZA BOSTON, MA 02116	42 REVERE BEACH BLVD 4 8-141-14A-13 LUC: 102 42 RBB LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	42 REVERE BEACH BLVD 5 8-141-14A-22 LUC: 102 42 RBB LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151
REVERE BEACH BLVD 2-141A-1 LUC: 920 COMMONWEALTH OF MASSACHUSETTS 20 SOMERSET ST BOSTON, MA 02108	43 REVERE BEACH BLVD 3 8-141-14A-14 LUC: 102 ALFONSO FRANK C ALFONSO NANCY B 9 SIXTH STREET MEDFORD, MA 02155	42 REVERE BEACH BLVD 6 8-141-14A-23 LUC: 102 42 RBB LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151
58 REVERE BEACH BLVD 8-141-10 LUC: 390 SUNRISE DEVELOPMENT LLC 12 ARBOR LN ROSLYN HEIGHTS, NY 11577	43 REVERE BEACH BLVD 4 8-141-14A-15 LUC: 102 DIORIO MICHAEL 43 REVERE BEACH BLVD UNIT 4 REVERE, MA 02151	43 REVERE BEACH BLVD 5 8-141-14A-24 LUC: 102 JMC PREMIER LLC 404 COMMERCIAL STREET APT 1 BOSTON, MA 02109
64 REVERE BEACH BLVD 8-141-10A LUC: 326 OCEAN BLUE REALTY TRUST BALLA FLORIAN TRUSTEE 64 REVERE BEACH BLVD Revere, MA 02151	44 REVERE BEACH BLVD 3 8-141-14A-16 LUC: 102 LITTLE DOG PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	43 REVERE BEACH BLVD 6 8-141-14A-25 LUC: 102 JDC PREMIER LLC 6 HULL ST APT 2 BOSTON, MA 02113
50 REVERE BEACH BLVD 8-141-11A LUC: 390 JBX DEVELOPERS INC 103 WASHINGTON ST UNIT 3 NEW YORK, NN=Y 10006	44 REVERE BEACH BLVD 4 8-141-14A-17 LUC: 102 LITTLE DOG PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	44 REVERE BEACH BLVD 5 8-141-14A-26 LUC: 102 LITTLE DOG PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151
41 REVERE BEACH BLVD 8-141-14A-0000 LUC: N/A REVERE BEACH BLVD CONDO ASSOC REVERE BEACH REALTY CORP 71 COMMERCIAL ST # 339 BOSTON, MA 02109	45 REVERE BEACH BLVD 3 8-141-14A-18 LUC: 102 JWC PREMIER LLC 404 COMMERCIAL STREET APT 1 BOSTON, MA 02109	44 REVERE BEACH BLVD 6 8-141-14A-27 LUC: 102 LITTLE DOG PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151
41 REVERE BEACH BLVD 1 8-141-14A-1 LUC: 102 AQL PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	45 REVERE BEACH BLVD 4 8-141-14A-19 LUC: 102 JMC PREMIER LLC 404 COMMERCIAL STREET APT 1 BOSTON, MA 02109	45 REVERE BEACH BLVD 5 8-141-14A-28 LUC: 102 BEACH REALTY CORP C/O JDC PREMIER LLC 6 HULL ST APT 2 BOSTON, MA 02113
41 REVERE BEACH BLVD 3 8-141-14A-10 LUC: 102 AQL PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	41 REVERE BEACH BLVD 2 8-141-14A-2 LUC: 102 AQL PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	45 REVERE BEACH BLVD 6 8-141-14A-29 LUC: 102 JWC PREMIER LLC 404 COMMERCIAL STREET APT 1 BOSTON, MA 02109
41 REVERE BEACH BLVD 4 8-141-14A-11 LUC: 102 AQL PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	41 REVERE BEACH BLVD 5 8-141-14A-20 LUC: 102 AQL PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	42 REVERE BEACH BLVD 1 8-141-14A-3 LUC: 102 42 RBB LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151
42 REVERE BEACH BLVD 3 8-141-14A-12 LUC: 102 42 RBB LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	41 REVERE BEACH BLVD 6 8-141-14A-21 LUC: 102 AQL PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151	41 REVERE BEACH BLVD 7 8-141-14A-30 LUC: 102 AQL PROPERTIES LLC 43 REVERE BEACH BLVD UNIT 2 REVERE, MA 02151

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

71 REVERE BEACH BLVD 6 8-141-7-6

LUC: 102

WANG WILLIAM W

71 REVERE BEACH BLVD

UNIT 6

REVERE, MA 02151

DANA ST

8-93-13

LUC: 132

LOUISS II PROP MANAGEMENT LLC

177 HUNTINGTON AVE

STE 1702 PMB 68086

BOSTON, MA 02115-3153

71 REVERE BEACH BLVD 7 8-141-7-7

LUC: 102

ALFARO ISIS Y

71 REVERE BEACH BLVD

UNIT 7

REVERE, MA 02151

71 REVERE BEACH BLVD 8 8-141-7-8

LUC: 102

DEV ALIN

DAS POURITA

6 RAY AVE

BROCKTON, MA 02301

71 REVERE BEACH BLVD 9 8-141-7-9

LUC: 102

YAMMINE-ATIEH JOINT LIVING TRUST

YAMMINE JOE F

71 REVERE BEACH BLVD

UNIT 9

REVERE, MA 02151

REVERE BEACH BLVD 8-141-8

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON, MA 02108

63 REVERE BEACH BLVD 8-141-9

LUC: 326

FAYSAL REALTY TRUST

FAYSAL SAMUEL M TRUSTEE

3201 NE 8TH ST

APT 306D

POMPANO BEACH, FL 33062

14 AVALON ST 8-92-32

LUC: 101

RESTREPO JACQUELINE

14 AVALON ST

Revere, MA 02151

10 AVALON ST 8-92-34

LUC: 101

COSTA ENEIAS S

SOUZA MARLUCIA

10 AVALON ST

REVERE, MA 02151

49 DIX ST 8-92-38

LUC: 101

MARROQUIN JANET

49 DIX ST

REVERE, MA 02151

51 DIX ST 8-92-39

LUC: 101

SPAHIU RIZA

SPAHIU DRITA

51 DIX ST

REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
Susan Shaffer
DATE: 12-19-24

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

REVERE BEACH (PUBLIC - VARIABLE WIDTH) **BOULEVARD**

VGC



MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM
(NAD83)

CONG. SIDEWALK

R=2089.28'
L=97.75'
CHB=S09°10'07"E
CHD=97.74'
A=02°40'50"

R=4069.56'
L=382.91'
CHB=S13°12'16"E
CHD=382.77'
A=05°23'28"

S15°54'00"E
6.10'
SBDH(FD)
HELD

WEST STREET
S69°18'17"W
90.78'
SBDH(FD)
HELD

Now or Formerly
SUNRISE DEVELOPMENT LLC
BOOK 58619, PAGE 305
PARCEL ID 8-141-10

OCEAN AVENUE

Now or Formerly
OCEAN BLUE REALTY TRUST
BOOK 650, PAGE 116
PARCEL ID 8-141-10A

AREA=1,159 SQ. FT.

Now or Formerly
FAYSAL REALTY TRUST
BOOK 24908, PAGE 166
PARCEL ID 8-141-9

1 STORY
MASONRY

Now or Formerly
SUNRISE DEVELOPMENT LLC
BOOK 58619, PAGE 305
PARCEL ID 8-141-10

I CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL FIELD SURVEY AND THE LATEST
RECORD PLANS, DEEDS, AND CERTIFICATES OF
TITLE.

TIMOTHY R. AGURKIS, PLS (MA# 52782)
TAGURKIS@FELDMAN.GEO.COM

DATE

FELDMAN
G E O S P A T I A L

BOSTON HEADQUARTERS 152 HAMPDEN STREET BOSTON, MA 02119 (617)357-9740
WORCESTER OFFICE 27 MECHANIC STREET WORCESTER, MA 01608 www.feldmangeo.com

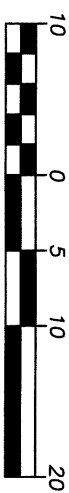
**PLAN SHOWING
PROPOSED BUILDING
63-64 REVERE BEACH
BOULEVARD
REVERE, MASS.**

DATE: NOVEMBER 1, 2024

REVISIONS:

FILENAME: 2401281-PP.dwg

RESEARCH:	NG/TT	FIELD CHIEF:	NG
PROJ MGR:	TRA	APPROVED:	TRA
CALC:	TI	CADD:	TI/CEM
FIELD CHK:		CRD FILE:	



SCALE: 1"=10'

SHEET NO. 1 OF 2

ZONING TABLE
ZONING DISTRICT: R02

REQUIREMENT	REQUIRED	PROPOSED	RELIEF REQ'D
MIN. LOT AREA	25,000	1,159	N
MIN. LOT FRONTAGE	100'	42'	N
MIN. FRONT YARD	20'	0'	Y
MIN. SIDE YARD	20'	0'	Y
MIN. REAR YARD	30'	0'	Y
MAX. HEIGHT	140'	52.5'	N
MAX. STORIES	14	4	N
MAX. FAR	3	3.07	Y
MAX. BUILDING LOT COVERAGE	N/A	N/A	N
MIN. USABLE OPEN SPACE	N/A	N/A	N
PARKING			
MIN. SPACE WIDTH	8.5'	8.5'	N
MIN. SPACE LENGTH	17'	17'	N
MIN. AISLE WIDTH	22'	22'	N
1.25 x 2 (1-BEDS)	3	NONE	Y
RESTAURANT (1 PER 4 SEATS + 1 LOADING)	10	NONE	Y
TOTAL REQUIRED	13	NONE	Y
TYPICAL SPACES	100%	N/A	Y
TANDEM	NOT ALLOWED	N/A	N

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED BUILDING IN RELATIONSHIP TO THE PROPERLY LINE.
2. THE PROPOSED BUILDING SHOWN HERE ON PROVIDED IN A CAD FILE ENTITLED "FLORIN LUCA ARCHITECT SITE PLAN - PROPOSED" BY FLORIN LUCA ARCHITECT, DATE: OCTOBER 30, 2024.
3. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0038U, CITY OF REVERE COMMUNITY NUMBER 250288, PANEL NUMBER 0038U, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.

LEGEND

- ☆ LIGHT POLE
- ⊞ ELECTRIC HANDHOLE
- BK BACK
- OV OVER
- Δ DELTA ANGLE
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- L ARC LENGTH
- R RADIUS

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS, AND CERTIFICATES OF TITLE.

TIMOTHY R. AGURKIS, PLS (MA# 52782)
TAGURKIS@FELDMANNGEO.COM

DATE

FELDMAN
G E O S P A T I A L

BOSTON HEADQUARTERS 27 MECHANIC STREET
152 HAMPDEN STREET WORCESTER, MA 01608
BOSTON, MA 02119
(617)357-9740 www.feldmangeo.com

DRAWING NAME:

**PLAN SHOWING
PROPOSED BUILDING
63-64 REVERE BEACH
BOULEVARD
REVERE, MASS.**

DATE: NOVEMBER 1, 2024

REVISIONS:

FILENAME: 2401281-PP.dwg

RESEARCH: NG/TI FIELD CHIEF: NG

PROJ MGR: TRA APPROVED: TRA

CALC: TI CADD: TI/CEM

FIELD CHK: CRD FILE:



SCALE: 1"=10'

SHEET NO. 2 OF 2

REFERENCES

SUFFOLK COUNTY
REGISTRY OF DEEDS

MASSACHUSETTS
LAND COURT

- DEED BOOK 650, PAGE 116
- DEED BOOK 20347, PAGE 182
- DEED BOOK 24908, PAGE 166
- DEED BOOK 58554, PAGE 194
- DEED BOOK 58554, PAGE 198
- DEED BOOK 58807, PAGE 79
- DEED BOOK 59619, PAGE 305

MASSACHUSETTS HIGHWAY
DEPARTMENT

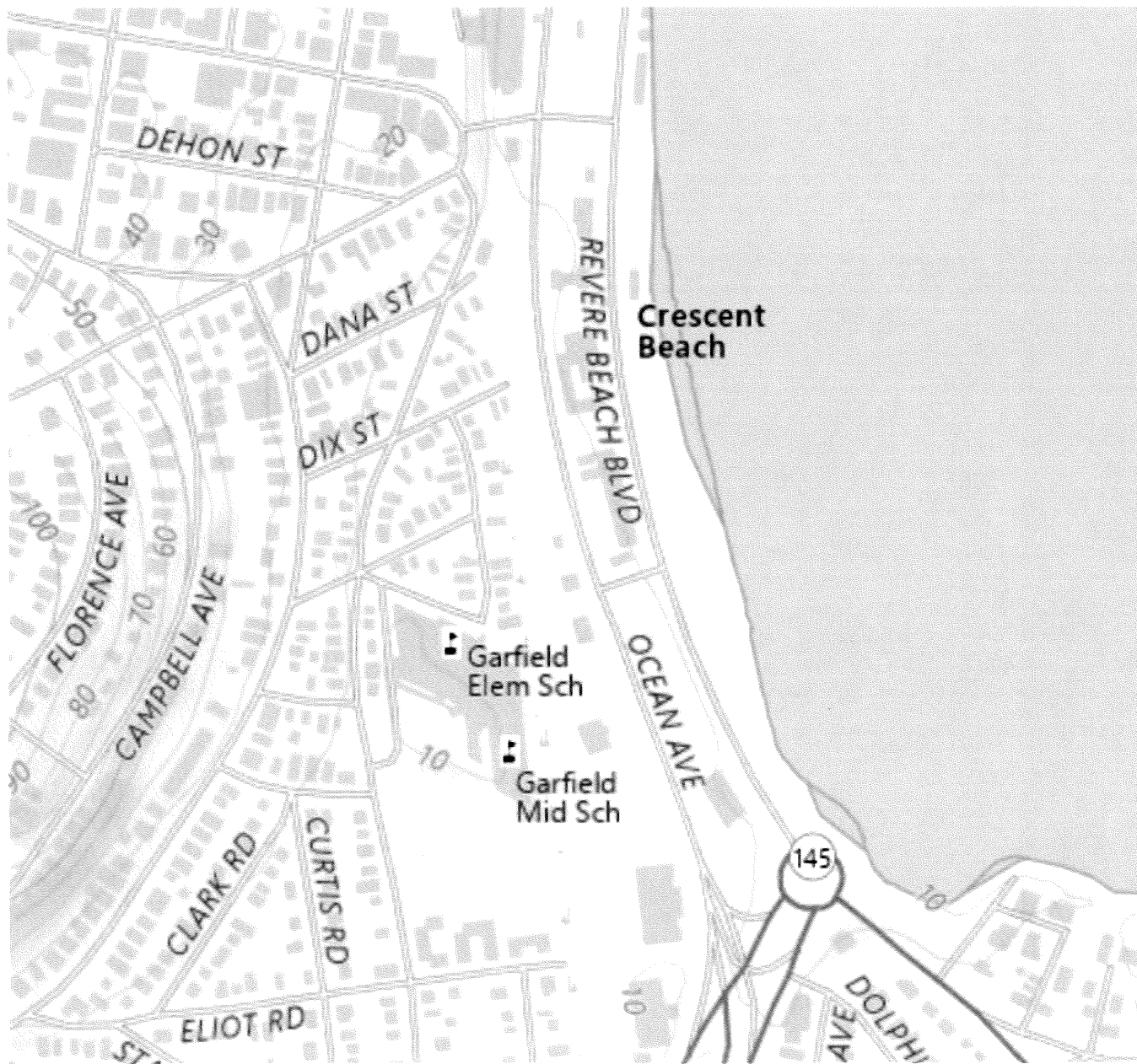
- PLAN NO. 565 OF 2017
- PLAN BOOK 7259, PAGE 413
- PLAN BOOK 1333, PAGE END

- SHLO NO. 2985, SHEET 1
- SHLO NO. 2985, SHEET 2
- SHLO NO. 2985, SHEET 3



Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)





Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

64 Revere Beach Boulevard, MA: Topo map





Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

64 Revere Beach Boulevard, MA: Proposed pictures

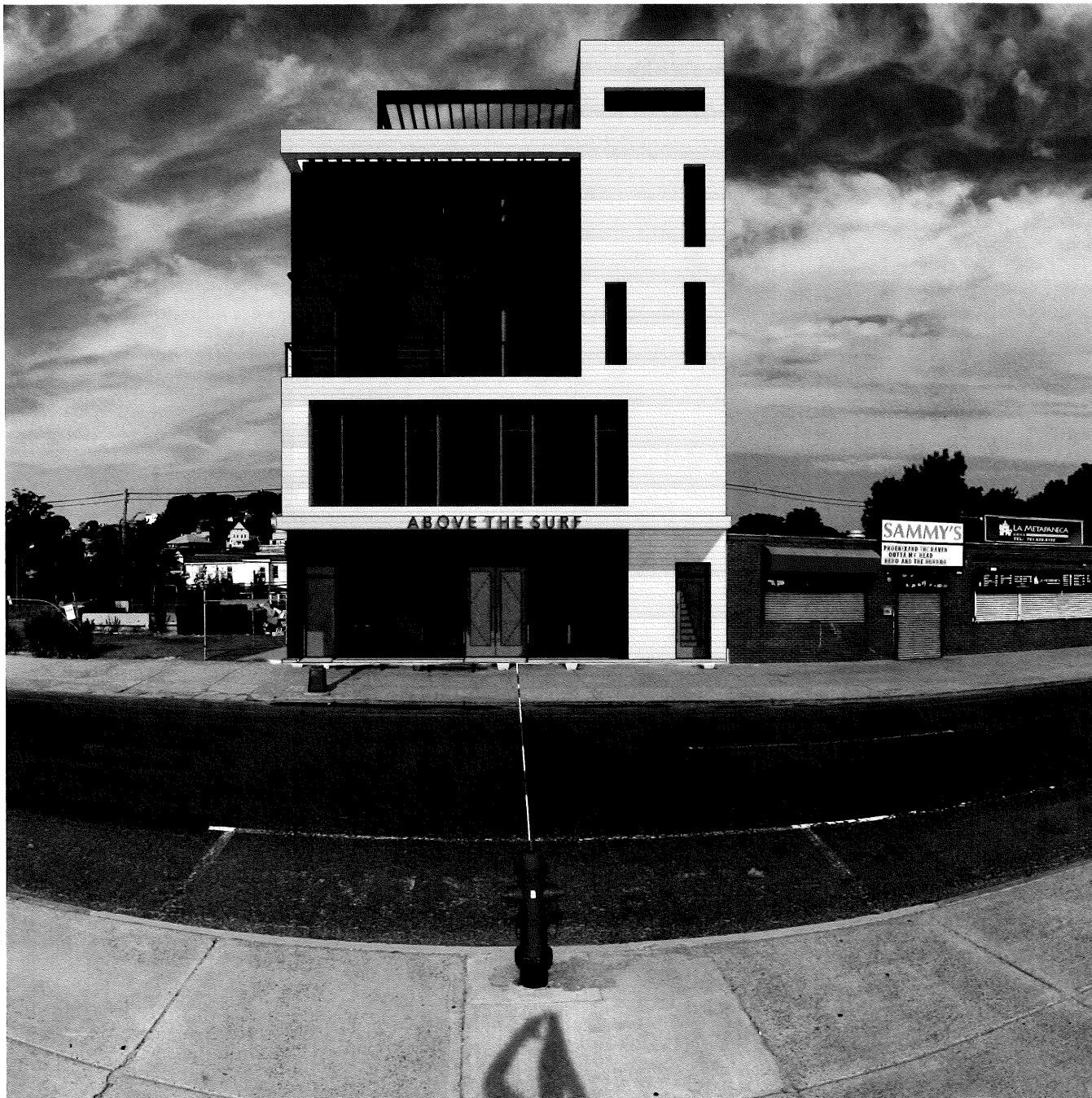




Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

64 Revere Beach Boulevard, MA: Proposed pictures





Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

64 Revere Beach Boulevard, MA: Proposed pictures





Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

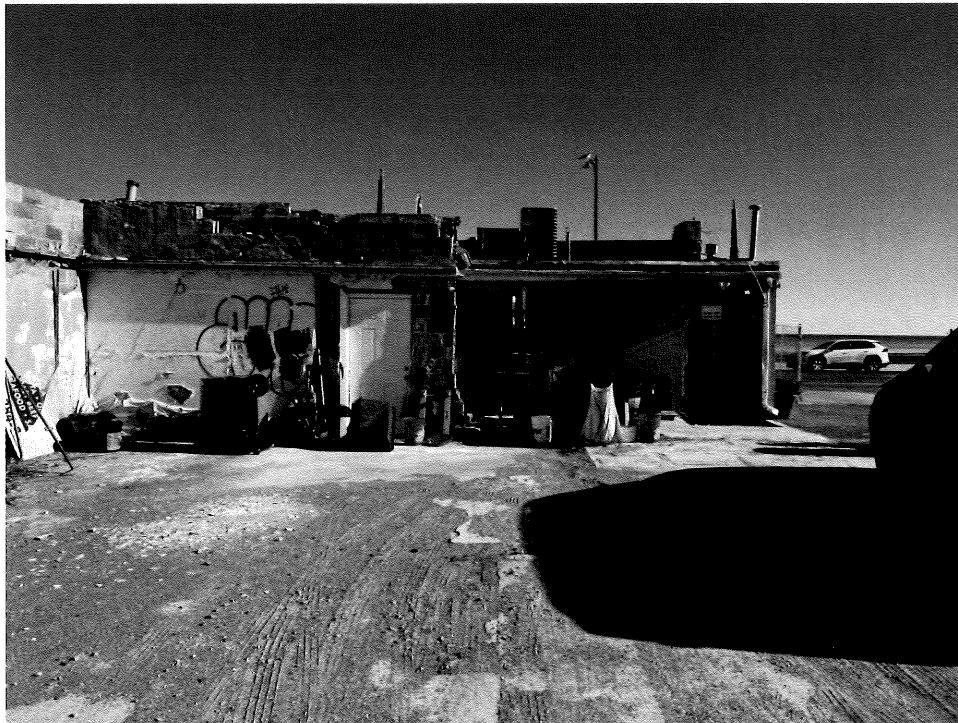
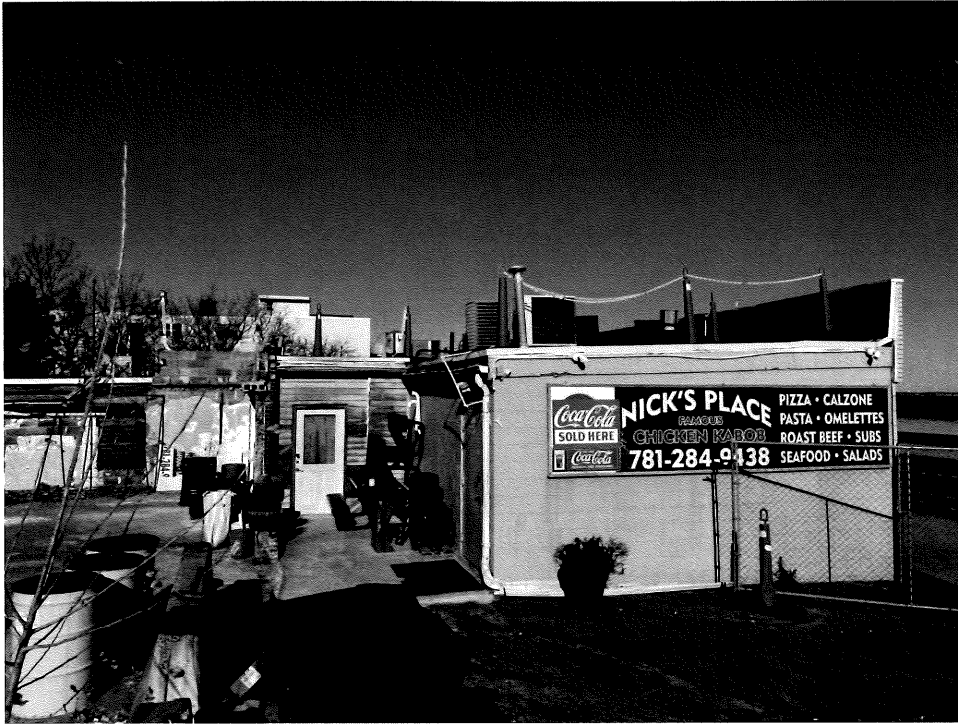
64 Revere Beach Boulevard, MA: Existing pictures





Attachment: C2503-63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

64 Revere Beach Boulevard, MA: Existing pictures



64 Revere Beach Boulevard, MA: Existing pictures

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)



ZONING TABLE
ZONING DISTRICT: RC2

REQUIREMENT	REQUIRED	PROPOSED	RELIEF REQ'D
MIN. LOT AREA	25,000	1,159	N
MIN. LOT FRONTAGE	100'	42'	N
MIN. FRONT YARD	20'	0'	Y
MIN. SIDE YARD	20'	0'	Y
MIN. REAR YARD	30'	0'	Y
MAX. HEIGHT	140'	52.5'	N
MAX. STORIES	14	4	N
MAX. FAR	3	3.07	Y
MAX. BUILDING LOT COVERAGE	N/A	N/A	N
MIN. USABLE OPEN SPACE	N/A	N/A	N
PARKING			
MIN. SPACE WIDTH	8.5'	8.5'	N
MIN. SPACE LENGTH	17'	17'	N
MIN. AISLE WIDTH	22'	22'	N
1.25 x 2 (1-BEDS)	3	NONE	Y
RESTAURANT (1 PER 4 SEATS + 1 LOADING)	10	NONE	Y
TOTAL REQUIRED	13	NONE	Y
TYPICAL SPACES	100%	N/A	Y
TANDEMS	NOT ALLOWED	N/A	N

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED BUILDING IN RELATIONSHIP TO THE PROPERTY LINE.
2. THE PROPOSED BUILDING SHOWN HERE ON PROVIDED IN A CAD FILE ENTITLED "FLORIN LUCA ARCHITECT SITE PLAN - PROPOSED" BY FLORIN LUCA ARCHITECT, DATE: OCTOBER 30, 2024.
3. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0038J, CITY OF REVERE COMMUNITY NUMBER 250288, PANEL NUMBER 0038J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.

LEGEND

- ☼ ····· LIGHT POLE
- ⊞ ····· ELECTRIC HANDHOLE
- BK ····· BACK
- OV ····· OVER
- Δ= ····· DELTA ANGLE
- CHB ····· CHORD BEARING
- CHD ····· CHORD DISTANCE
- L= ····· ARC LENGTH
- R= ····· RADIUS

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS, AND CERTIFICATES OF TITLE.

TIMOTHY R. AGURKIS, PLS (MA# 52782) TAGURKIS@FELDMANGEО.COM
DATE

REFERENCES

**SUFFOLK COUNTY
REGISTRY OF DEEDS**

- DEED BOOK 650, PAGE 116
- DEED BOOK 20347, PAGE 182
- DEED BOOK 24908, PAGE 166
- DEED BOOK 58554, PAGE 194
- DEED BOOK 58554, PAGE 198
- DEED BOOK 58807, PAGE 79
- DEED BOOK 59619, PAGE 305

**MASSACHUSETTS
LAND COURT**

- LCC 21433A
- LCC 21433B

**MASSACHUSETTS HIGHWAY
DEPARTMENT**

- SHLO NO. 2985, SHEET 1
- SHLO NO. 2985, SHEET 2
- SHLO NO. 2985, SHEET 3

- PLAN NO. 565 OF 2017
- PLAN BOOK 7259, PAGE 413
- PLAN BOOK 1333, PAGE END

FELDMAN
G E O S P A T I A L

BOSTON HEADQUARTERS 152 HAMPDEN STREET BOSTON, MA 02119 (617)357-9740

WORCESTER OFFICE 27 MECHANIC STREET WORCESTER, MA 01608 www.feldmangeo.com

DRAWING NAME:

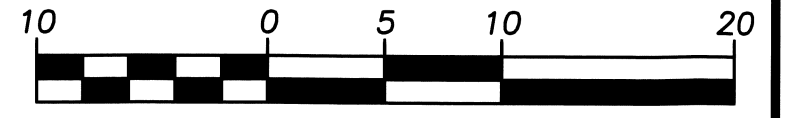
**PLAN SHOWING
PROPOSED BUILDING
63-64 REVERE BEACH
BOULEVARD
REVERE, MASS.**

DATE: NOVEMBER 1, 2024

REVISIONS:

FILENAME: 2401281-PP.dwg

RESEARCH: NG/TI	FIELD CHIEF: NG
PROJ MGR: TRA	APPROVED: TRA
CALC: TI	CADD: TI/CEM
FIELD CHK:	CRD FILE:



SCALE: 1"=10'

SHEET NO. 2 OF 2

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

REVERE BEACH (PUBLIC - VARIABLE WIDTH) BOULEVARD

VGC

FELDMAN

G E O S P A T I A L

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119
(617)357-9740

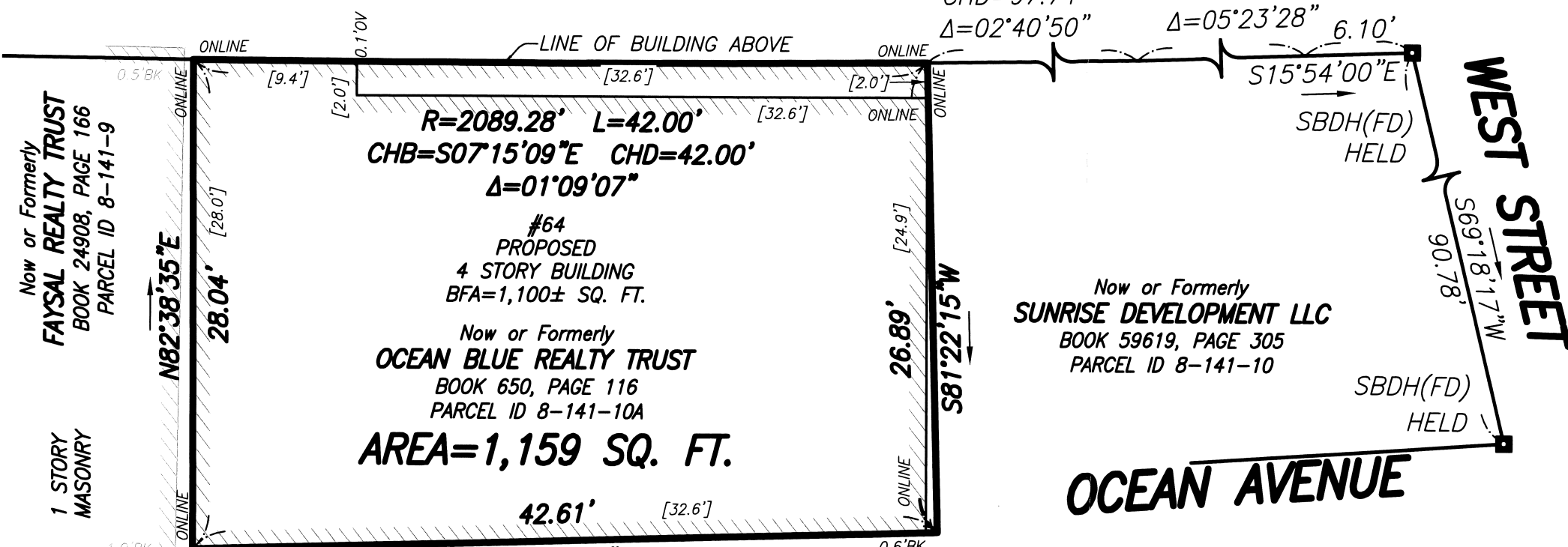
WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608
www.feldmangeo.com

MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM
(NAD83)

CONC. SIDEWALK

$R=2089.28'$ $L=97.75'$
 $CHB=S09^{\circ}10'07"E$ $CHD=97.74'$
 $\Delta=02^{\circ}40'50"$

$R=4069.56'$ $L=382.91'$
 $CHB=S13^{\circ}12'16"E$ $CHD=382.77'$
 $\Delta=05^{\circ}23'28"$



DRAWING NAME:
**PLAN SHOWING
PROPOSED BUILDING
63-64 REVERE BEACH
BOULEVARD
REVERE, MASS.**

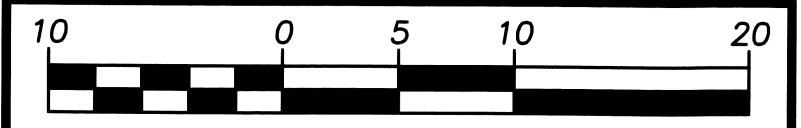
DATE: NOVEMBER 1, 2024

REVISIONS:

NO.	DESCRIPTION	DATE

FILENAME: 2401281-PP.dwg

RESEARCH:	NG/TI	FIELD CHIEF:	NG
PROJ MGR:	TRA	APPROVED:	TRA
CALC:	TI	CADD:	TI/CEM
FIELD CHK:		CRD FILE:	



SCALE: 1"=10'

SHEET NO. 1 OF 2

$R=2089.28'$ $L=42.00'$
 $CHB=S07^{\circ}15'09"E$ $CHD=42.00'$
 $\Delta=01^{\circ}09'07"$

#64
PROPOSED
4 STORY BUILDING
BFA=1,100± SQ. FT.

Now or Formerly
OCEAN BLUE REALTY TRUST
BOOK 650, PAGE 116
PARCEL ID 8-141-10A

AREA=1,159 SQ. FT.

42.61' [32.6']

$N08^{\circ}48'20"W$

Now or Formerly
SUNRISE DEVELOPMENT LLC
BOOK 59619, PAGE 305
PARCEL ID 8-141-10

Now or Formerly
SUNRISE DEVELOPMENT LLC
BOOK 59619, PAGE 305
PARCEL ID 8-141-10

I CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL FIELD SURVEY AND THE LATEST
RECORD PLANS, DEEDS, AND CERTIFICATES OF
TITLE.

TIMOTHY R. AGURKIS, PLS (MA# 52782)
TAGURKIS@FELDMANGEO.COM

DATE

Attachment: C2503.63-64RevereBeachBoulevard (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

C-25-04

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 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 Nicholas Daher, 375 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to expand an existing nonconforming use and structure for the conversion of a 5-unit structure to a 6-unit structure at 30 Campbell Avenue, Revere, MA 02151.

A copy of the aforementioned application (C-25-04) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #104
02/05/2025
02/12/2025

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

FORM B

APPLICATION NO. C-25-04

DATE: 1/29/25

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

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 (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.
- 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: Nicholas Daher

Address: 375 Broadway Revere MA 02151

Tel. #: 978-423-7782

Email: nick@broadsoundre.com

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

FILED
2025 JAN 29 AM 11:27
OFFICE CITY CLERK
REVERE, MASS

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

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

Name: Nicholas Daher

Title: Owner

Address: 375 Broadway Revere MA 02151

Tel. #: 978-423-7782

Email: nick@broadsoundre.com

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

Name: Nicholas Daher

Address: 375 Broadway Revere MA 02151

Tel. #: 9784237782

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

Book 698, Page 62. Certificate # (if registered) 140462,

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:

Proposal For 6 Units, 11/18/2024

Lot # 28 Sq. Ft. 5,619

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.

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

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 current property is a non conforming, 5 unit apartment building consisting of (4) 1 bedroom apartments and (1) 4 bedroom apartment. The property sits on an 5,619sqf lot roughly 42x100ft.

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

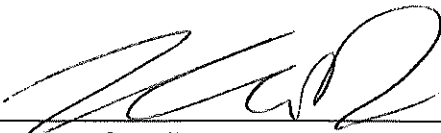
Adding a 6th unit to the unfinished attic without making any alterations to the existing exterior structure.

Date of denial by Building Inspector and/or Planning Board

12/17/2024

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

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

1/29/25

Date

Signature of Owner

Date

Signature of Designated Representative

Date

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

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

**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: ___Nicholas Daher_____

Address: ___375 Broadway 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: _____Nicholas Daher_____

Address: _375 Broadway Revere MA 02151_____

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: ___Nicholas Daher_____

Address: ___375 Broadway Revere MA 02151_____

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: _Nicholas Daher_____

Address: _375 Broadway Revere MA 02151_____

The trust documents are on file at _375 Broadway Revere MA 02151_ 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.

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

Page 2
General Disclosure Form

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: _____

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:

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

Request for Finding of Fact – Special Permit

Now comes the applicant Nicholas Daher who has applied to this Honorable City Council for a special permit for property located at 30-32 Campbell Ave Revere MA 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 expansion of a nonconforming structure and non conforming use for the conversion of an existing 5 unit structure to a 6 unit structure.
 - (b) Adding additional parking to the of the property.
 - (c)
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The addition of a fire sprinkler system and central fire alarm system will make it a safer building for occupants, abutters, and first responders.
 - (b) The addition of 4 parking spaces will provide relief to a parking congested neighborhood.
 - (c) The property is transit orientated and located .5 miles from either Revere T station or Beachmont T Station.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The addition of the one unit will not create a measurable difference on the sewage or water facilities.
 - (b)
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) Because the property will be brought up to code, particularly fire code, and the additional parking will improve the neighborhood.
 - (b)
 - (c)

Page 2
Finding of Fact Form

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

(a) Work will only be conducted during days and times permitted by the city ordinance.

(b) Construction vehicles will only park on site and not on the street.

(c)

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

(a) Dumpster for all trash and debris

(b) Porta potty for all construction workers.

(c)

Date: _____

Respectfully submitted by: _____

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

***Yvonne – Instead of including this page, the applicant will need to upload a “Certificate of Good Standing”.

To: Richard Viscay, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.
Date: _____

Requested Return
Date: _____

Hearing
Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: Nicholas Daher
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 375 Broadway Revere MA 02151
(business address of above person, corporation or business enterprise)

Location Address: 30-32 Campbell Ave Revere MA 02151
(location of property for which license or permit is required.)

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

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)

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)



Patrick M. Keefe, Jr.
Mayor

City of Revere

paid mm

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

Request for Abutters List

*Nicholas Daher
375 Broadway St.
Revere, MA 02151.*

Date: 11/2/25

Property Location: 30 Campbell Ave Revere

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

Property Owner: ~~A~~ 30-32 Campbell Realty Trust

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

Fee: \$ 80.00

Please make checks payable to City of Revere

Requester Information:

NAME: Nicholas Daher

ADDRESS: 375 Broadway

Telephone: 978-423-2782

*Nicholas Daher
375 Broadway St.
Revere, MA 02151.*

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

1777 NORTH SHORE RD 4-106-107-35
LUC: 101
HURLEY PAUL M
1777 NORTH SHORE RD
REVERE, MA 02151

NORTH SHORE RD 4-106-107-36
LUC: 337
MDC COAST 11, LLC
C/O 7-ELEVEN, INC
3200 HACKBERRY RD
IRVING, TX 75063

1789 NORTH SHORE RD 4-106-107-37
LUC: 333
MDC COAST 11, LLC
C/O 7-ELEVEN, INC
3200 HACKBERRY RD
IRVING, TX 75063

REVERE BEACH PKWY 4-106-107-40
LUC: 337
MDC COAST 11, LLC
C/O 7-ELEVEN, INC
3200 HACKBERRY RD
IRVING, TX 75063

REVERE BEACH PKWY 4-106-107-41
LUC: 130
MDC COAST 11, LLC
C/O 7-ELEVEN, INC
3200 HACKBERRY RD
IRVING, TX 75063

315 REVERE BEACH PKWY 4-106-107-42
LUC: 104
DICENSO DONATO
DICENSO RBP TRUST
64 CRESCENT AVE
REVERE, MA 02151

25 CAMPBELL AVE 4-106-107-43
LUC: 101
GUILLEN DORA VASQUEZ
GUTIERREZ MARCOS ANTONIO CHACON
25 CAMPBELL AVE
REVERE, MA 02151

29 CAMPBELL AVE 4-106-107-44
LUC: 101
ZAKER MOHAMED
29 CAMPBELL AVE
Revere, MA 02151

33 CAMPBELL AVE 4-106-107-45
LUC: 101
SALAZAR STEVE
YANEZ HANNAH
33 CAMPBELL AVE
REVERE, MA 02151

35 CAMPBELL AVE 4-106-107-46
LUC: 101
GARD GERTHA
35 CAMPBELL AVE
REVERE, MA 02151

39 CAMPBELL AVE 4-106-107-47
LUC: 104
BOURNOUS RACHID
39 CAMPBELL AVE
REVERE, MA 02151

90 ARLINGTON AVE 1 7-109-6A-1
LUC: 102
RAMI KISLA
RAMI LEDIANA
90 ARLINGTON AVE
UNIT 1
REVERE, MA 02151

90 ARLINGTON AVE 2 7-109-6A-2
LUC: 102
SORRELL NAJDA
ABOUGALALA ABDELFAH
90 ARLINGTON AVE
UNIT 2
REVERE, MA 02151

115 FLORENCE AVE 7-109-8
LUC: 104
MARTINEZ ALFREDO
ARROYAVE LUZ ELENA
115 FLORENCE AVE
REVERE, MA 02151

17 CHARLES AVE 7-113C-3
LUC: 104
LENTZ ANDREA B
52 ALLEN RD
TEWKSBURY, MA 01876

21 CHARLES AVE 7-113C-4
LUC: 101
JARAMILLO LILIA D
PELAEZ WILLIAM D
21 CHARLES AVE
REVERE, MA 02151

24 CAMPBELL AVE 7-113C-5
LUC: 105
GOMES SEBASTIAO R
24 CAMPBELL AVE
REVERE, MA 02151

18 CAMPBELL AVE 7-113C-6
LUC: 101
MATOS CONSUELO
MATOS ANGEL M
18 CAMPBELL AVE
REVERE, MA 02151

PASSAGEWAY 7-121-20
LUC: 930
CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

ALBERT PL 7-121-21
LUC: 930
CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

37 OVERLOOK AVE 7-121-22
LUC: 101
KARTAR SAINI
SINGH JASWINDER
37 OVERLOOK AVE
REVERE, MA 02151

29 OVERLOOK AVE 7-121-23
LUC: 101
DAMPAN HUMEL ALICE
29 OVERLOOK AVE
REVERE, MA 02151

OVERLOOK AVE 7-121-24
LUC: 101
NEI HIROSHI
NEI KAZUKO
25 OVERLOOK AVE
REVERE, MA 02151

21 OVERLOOK AVE 7-121-25
LUC: 101
MUNERA FERNEY
21 OVERLOOK AVE
REVERE, MA 02151

15 OVERLOOK AVE 7-121-26
LUC: 101
PEREIRA TIAGO H
VIEIRA PEREIRA SELMA FARIAS
15 OVERLOOK AVE
REVERE, MA 02151

1 OVERLOOK AVE 7-121-27
LUC: 101
DELEON PEDRO P
GUERRA YULDER ANTONIO PALACIOS
1 OVERLOOK AVE
Revere, MA 02151

30 CAMPBELL AVE 7-121-28
LUC: 111
30-32 CAMPBELL REALTY TRUST
DAHER NICHOLAS TRUSTEE
375 BROADWAY
REVERE, MA 02151

36 CAMPBELL AVE 7-121-29
LUC: 104
MEDINA UBERNEY RESTREPO
YEPES ROSALBA GOMEZ
34 CAMPBELL AVE
REVERE, MA 02151

42 CAMPBELL AVE 7-121-30
LUC: 104
RODRIGUEZ VICTOR
42 CAMPBELL AVE
REVERE, MA 02151

48 CAMPBELL AVE 7-121-31
LUC: 104
OSTLER CHARLES
OSTLER KAREN S
48 CAMPBELL AVE
REVERE, MA 02151

120 FLORENCE AVE

7-121-45A

LUC: 104

FLORENCE AVE MA LLC

5 BRITTANY LN

ATKINSON, NH 03811

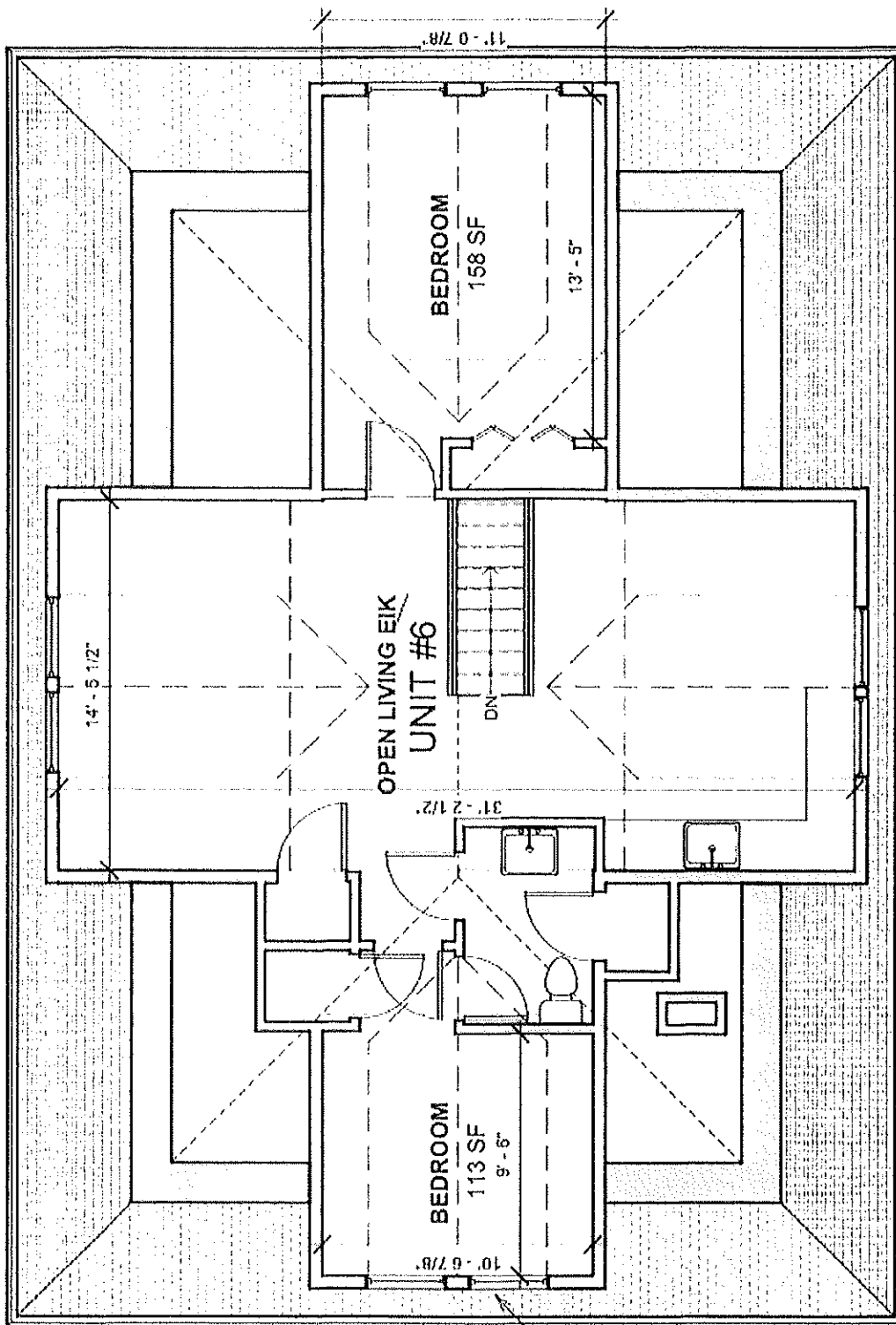
THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

Susan Shaffer

DATE: 1-2-2025

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

Attic | 6th Unit

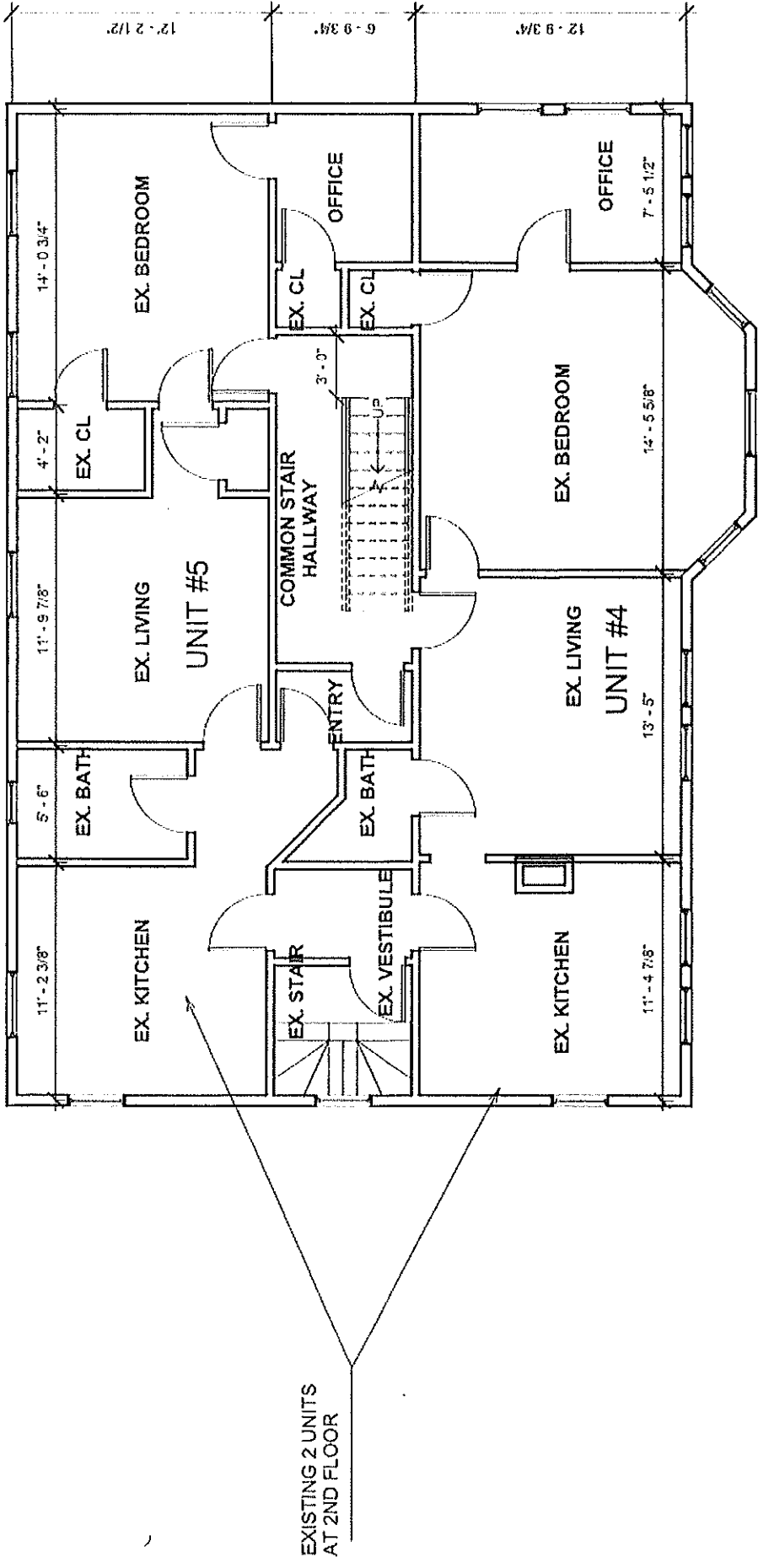


PROPOSAL FOR
6TH UNIT AT EXISTING
ATTIC
HALF STORY

5 ATTIC FLOOR
3/16" = 1'-0"

2nd Floor
Existing (2) 1 bedroom apartments

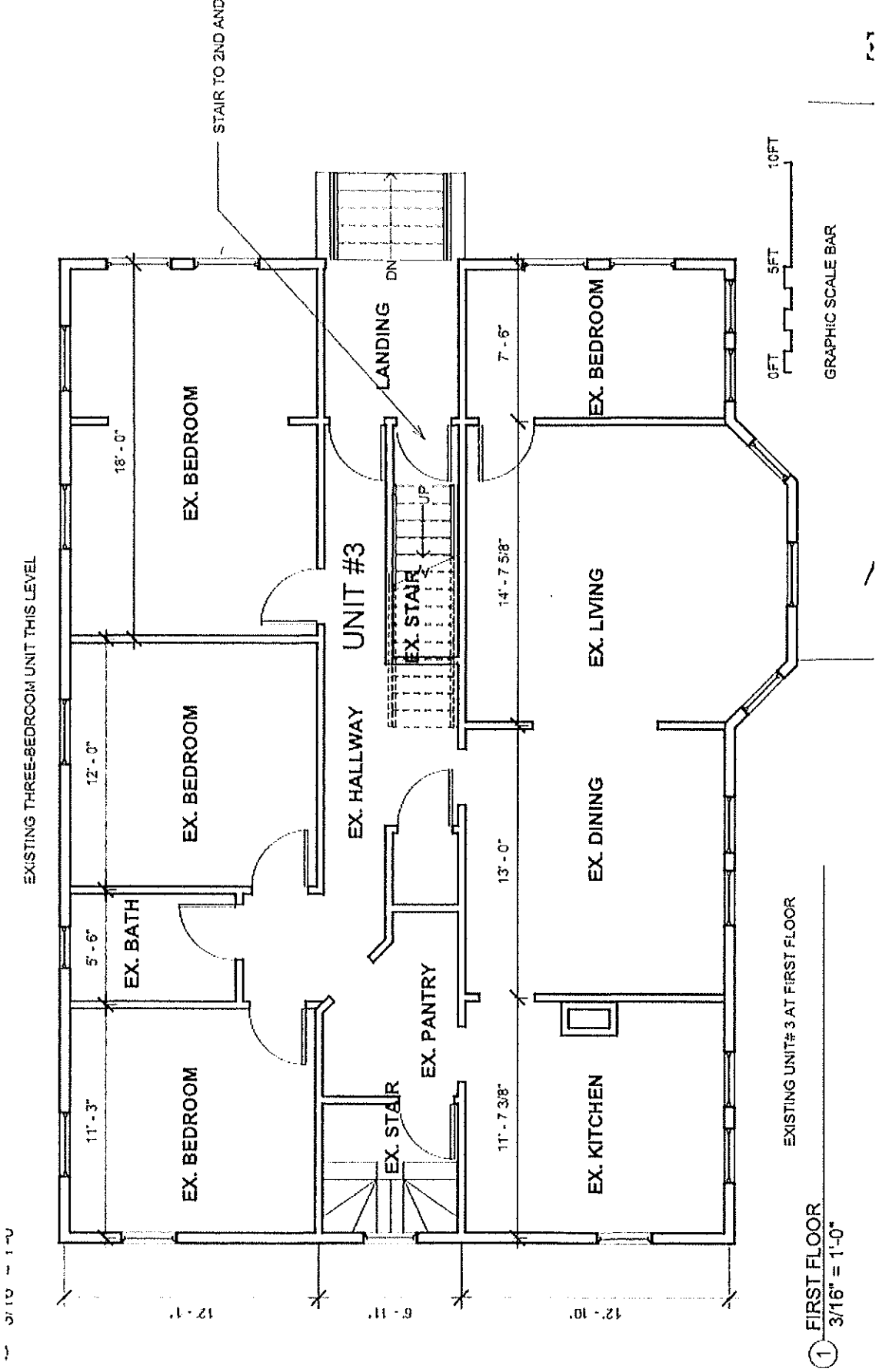
SPRINKLERED BUILDING - PROPOSAL FOR 6 UNITS TOTAL



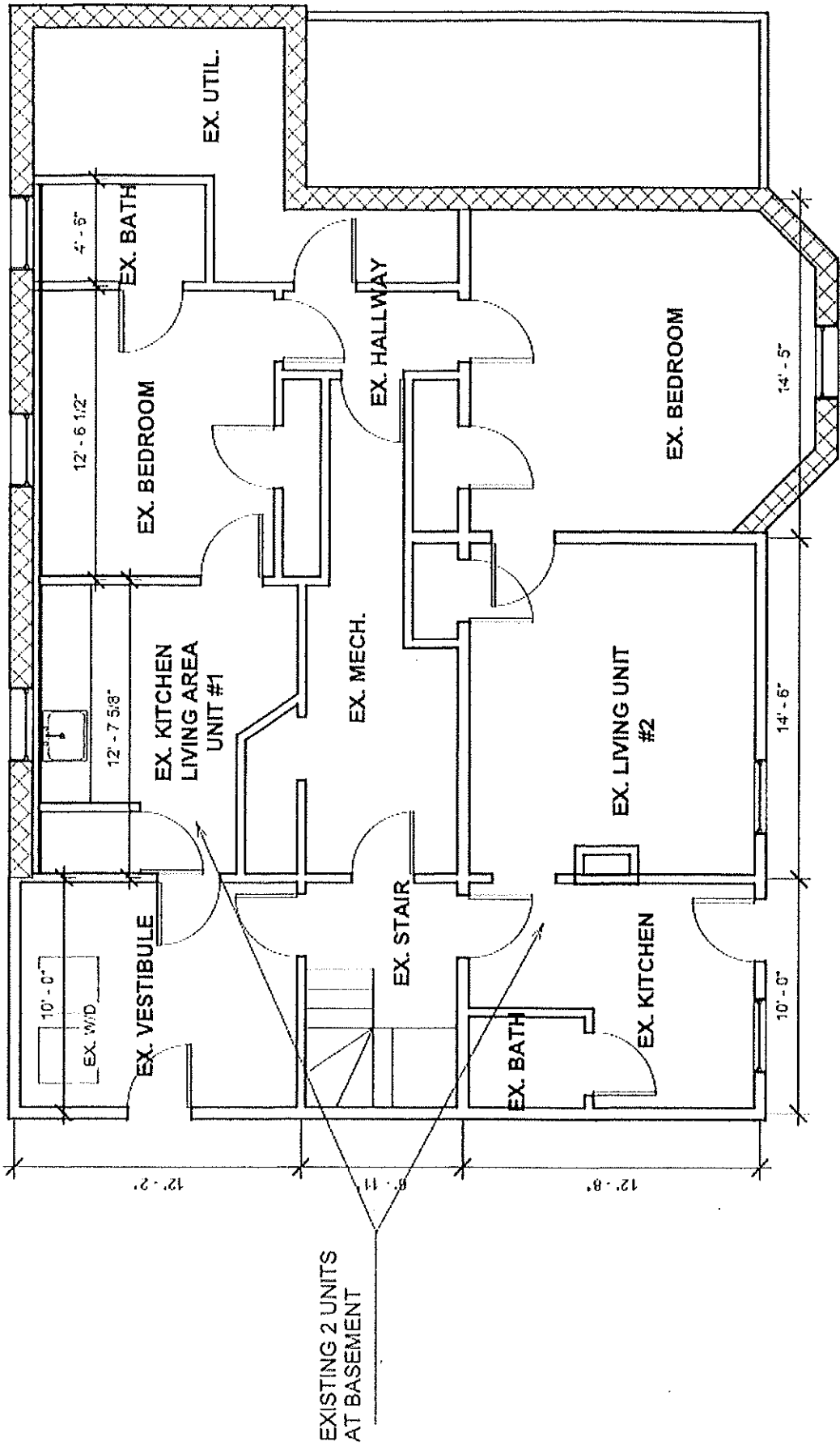
EXISTING 2 UNITS
AT 2ND FLOOR

2 SECOND FLOOR
3/16" = 1'-0"

1st Floor
Existing 4 bed apartment

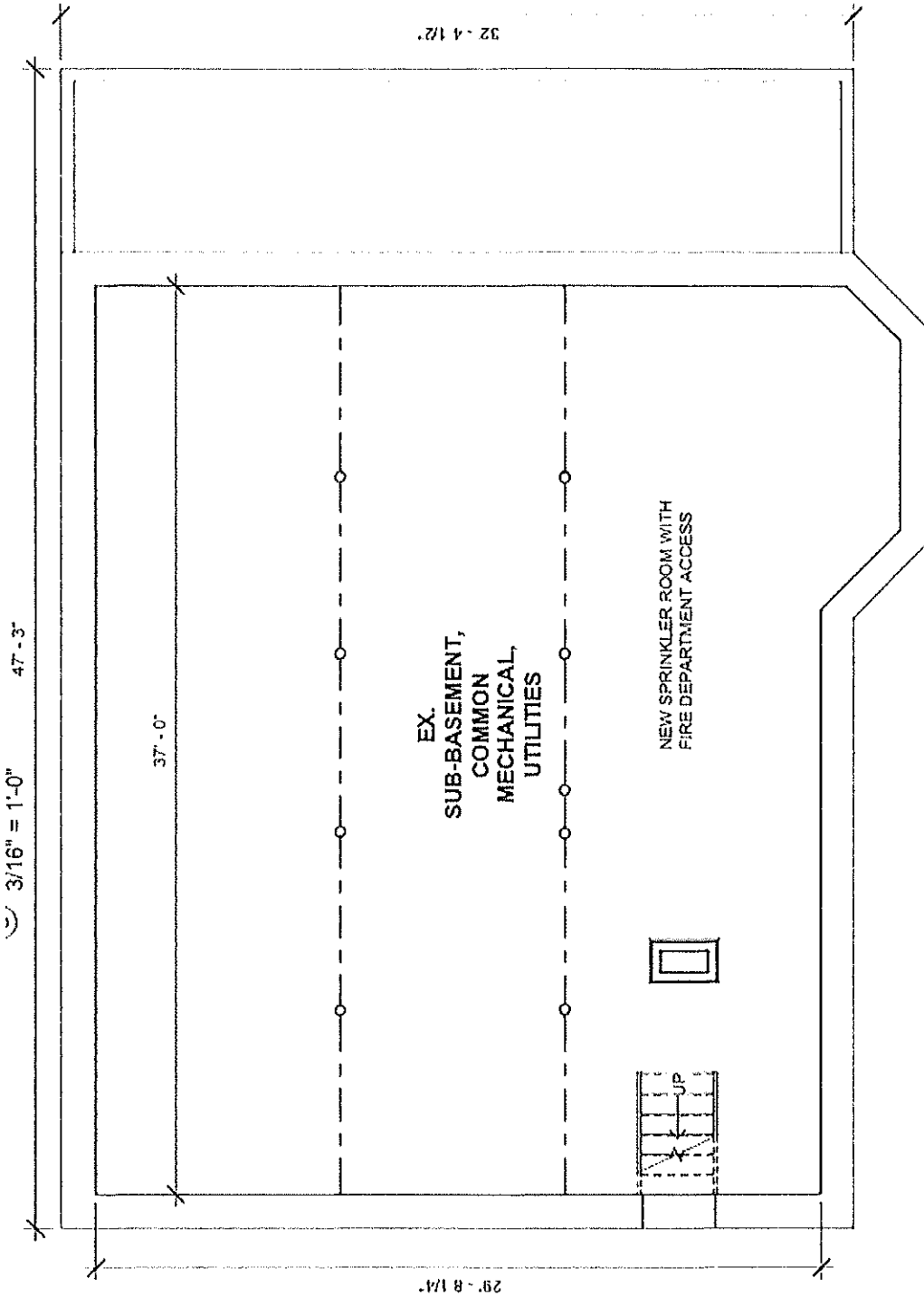


Basement
Existing (2) 1 bed apartments



Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

Sub Basement

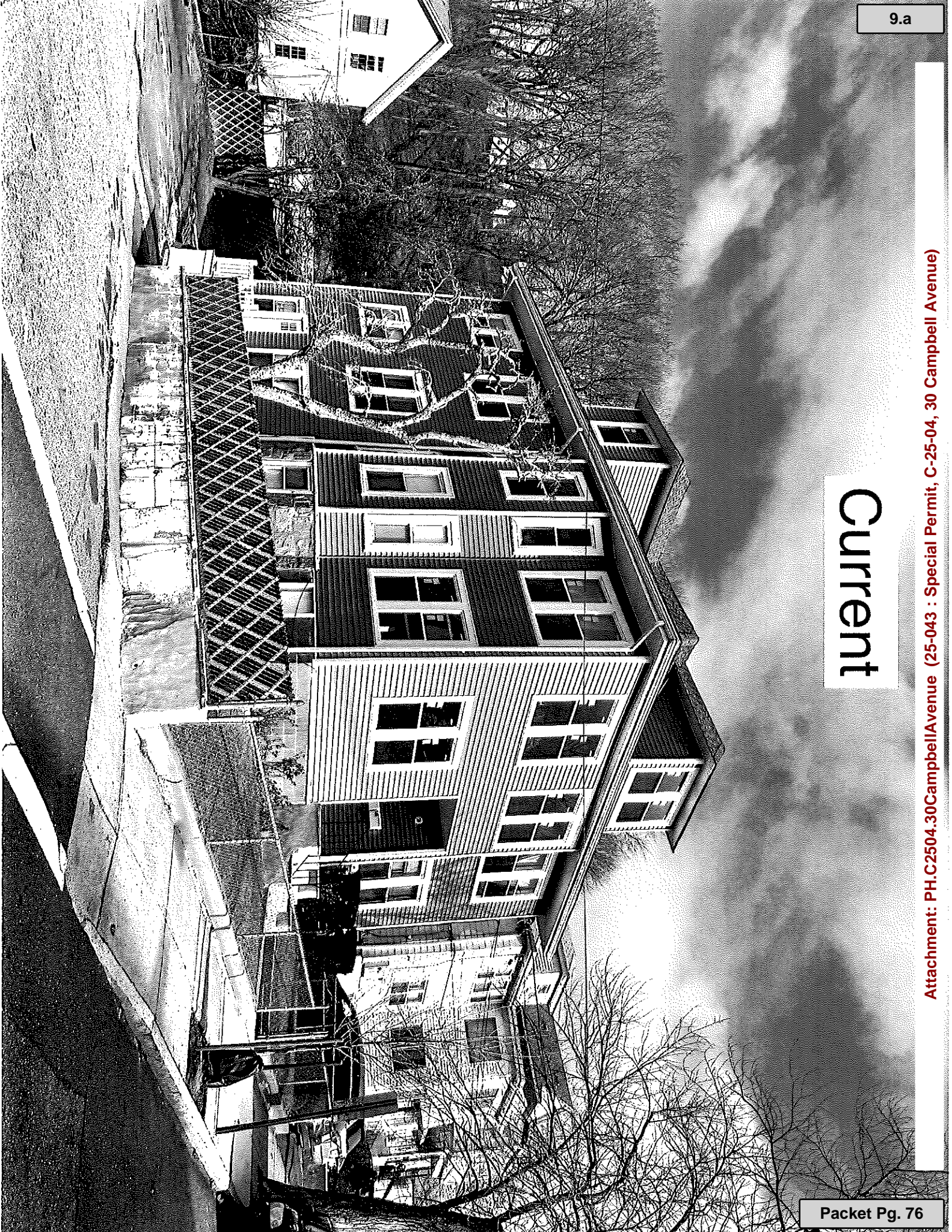


④ SUB-BASEMENT
3/16" = 1'-0"



Before

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

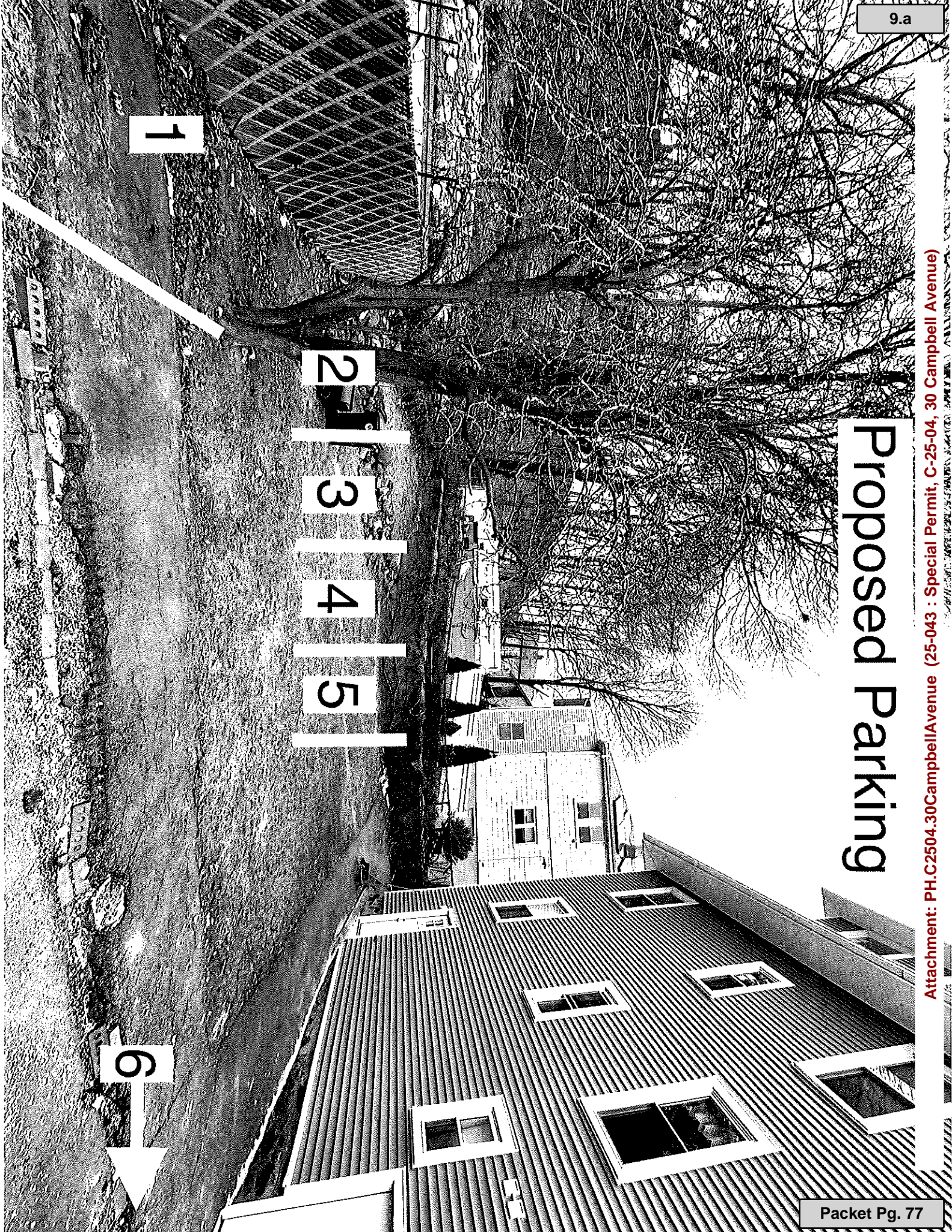


Current

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

Proposed Parking

Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)



1

2

3

4

5

6

From: fstringl@revere.org
Sent: 12/17/2024 - 11:05 AM
To: nick@broadsoundre.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: December 17, 2024
Application #: SPR24-000140
Address: 30 CAMPBELL AVE
Description: Add a 6th unit to the unfinished 3rd floor
Review Status: Denied

Thank you for your recent permit application for Add a 6th unit to the unfinished 3rd floor. 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 Sections 17.40.020 and 17.40.030, the expansion of a nonconforming structure and nonconforming use for the conversion of an existing 5-unit structure to 6-units 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.



Attachment: PH.C2504.30CampbellAvenue (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

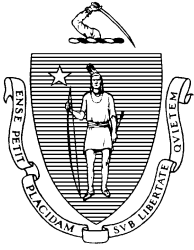
Public Hearing
Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts on the application of Gibson Point Owner, LLC c/o Redgate, 265 Franklin St., Boston, MA 02110 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 5,005 gallons of gasoline and 358.2 gallons of oil to be contained within 199 vehicles to be parked in a parking garage of a residential development at 1 Gibson Way, Revere, MA 02151.

A copy of the aforementioned application is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Check #225
02/05/2025
via certified mail to direct abutters



FP-002A
(Rev. 1.2018)

The Commonwealth of Massachusetts
City/Town of **REVERE**

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates
<u>36.741797</u>
LAT.
<u>-72.901675</u>
LONG.
License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

1 Gibson Point WAY, Revere MA

Location of Land: **(Map: 14, Block: 192S Parcels: 2A and 2B)**
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: **Gibson Point Owner LLC, C/O Redgate**

Address of Land Owner: **c/o Redgate, 265 Franklin St, 6th Fl, Boston, MA 02110**

Use and Occupancy of Buildings and Structures: **Group R-1: Residential, Group S-2: Parking Garage**

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline	IB	7,735	gal.	tank
Oil	II	552.6	gal.	tank

Maximum quantity calculated based on maximum number of cars (305) at 1.8 gallons of oil/25 gallons of gasoline per car and 1.8 gallons of oil/55 gallons of gasoline per van. (305 cars x 25 gal gas/car) + (2 van x 55 gal gas/van) = 7,735 gallons gas | 307 cars x 1.8 gal oil/car = 552.6 gallons oil

Total quantity of all flammable liquids to be stored: **7,735 gal.**

Total quantity of all combustible liquids to be stored: **552.6 gal.**

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

Attachment: PH.Chapter148License.1GibsonWay (25-044 : Chapter 148 License - 1 Gibson Way)

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____

List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class **1.3G**: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class **1.4G**: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class **1.4**: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class **1.1**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.2**: _____ Number of magazines used for storage: _____


❖ Maximum amount (in pounds) of Class **1.3**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.4**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.5**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.6**: _____ Number of magazines used for storage: _____

I, Paul Moan, P.E., hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature  Date 1/8/2024 Name Paul Moan, P.E.

Fire Department Use Only

I, _____, Head of the _____ Fire Department endorse this application with my

Approval Disapproval

Signature of Head of the Fire Department Date

Recommendations: _____

LEGEND

- 208.8 LIMIT OF WETLAND WITH FLAG NUMBER AND ELEVATION
- WFA2 TOP OF COASTAL BANK
- HIGH TIDE LINE
- MEAN HIGH WATER LINE
- 10 FEMA FLOOD ZONE AE ZONE (ELEV. 10)/ LIMIT OF RUMNEY MARSHES AREA OF CRITICAL ENVIRONMENTAL CONCERN/ LIMIT OF LAND SUBJECT TO COASTAL STORM FLOWAGE
- LIMIT OF SALT MARSH
- LIMIT SHELLFISH SUITABILITY AREA
- LIMIT OF NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM PRIORITY HABITAT OF RARE SPECIES AREA
- 100-FOOT BUFFER ZONE TO BORDERING VEGETATED WETLAND AND COASTAL BANK
- 100-FOOT SALT MARSH BUFFER ZONE
- 200-FOOT RIVERFRONT AREA
- CHAPTER 91 JURISDICTION LINE

LEGEND

- METAL GUARDRAIL
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- 86.25 CURB WITH TOP AND BOTTOM CURB ELEVATION
- 8" CI SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- 12" RCP DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN, MANHOLE & ROUND CATCH BASIN
- 6" CI WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- 10" DI GAS MAIN WITH SIZE & GATE VALVE
- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- RETAINING WALL
- EDGE OF GRAVEL ROAD
- 100.7 SPOT ELEVATION
- 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- 96.2 PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- 18" P LIGHT POLE
- VCC TYPICAL SHRUB
- VGC VERTICAL GRANITE CURB
- BB BITUMINOUS BERM
- CC CONCRETE CURB
- BIT. CONC. BITUMINOUS CONCRETE
- CLF CHAIN LINK FENCE
- RCP REINFORCED CONCRETE PIPE
- CLDI CEMENT LINED DUCTILE IRON
- PVC POLYVINYL CHLORIDE
- CPP CORRUGATED PLASTIC PIPE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- CB CATCH BASIN
- AD AREA DRAIN
- GM GAS METER
- CU CONNECTION UNKNOWN
- BOLLARD
- SIGN

NOTES:

- THIS PLAN WAS PREPARED TO SHOW THE AS-BUILT CONDITIONS OF THE SITE AS OF OCTOBER 9, 2024.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- THE LOCATIONS OF THE UNDERGROUND GAS AND WATER LINES WERE PROVIDED BY THE CONTRACTOR.
- THE LOCATIONS OF THE SUB-SURFACE DRAINAGE FACILITIES AND THE INVERT ELEVATIONS OF THE DRAIN AND SEWER LINES WERE PROVIDED BY THE CONTRACTOR.
- LOCATIONS OF THE UNDERGROUND TELEPHONE, DATA, AND ELECTRIC LINES WERE PROVIDED BY THE CLIENT.
- BUILDING OFFSETS SHOWN HEREON ARE TO CORNER CONCRETE UNLESS OTHERWISE NOTED.

ASSESSORS:

PARCEL ID: 14-1925-1A

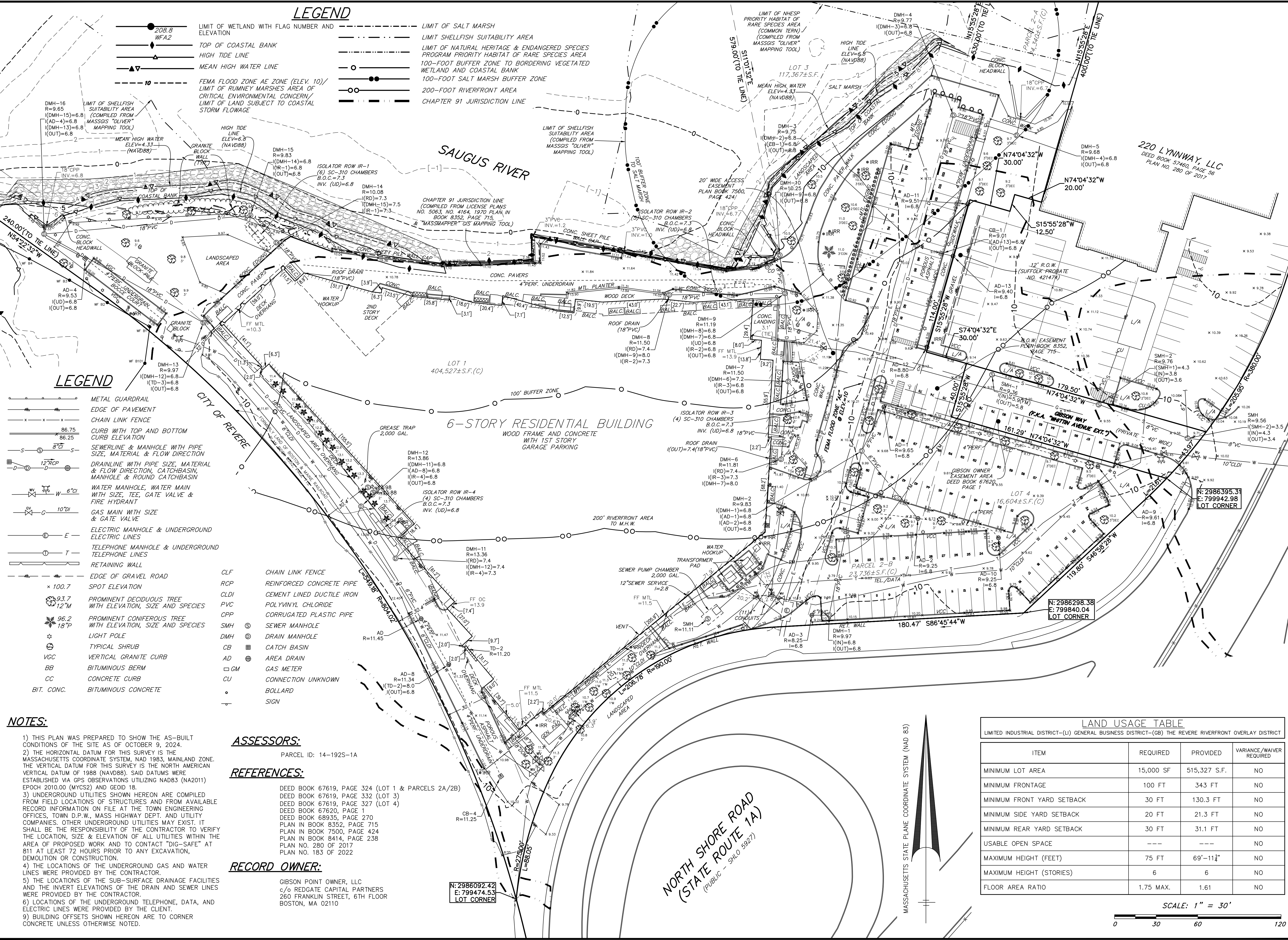
REFERENCES:

- DEED BOOK 67619, PAGE 324 (LOT 1 & PARCELS 2A/2B)
- DEED BOOK 67619, PAGE 332 (LOT 3)
- DEED BOOK 67619, PAGE 327 (LOT 4)
- DEED BOOK 67620, PAGE 1
- DEED BOOK 68935, PAGE 270
- PLAN IN BOOK 8352, PAGE 715
- PLAN IN BOOK 7500, PAGE 424
- PLAN IN BOOK 8414, PAGE 238
- PLAN NO. 280 OF 2017
- PLAN NO. 183 OF 2022

RECORD OWNER:

GIBSON POINT OWNER, LLC
 c/o REDGATE CAPITAL PARTNERS
 260 FRANKLIN STREET, 6TH FLOOR
 BOSTON, MA 02110

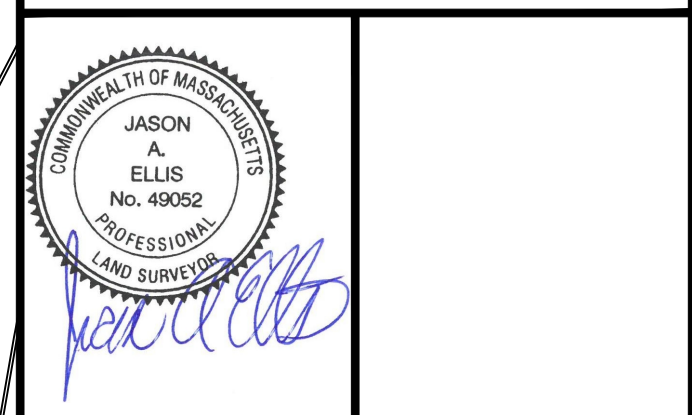
N: 2986092.42
 E: 799474.53
 LOT CORNER



#1
GIBSON WAY
 Revere, Massachusetts 02151

PREPARED FOR:
REDGATE CAPITAL PARTNERS
 265 Franklin Street, 6th Floor
 Boston, Massachusetts 02110

HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland Scientists
 121 EAST BERKELEY STREET, BOSTON, MA 02118
 VOICE (617) 357-8145, FAX (617) 357-9495
 WWW.HANCOCKASSOCIATES.COM



LAND USAGE TABLE

LIMITED INDUSTRIAL DISTRICT-(L) GENERAL BUSINESS DISTRICT-(GB) THE REVERE RIVERFRONT OVERLAY DISTRICT

ITEM	REQUIRED	PROVIDED	VARIANCE/WAIVER REQUIRED
MINIMUM LOT AREA	15,000 SF	515,327 S.F.	NO
MINIMUM FRONTAGE	100 FT	343 FT	NO
MINIMUM FRONT YARD SETBACK	30 FT	130.3 FT	NO
MINIMUM SIDE YARD SETBACK	20 FT	21.3 FT	NO
MINIMUM REAR YARD SETBACK	30 FT	31.1 FT	NO
USABLE OPEN SPACE	---	---	NO
MAXIMUM HEIGHT (FEET)	75 FT	69'-11 1/4"	NO
MAXIMUM HEIGHT (STORIES)	6	6	NO
FLOOR AREA RATIO	1.75 MAX.	1.61	NO

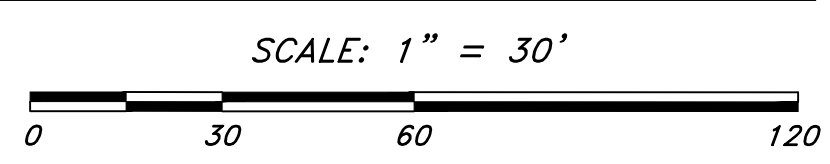
NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

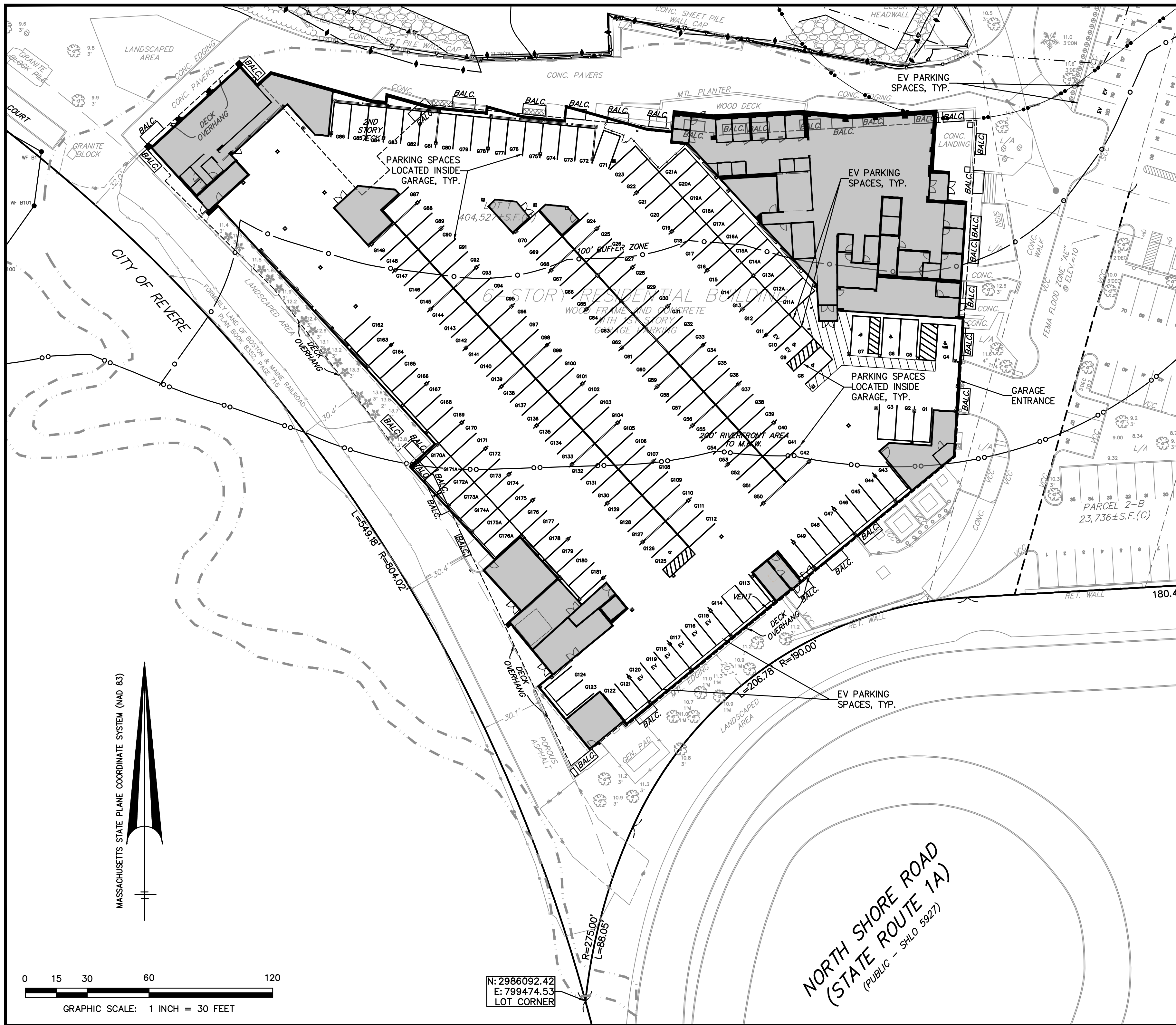
DATE: 11/19/2024 DRAWN BY: JML
 SCALE: 1"=30' CHECK BY: JAE

AS-BUILT PLAN OF LAND IN REVERE, MA

PLOT DATE: Nov 19, 2024 2:47 pm
 PATH: G:\GIS 3D Projects\202401 - Callahan - Revere\Draw\DWG

DWG: 26101ab.dwg
 LAYOUT: AB (2)
 SHEET: 1 OF 1
 PROJECT NO.: 23124





#1 GIBSON WAY

Revere, Massachusetts 02151

PREPARED FOR:

REDGATE CAPITAL PARTNERS

265 Franklin Street, 6th Floor
Boston, Massachusetts 02110

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



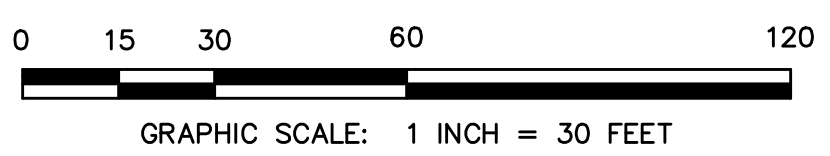
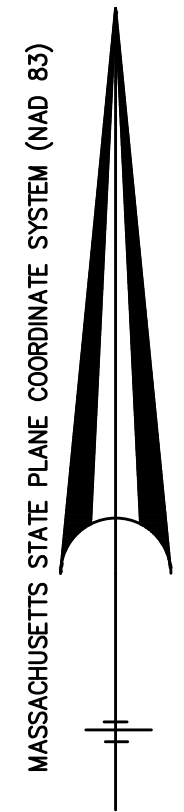
01/07/2025

1.	BY JTE	1/7/25	FIRE DEPARTMENT COMMENTS
NO.	BY APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	12/18/2024	DESIGN BY:	JTE
SCALE:	1" = 30'	DRAWN BY:	JTE
APPRVD. BY:	KAC	CHECK BY:	KAC

EXISTING PARKING GARAGE LAYOUT EXHIBIT

Jan 08, 2025 2:29 pm F:\Civil 3D Projects\23124-Gate Residential-Revere\DWG\	
DWG:	23124 Parking Layout Exhibit.dwg
LAYOUT:	Parking Layout EX1
SHEET:	1 OF 1
PROJECT NO.:	23124

EX1



N: 2986092.42
E: 799474.53
LOT CORNER

NORTH SHORE ROAD
(STATE ROUTE 1A)
(PUBLIC - SHLO 5927)

Attachment: PH.Chapter148License.1GibsonWay (25-044 : Chapter 148 License - 1 Gibson Way)

14 192S 1A
Map Block Lot

1 of 1
CARD

Revere

Total Card / Total Parcel
APPRaised: 32,460,000/ 10.a
USE VALUE: 32,460,000/ 32,460,000
ASSESSed: 32,460,000/ 32,460,000

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 22, GIBSON WAY, REVERE

OWNERSHIP

Table with 4 columns: Owner #, Name, Street, City. Owners: GIBSON POINT OWNER LLC, C/O REDGATE, 265 FRANKLIN ST, SUITE 602, BOSTON

PREVIOUS OWNER

Table with 4 columns: Owner #, Name, Street, City. Owners: LOMBARD DBA REALTY I - BARBARA A, ANGIULO DBA REALTY - GENNARO JAY, 9 VERNON ST, NAHANT

NARRATIVE DESCRIPTION

This Parcel contains 13.466 Acres of land mainly classified as APTS >8

OTHER ASSESSMENTS

Table with 4 columns: Code, Descr/No, Amount, Com. Int

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes water, Sewer, Electri, Exmpt, Topo, Street, Gas

LAND SECTION (First 7 lines only)

Table with 23 columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Infl, Neigh Mod, Infl 1, %, Infl 2, %, Infl 3, %, Appraised Value, Alt Class, % Spec Land, J Code, Fact, Use Value, Notes

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card, Total Parcel, Source: Market Adj Cost

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land-Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2023 to 2024

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Includes LOMBARD DBA R, 67619-324, 4/5/2022, MULTIPLE PAR, 12,640,000

BUILDING PERMITS

Table with 10 columns: Date, Number, Descr, Amount, C/O, Last Visit, Fed Code, F. Descr, Comment. Includes 4/28/2022, B22000153, New Cons, 59,513,139, NEW 6 STORY BLDG W

ACTIVITY INFORMATION

Table with 5 columns: Date, Result, By, Name

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with 3 columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, Land Reason, Bld Reason, Civil District, Ratio

PRINT Date Time 11/13/24 16:12:39 LAST REV Date Time 11/06/23 13:10:43 apro 16567

Total AC/HA: 13.46589 Total SF/SM: 586574 Parcel LUC: 112 APTS >8 Prime NB Desc: APT FR Total: 17,460,000 Spl Credit Total: 17,460,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - FY2024 apro

Attachment: PH.Chapter148License.1GibsonWay (25-044 : Chapter 148 License - 1 Gibson Way)

EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: 0 Foundation: Frame: Prime Wall: Sec Wall: % Roof Struct: Roof Cover: Color: View / Desir:

BATH FEATURES

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

COMMENTS

291 RES UNITS 1700SQFT COMM.

SKETCH

GENERAL INFORMATION

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

OTHER FEATURES

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

CONDO INFORMATION

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

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

Table with columns: No Unit, RMS, BRS, FL. Totals row.

INTERIOR INFORMATION

Avg Ht/FL: Prim Int Wal: Sec Int Wal: % 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: NO Central Vac: NO % Com Wal: % Sprinkled

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ: Size Adj.: 1.00000000 Const Adj.: 1.00000000 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

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Final Total.

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A Y/S Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S Dep, LUC, Fact, NB Fa, Appr Value, JCodJFact, Juris. Value. Row: MN, D S, 1 1, A AV, 2023, 15,000,000.00, M, 0, 112, 1, 15,000,000, 15,000,000

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu

IMAGE

AssessPro Patriot Properties, I

Attachment: PH.Chapter148License.1GibsonWay (25-044 : Chapter 148 License - 1 Gibson Way)

Board of Assessors

281 Broadway Revere, MA, 02151



Request for Abutters List

Date Time

11/13/24

Property Location

Street Address

1 Gibson Point Way

Address Line 2

City

Revere

State

MA

Zip Code

02151

Country

USA

Map

14

Block

1925

Parcel

2A and 2B

Property Owner

Gibson Point Owner LLC, C/O Redgate

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

Austin Smith

Address

Street Address

170 Summer Street

Address Line 2

Apt 5

Attachment: PH.Chapter148License.1GibsonWay (25-044 : Chapter 148 License - 1 Gibson Way)

City
Arlington
Zip Code
02474

State
MA
Country
United States

Telephone
774-200-5124

Email Address
asmith@crctfire.com

Attachment: PH.Chapter148License.1GibsonWay (25-044 : Chapter 148 License - 1 Gibson Way)

LYNNWAY REAR 13-192Q191-294A
LUC: 132
CAREY MARY
86 LYNNWAY
REVERE, MA 02151

112 LYNNWAY 13-192Q191-297A
LUC: 104
DOAN XUAN
112 LYNNWAY
REVERE, MA 02151

120 LYNNWAY 13-192Q191-299B
LUC: 105
SAMOST DAVID S
120 LYNNWAY
REVERE, MA 02151

NORTH SHORE RD 13-192T12-1A
LUC: 930
CITY OF REVERE
MAYOR'S OFFICE
281 BROADWAY
REVERE, MA 02151

29 THAYER AVE 13-192T12-2A
LUC: 931
CITY OF REVERE
281 BROADWAY
REVERE, MA 02151

9 RICE AVE 14-192E-16
LUC: 109
ADAMS JOHN R
9 RICE AVE
Revere, MA 02151

197 LYNNWAY 14-192F-21
LUC: 960
BAY ROAD CHAPEL
C/O FIRST BAPTIST CHURCH
197 LYNNWAY
REVERE, MA 02151

201 LYNNWAY 14-192F-22
LUC: 104
BLUMENTHAL SHERI
201 LYNNWAY
REVERE, MA 02151

207 LYNNWAY 14-192F-23
LUC: 104
HERLIHY CHRISTINE A LIFE ESTATE
OWEN JR CHARLES C LIFE ESTATE
207 LYNNWAY
REVERE, MA 02151

15 WHITIN AVE 14-192F-24
LUC: 101
COO JOCELYN
15 WHITIN AVE
REVERE, MA 02151

177 LYNNWAY 14-192G-20
LUC: 101
GREGORIANS ARMENIA
177 LYNNWAY
REVERE, MA 02151

185 LYNNWAY 14-192G-21
LUC: 101
AGUILAR STEPHANIE CASTRO
CASTRO EVELYN
185 LYNNWAY
REVERE, MA 02151

0 RICE AVE 14-192O-19A
LUC: 101
JAMES GARY
JAMES MARIANNE DIAS
ZERO RICE AVE
REVERE, MA 02151

LYNNWAY 14-192O-22
LUC: 132
LOT 263 RICE AVENUE REALTY TRU
JAMES JOSEPH T
10 RICE AVE
REVERE, MA 02151

220 LYNNWAY 14-192P2-1
LUC: 352
220 LYNNWAY LLC
220 LYNNWAY
REVERE, MA 02151

LYNNWAY 14-192Q-300
LUC: 920
COMMONWEALTH OF MASSACHUSETTS
20 SOMERSET ST
BOSTON, MA 02108

140 LYNNWAY 14-192Q-301
LUC: 930
CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

22 GIBSON WAY 14-192S-1A
LUC: 112
GIBSON POINT OWNER LLC
C/O REDGATE
265 FRANKLIN ST
SUITE 602
BOSTON, MA 02110

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
S. S. S. S. S.
DATE: 11-13-24

Attachment: PH. Chapter 148 License. 1 Gibson Way (25-044 : Chapter 148 License - 1 Gibson Way)

Public Hearing
Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts on the application of Revere Owner, LLC, 646 Ocean Avenue, Revere, MA requesting a Chapter 148 License from the Revere City Council for aboveground storage of 237 gallons of diesel fuel (emergency generator), and 4,840 gallons of gasoline contained within 242 vehicles to be parked in a two-level parking garage within a mixed-use development at 646 Ocean Avenue, Revere, MA 02151.

A copy of the aforementioned application is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Check # 323
02/05/2025
via certified mail to direct abutters

Attachment: PH.Chapter148License.646OceanAvenue (25-045 : Chapter 148 License - 646 Ocean Avenue)



FP-002A
(Rev. 6/23)

The Commonwealth of Massachusetts
City/Town of REVERE

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 646 OCEAN AVE
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: REVERE OWNER LLC

Address of Land Owner: 646 OCEAN AVE., REVERE MA

Use and Occupancy of Buildings and Structures: 2 LEVEL PARKING GARAGE, 209 APARTMENT UNITS, COMMON AREAS AND 2 SMALL RETAIL SPACES

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
EMERGENCY GENERATOR (DIESEL FUEL BELLY TANK)		237	GALLON	TANK
242 PARKING SPACES	RESIDENT VEHICLES(@20GAL)	4840	GALLON	TANK

Total quantity of all flammable liquids to be stored: 5077 Total
quantity of all combustible liquids to be stored: _____
Total quantity of all flammable gases to be stored: _____
Total quantity of all flammable solids to be stored: _____

Attachment: PH.Chapter148License.646OceanAvenue (25-045 : Chapter 148 License - 646 Ocean Avenue)

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____
List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, David Walker, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature David Walker Date 1/13/25 Name DAVID WALKER

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

Fire Department Use Only

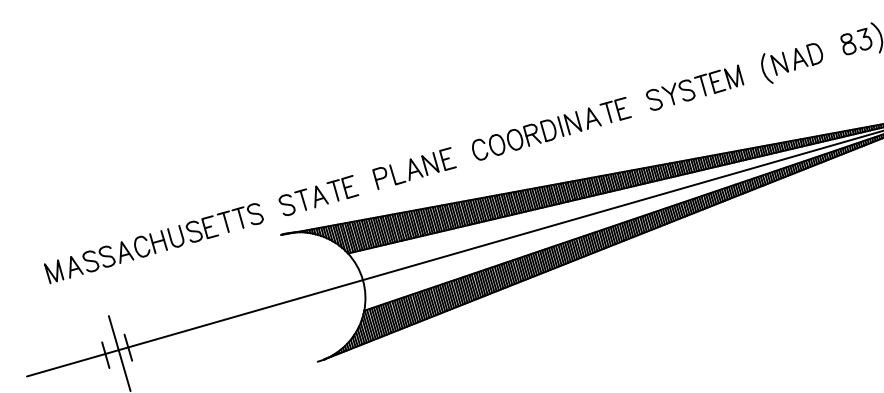
I, PAUL J. CHEEVER, Head of the REVERE Fire Department endorse this application with my

Approval Disapproval

*AS DESIGNEE**

Signature of Head of the Fire Department Paul J. Cheever Date 01/28/2025

Recommendations: *CHIEF BRIGHT RETIRED AS OF 01/03/2025, AS DESIGNEE



ASSESSORS: PARCEL ID'S: 9-166 & 9-168-11A
REFERENCES: LC CERT. #35383
 LC PLAN #1471-0
RECORD OWNER: REVERE OWNER LLC
NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE AS-BUILT LOCATION OF THE CONCRETE FOUNDATION SHOWN HEREON.
- 2) BUILDING OFFSETS SHOWN HEREON ARE TO CONCRETE FOUNDATION.

**646
 OCEAN
 AVENUE**

Reverse, Massachusetts 02151

PREPARED FOR:

**THE
 CONGRESS
 COMPANIES**

168 Centre Street, Suite 200,
 Danvers, Massachusetts 01923

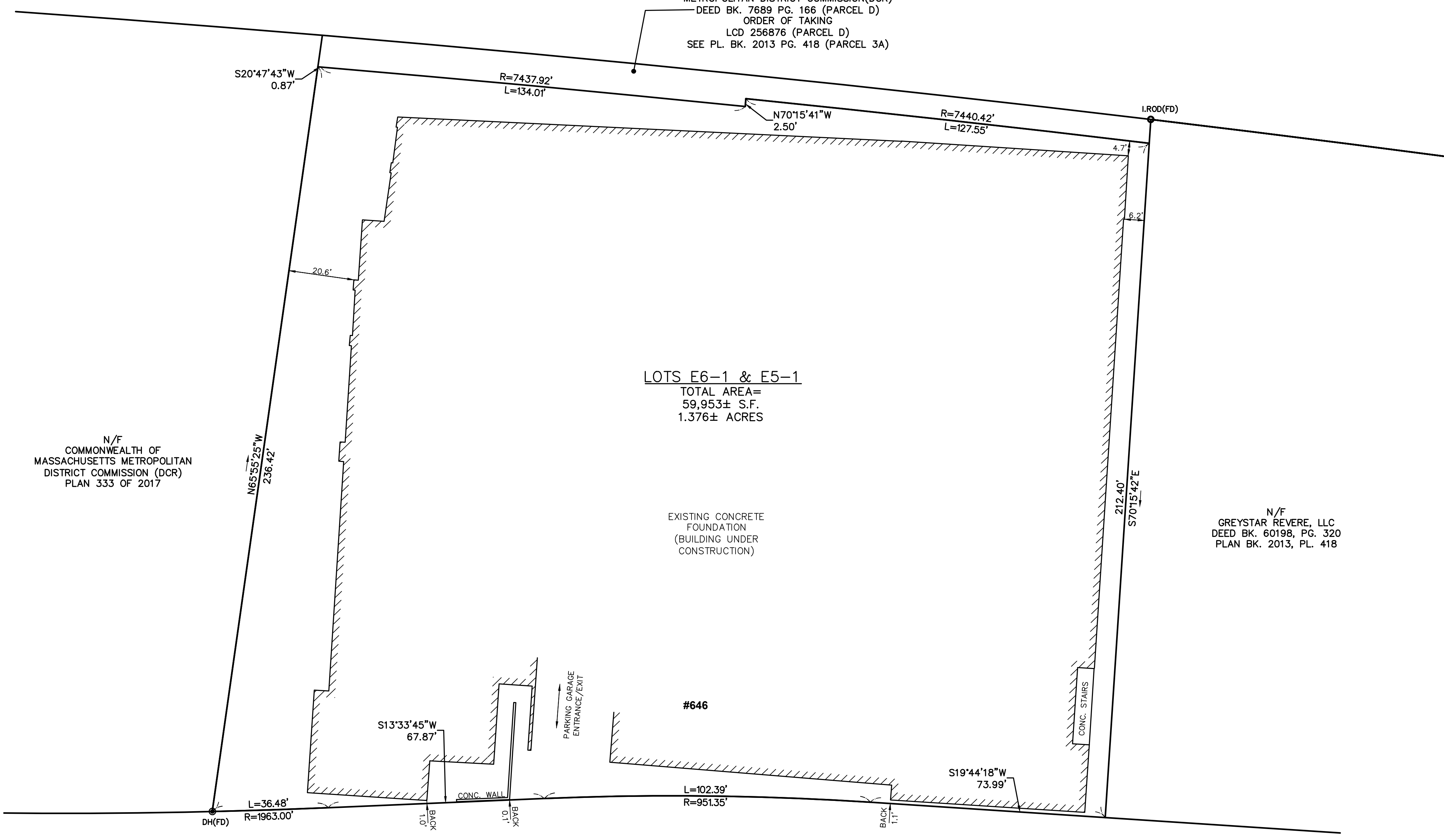
**HANCOCK
 ASSOCIATES**

Civil Engineers
 Land Surveyors
 Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

N/F
 COMMONWEALTH OF MASSACHUSETTS
 METROPOLITAN DISTRICT COMMISSION(DCR)
 DEED BK. 7689 PG. 166 (PARCEL D)
 ORDER OF TAKING
 LCD 256876 (PARCEL D)
 SEE PL. BK. 2013 PG. 418 (PARCEL 3A)

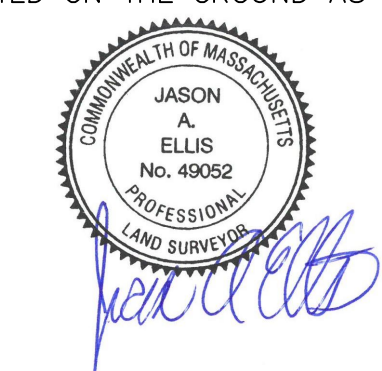


N/F
 COMMONWEALTH OF
 MASSACHUSETTS METROPOLITAN
 DISTRICT COMMISSION (DCR)
 PLAN 333 OF 2017

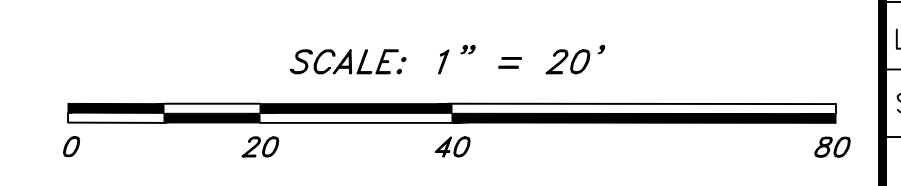
N/F
 GREYSTAR REVERE, LLC
 DEED BK. 60198, PG. 320
 PLAN BK. 2013, PL. 418

OCEAN AVENUE
 (PUBLIC - 75' WIDE)
 1935 S.H.L.O. #3169
 L.C. DOC. #126660

I CERTIFY THAT THE FOUNDATION SHOWN HEREON IS LOCATED ON THE GROUND AS SHOWN.



PROFESSIONAL LAND SURVEYOR



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

**FOUNDATION
 AS-BUILT
 PLAN OF LAND
 IN
 REVERE, MA**

PLOT DATE: Mar 05, 2024 3:41 pm
 PATH: F:\Civil 3D\Projects\25767-Congress Co.-Revere\Surr\DWG\
 DWG: 25767ab-fndn.dwg
 LAYOUT: AB-fndn
 SHEET: 1 OF 1
 PROJECT NO.: 25767

Attachment: PH.Chapter148.License.646OceanAvenue (25-045 : Chapter 148 License - 646 Ocean Avenue)

LEGEND

- 208.8 LIMIT OF WETLAND WITH FLAG NUMBER AND ELEVATION
- WFA2 TOP OF COASTAL BANK
- HIGH TIDE LINE
- MEAN HIGH WATER LINE
- 10 FEMA FLOOD ZONE AE ZONE (ELEV. 10)/ LIMIT OF RUMNEY MARSHES AREA OF CRITICAL ENVIRONMENTAL CONCERN/ LIMIT OF LAND SUBJECT TO COASTAL STORM FLOWAGE
- LIMIT OF SALT MARSH
- LIMIT SHELLFISH SUITABILITY AREA
- LIMIT OF NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM PRIORITY HABITAT OF RARE SPECIES AREA
- 100-FOOT BUFFER ZONE TO BORDERING VEGETATED WETLAND AND COASTAL BANK
- 100-FOOT SALT MARSH BUFFER ZONE
- 200-FOOT RIVERFRONT AREA
- CHAPTER 91 JURISDICTION LINE

#1 GIBSON WAY

Revere, Massachusetts 02151

PREPARED FOR:

REDGATE CAPITAL PARTNERS

265 Franklin Street, 6th Floor Boston, Massachusetts 02110

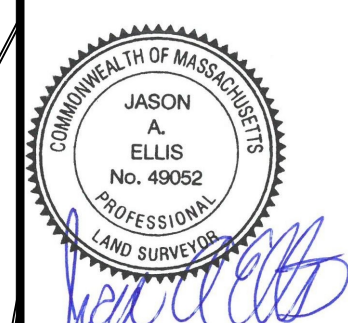
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118 VOICE (617) 357-8145, FAX (617) 357-9495 WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 11/19/2024 DRAWN BY: JML
SCALE: 1"=30' CHECK BY: JAE

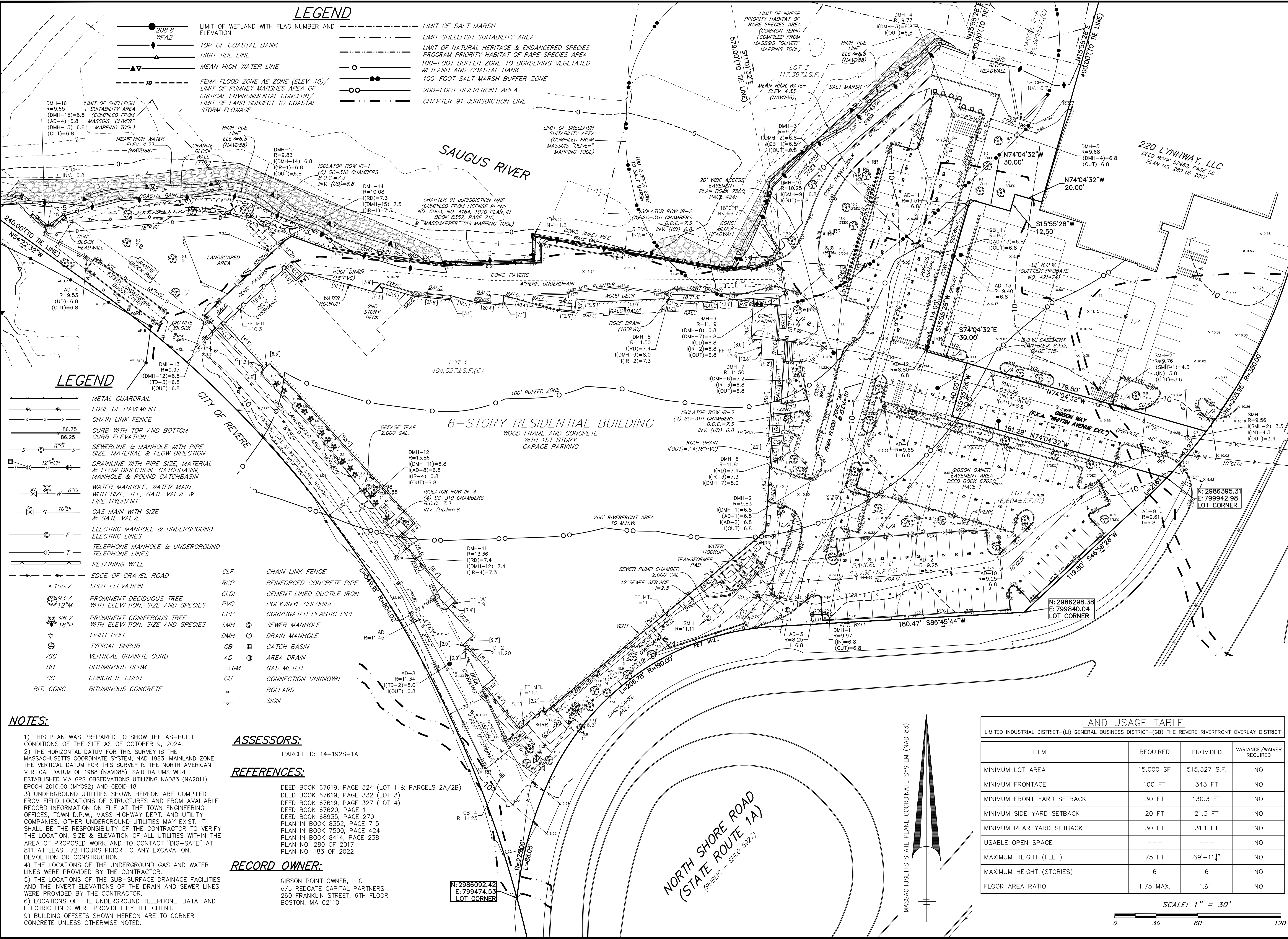
AS-BUILT PLAN OF LAND IN REVERE, MA

PLOT DATE: Nov 19, 2024 2:47 pm
PATH: G:\GIS 3D Projects\202401 - Callahan - Revere\Draw\DWG\

DWG: 26101ab.dwg

LAYOUT: AB (2)
SHEET: 1 OF 1

PROJECT NO.: 23124



LEGEND

- METAL GUARDRAIL
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- 86.25 CURB WITH TOP AND BOTTOM CURB ELEVATION
- 8" CI SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- 12" RCP DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN, MANHOLE & ROUND CATCH BASIN
- 6" CI WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- 10" DI GAS MAIN WITH SIZE & GATE VALVE
- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- RETAINING WALL
- EDGE OF GRAVEL ROAD
- 100.7 SPOT ELEVATION
- 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- 96.2 PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- 18" P LIGHT POLE
- TYPICAL SHRUB
- VCC VERTICAL GRANITE CURB
- BB BITUMINOUS BERM
- CC CONCRETE CURB
- BIT. CONC. BITUMINOUS CONCRETE
- CLF CHAIN LINK FENCE
- RCP REINFORCED CONCRETE PIPE
- CLDI CEMENT LINED DUCTILE IRON
- PVC POLYVINYL CHLORIDE
- CPP CORRUGATED PLASTIC PIPE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- CB CATCH BASIN
- AD AREA DRAIN
- GM GAS METER
- CU CONNECTION UNKNOWN
- BOLLARD
- SIGN

NOTES:

- THIS PLAN WAS PREPARED TO SHOW THE AS-BUILT CONDITIONS OF THE SITE AS OF OCTOBER 9, 2024.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- THE LOCATIONS OF THE UNDERGROUND GAS AND WATER LINES WERE PROVIDED BY THE CONTRACTOR.
- THE LOCATIONS OF THE SUB-SURFACE DRAINAGE FACILITIES AND THE INVERT ELEVATIONS OF THE DRAIN AND SEWER LINES WERE PROVIDED BY THE CONTRACTOR.
- LOCATIONS OF THE UNDERGROUND TELEPHONE, DATA, AND ELECTRIC LINES WERE PROVIDED BY THE CLIENT.
- BUILDING OFFSETS SHOWN HEREON ARE TO CORNER CONCRETE UNLESS OTHERWISE NOTED.

ASSESSORS:

PARCEL ID: 14-1925-1A

REFERENCES:

- DEED BOOK 67619, PAGE 324 (LOT 1 & PARCELS 2A/2B)
- DEED BOOK 67619, PAGE 332 (LOT 3)
- DEED BOOK 67619, PAGE 327 (LOT 4)
- DEED BOOK 67620, PAGE 1
- DEED BOOK 68935, PAGE 270
- PLAN IN BOOK 8352, PAGE 715
- PLAN IN BOOK 7500, PAGE 424
- PLAN IN BOOK 8414, PAGE 238
- PLAN NO. 280 OF 2017
- PLAN NO. 183 OF 2022

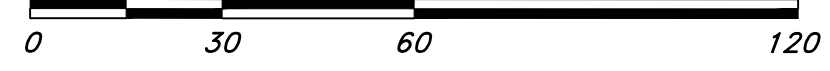
RECORD OWNER:

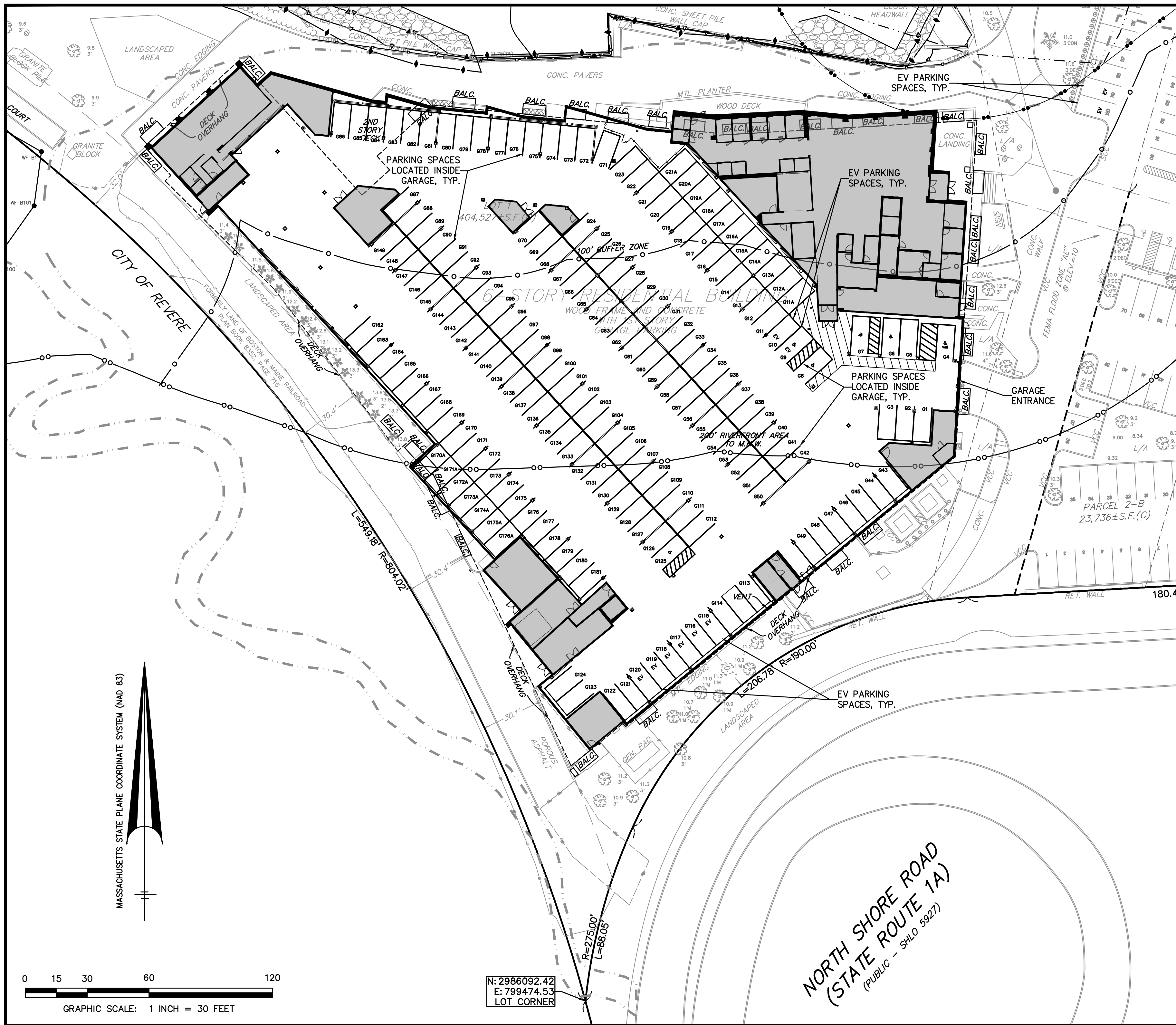
GIBSON POINT OWNER, LLC
c/o REDGATE CAPITAL PARTNERS
260 FRANKLIN STREET, 6TH FLOOR
BOSTON, MA 02110

N: 2986092.42
E: 799474.53
LOT CORNER

LAND USAGE TABLE			
LIMITED INDUSTRIAL DISTRICT-(L) GENERAL BUSINESS DISTRICT-(GB) THE REVERE RIVERFRONT OVERLAY DISTRICT			
ITEM	REQUIRED	PROVIDED	VARIANCE/WAIVER REQUIRED
MINIMUM LOT AREA	15,000 SF	515,327 S.F.	NO
MINIMUM FRONTAGE	100 FT	343 FT	NO
MINIMUM FRONT YARD SETBACK	30 FT	130.3 FT	NO
MINIMUM SIDE YARD SETBACK	20 FT	21.3 FT	NO
MINIMUM REAR YARD SETBACK	30 FT	31.1 FT	NO
USABLE OPEN SPACE	---	---	NO
MAXIMUM HEIGHT (FEET)	75 FT	69'-11 1/4"	NO
MAXIMUM HEIGHT (STORIES)	6	6	NO
FLOOR AREA RATIO	1.75 MAX.	1.61	NO

SCALE: 1" = 30'





#1 GIBSON WAY

Revere, Massachusetts 02151

PREPARED FOR:

REDGATE CAPITAL PARTNERS

265 Franklin Street, 6th Floor
Boston, Massachusetts 02110

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



01/07/2025

NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
1.	JTE		1/7/25	FIRE DEPARTMENT COMMENTS

DATE: 12/18/2024 DESIGN BY: JTE
SCALE: 1" = 30' DRAWN BY: JTE
APPRVD. BY: KAC CHECK BY: KAC

EXISTING PARKING GARAGE LAYOUT EXHIBIT

Jan 08, 2025 2:29 pm
F:\Civil 3D Projects\23124-Gate Residential-Revere\DWG\
DWG: 23124 Parking Layout Exhibit.dwg
LAYOUT: Parking Layout EX1
SHEET: 1 OF 1

EX1

PROJECT NO.: 23124

Attachment: PH.Chapter148License.646OceanAvenue (25-045 : Chapter 148 License - 646 Ocean Avenue)

tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

Consultant:

BALA ENGINEERS

Revision:

1	11/12/21	Bulletin 01
5	03/10/23	Bulletin 28
37	03/20/24	Bulletin 43

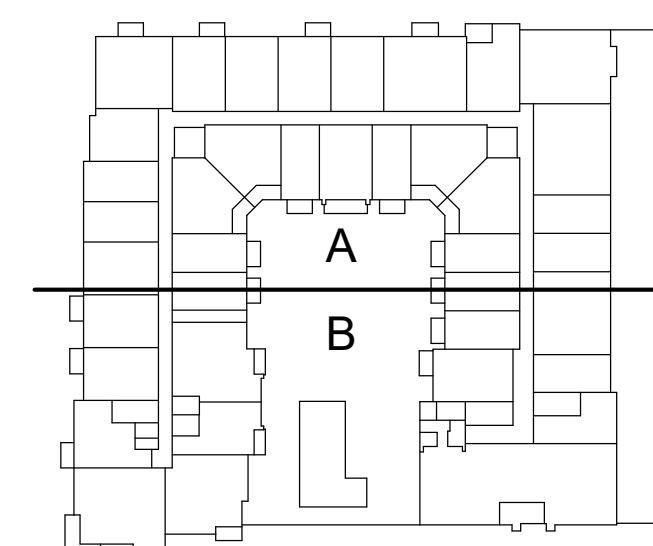
Architect of Record:

Drawn: JRG

Checked: TRM

Scale: As indicated

Key Plan:



Project Name:
REVERE BEACH APARTMENTS

646 OCEAN AVE
REVERE, MA

Sheet Name:

ELECTRICAL - PART PLANS

Project Number:

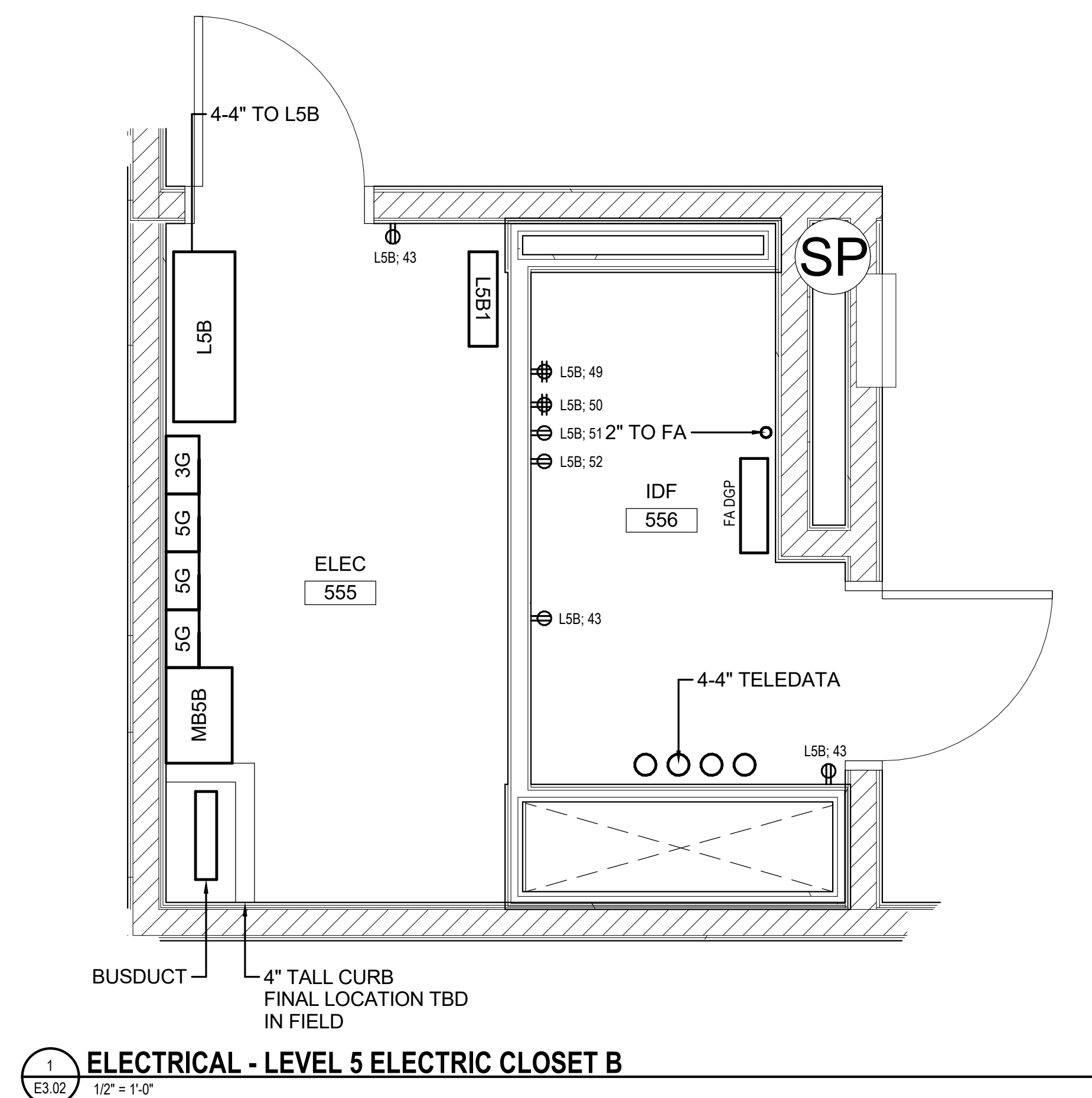
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Issue Date:

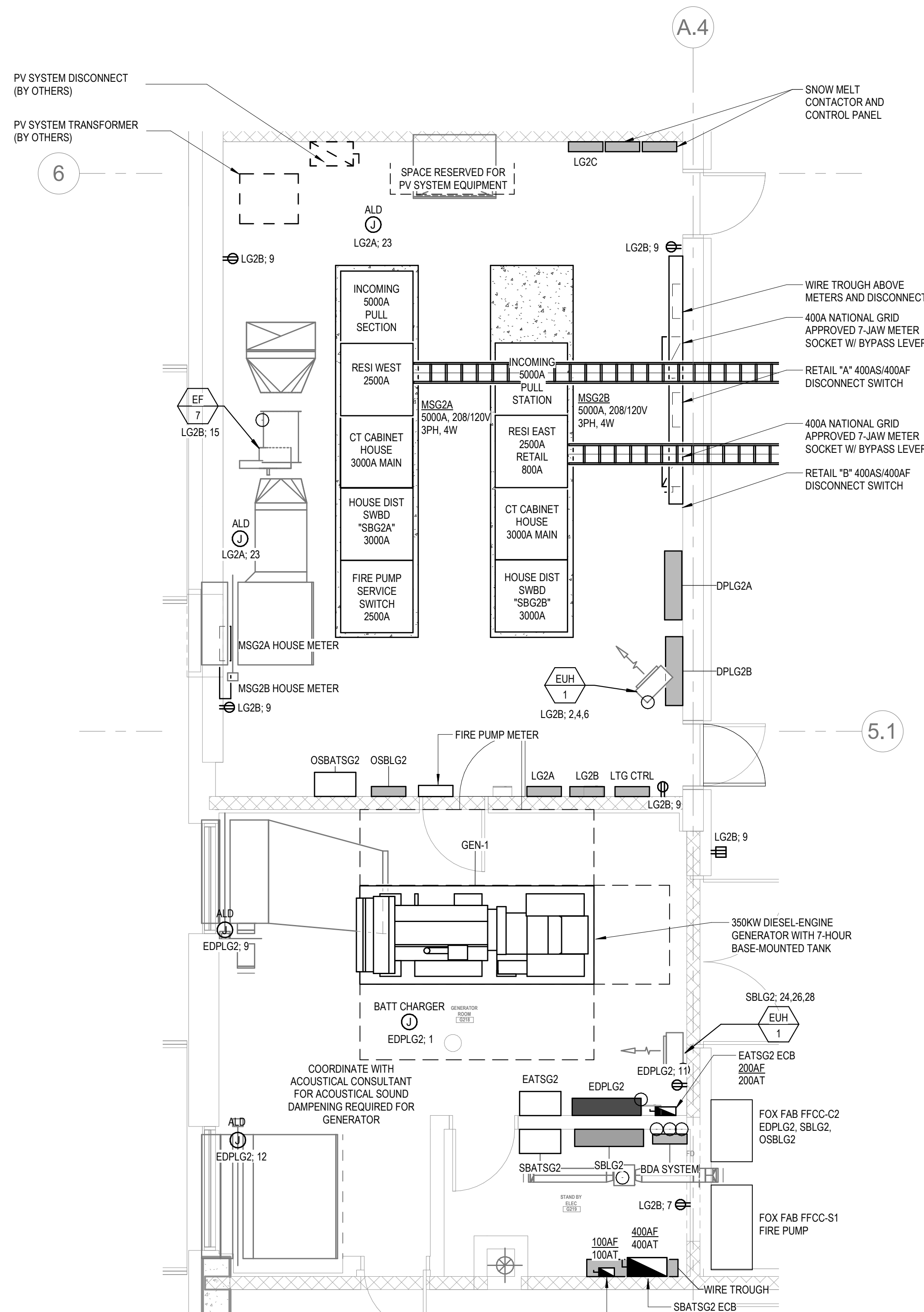
11/12/2021

Sheet Number:

E3.02



1 ELECTRICAL - LEVEL 5 ELECTRIC CLOSET B
1/2" = 1'-0"



2 ELECTRICAL - MAIN ELECTRIC ROOM, GENERATOR ROOM, AND STANDBY ROOM PART PLANS
1/4" = 1'-0"

RECEPTACLES SHOWN ARE IN ORIGINAL LOCATION PER GMP DRAWINGS AND ARE NOT NEW SCOPE

©The Architectural Team, Inc.
 50 Commandant's Way at
 Admiral's Hill
 Chelsea MA 02150
 O 617.889.4402
 F 617.884.4329
 architecturalteam.com

Consultant:



1350 MAIN STREET, SUITE 1012
 SPRINGFIELD, MA 01103
 413.241.8000
 SLRCONSULTING.COM

Revision:

- 3 - 11/12/21 Bulletin 01
- 4 - 03/07/22 Bulletin 02
- 7 - 05/06/22 Bulletin 05
- 31 - 10/27/23 Bulletin 37

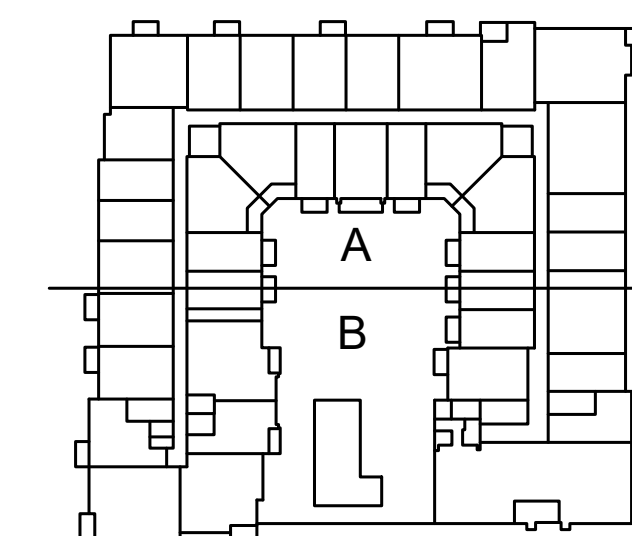
Architect of Record:

Drawn: AWG

Checked: TD

Scale: 1"=10'

Key Plan:



Project Name:

REVERE BEACH APARTMENTS

646 OCEAN AVE
 REVERE, MA

Sheet Name:

SITE PLAN - LAYOUT

Project Number:

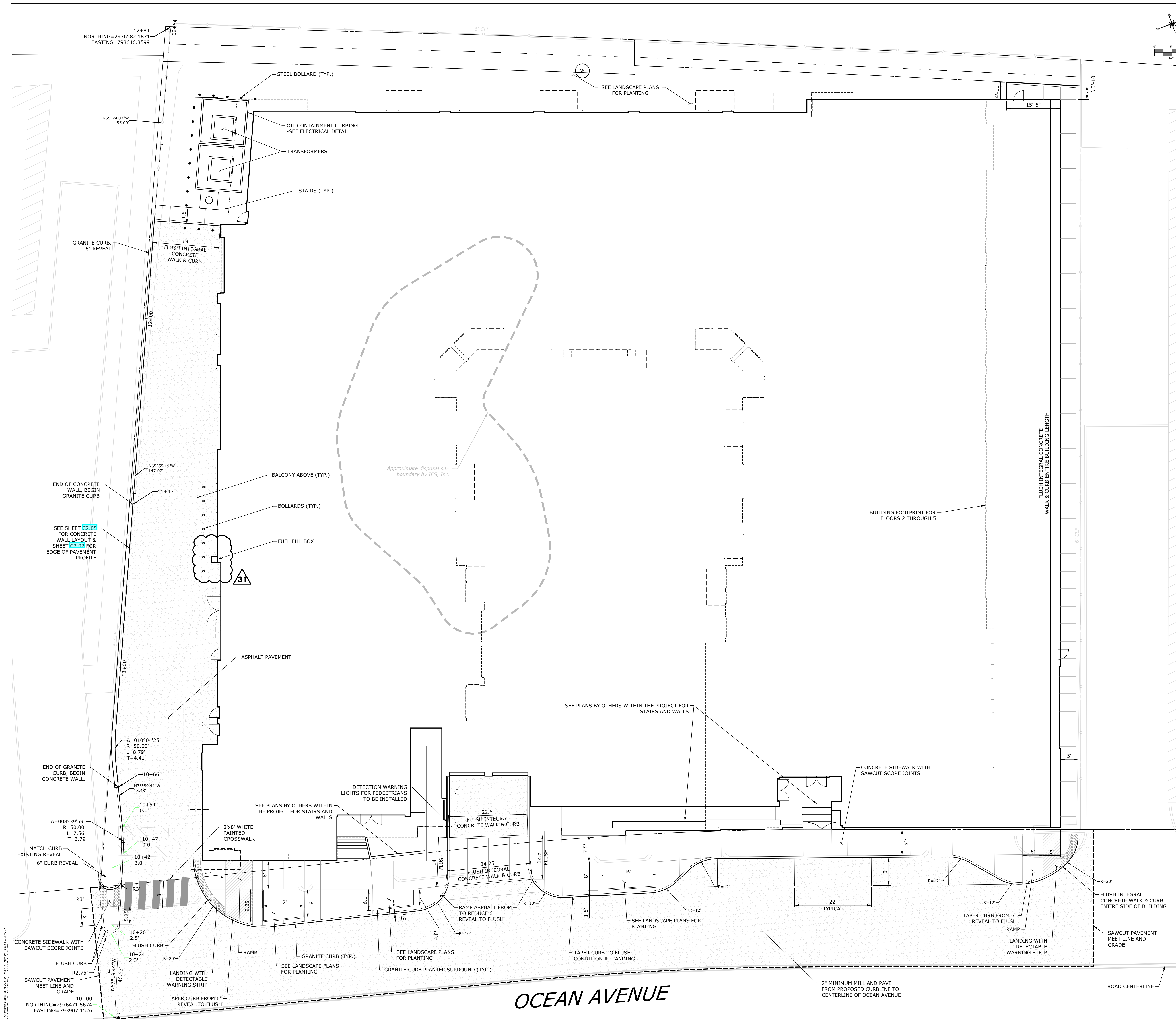
20041.00

Issue Date:

9/17/2021

Sheet Number:

C1.04



OCEAN AVENUE

12+84
 NORTHING=2976582.1871
 EASTING=793646.3599

10+00
 NORTHING=2976471.5674
 EASTING=793907.1526

Attachment: PH.Chapter148.License.646OceanAvenue (25-045 - Chapter 148 License - 646 Ocean Avenue)

14 192S 1A
Map Block Lot

1 of 1
CARD

Revere

Total Card / Total Parcel
APPRaised: 32,460,000/ 11.a
USE VALUE: 32,460,000/ 32,460,000
ASSESSed: 32,460,000/ 32,460,000

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 22, GIBSON WAY, REVERE

OWNERSHIP

Table with 4 columns: Owner #, Name, Street, City. Owners: GIBSON POINT OWNER LLC, C/O REDGATE, 265 FRANKLIN ST, SUITE 602, BOSTON

PREVIOUS OWNER

Table with 4 columns: Owner #, Name, Street, City. Owners: LOMBARD DBA REALTY I - BARBARA A, ANGIULO DBA REALTY - GENNARO JAY, 9 VERNON ST, NAHANT

NARRATIVE DESCRIPTION

This Parcel contains 13.466 Acres of land mainly classified as APTS >8

OTHER ASSESSMENTS

Table with 4 columns: Code, Descr/No, Amount, Com. Int

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes water, Sewer, Electri, Exmpt, Topo, Street, Gas

LAND SECTION (First 7 lines only)

Table with 22 columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Infl, Neigh Mod, Infl 1, %, Infl 2, %, Infl 3, %, Appraised Value, Alt Class, % Spec Land, J Code, Fact, Use Value, Notes

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card, Total Parcel, Source: Market Adj Cost

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history for 2022, 2023

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Includes LOMBARD DBA R, 67619-324, 4/5/2022, MULTIPLE PAR, 12,640,000

BUILDING PERMITS

Table with 10 columns: Date, Number, Descr, Amount, C/O, Last Visit, Fed Code, F. Descr, Comment. Includes 4/28/2022, B22000153, New Cons, 59,513,139, NEW 6 STORY BLDG W

ACTIVITY INFORMATION

Table with 5 columns: Date, Result, By, Name

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with 3 columns: Prior Id #, Name, Value. Includes ASR Map: 14, Fact Dist, Reval Dist, Year, Land Reason, Bld Reason, Civil District, Ratio

PRINT Date Time 11/13/24 16:12:39 LAST REV Date Time 11/06/23 13:10:43 apro 16567

Total AC/HA: 13.46589 Total SF/SM: 586574 Parcel LUC: 112 APTS >8 Prime NB Desc: APT FR Total: 17,460,000 Spl Credit Total: 17,460,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - FY2024 apro

Packet Pg. 97

Attachment: PH.Chapter148License.646OceanAvenue (25-045 : Chapter 148 License - 646 Ocean Avenue)

EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: 0 Foundation: Frame: Prime Wall: Sec Wall: % Roof Struct: Roof Cover: Color: View / Desir:

BATH FEATURES

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

COMMENTS

291 RES UNITS 1700SQFT COMM.

SKETCH

GENERAL INFORMATION

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

OTHER FEATURES

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

CONDO INFORMATION

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

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

INTERIOR INFORMATION

Avg Ht/FL: Prim Int Wal: Sec Int Wall: % Partition: Prim Floors: Sec Floors: %

DEPRECIATION

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

REMODELING

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

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Totals row.

CALC SUMMARY

Basic \$ / SQ: Size Adj.: 1.00000000 Const Adj.: 1.00000000 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

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Final Total.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu.

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A Y/S Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S Dep, LUC, Fact, NB Fa, Appr Value, JCodJFact, Juris. Value.

PARCEL ID 14-192S-1A

IMAGE

AssessPro Patriot Properties, I

Board of Assessors

281 Broadway Revere, MA, 02151



Request for Abutters List

Date Time

11/13/24

Property Location

Street Address

1 Gibson Point Way

Address Line 2

City

Revere

State

MA

Zip Code

02151

Country

USA

Map

14

Block

1925

Parcel

2A and 2B

Property Owner

Gibson Point Owner LLC, C/O Redgate

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

Austin Smith

Address

Street Address

170 Summer Street

Address Line 2

Apt 5

City
Arlington
Zip Code
02474

State
MA
Country
United States

Telephone
774-200-5124

Email Address
asmith@crfire.com

Attachment: PH.Chapter148License.646OceanAvenue (25-045 : Chapter 148 License - 646 Ocean Avenue)

LYNNWAY REAR 13-192Q191-294A
 LUC: 132
 CAREY MARY
 86 LYNNWAY
 REVERE, MA 02151

112 LYNNWAY 13-192Q191-297A
 LUC: 104
 DOAN XUAN
 112 LYNNWAY
 REVERE, MA 02151

120 LYNNWAY 13-192Q191-299B
 LUC: 105
 SAMOST DAVID S
 120 LYNNWAY
 REVERE, MA 02151

NORTH SHORE RD 13-192T12-1A
 LUC: 930
 CITY OF REVERE
 MAYOR'S OFFICE
 281 BROADWAY
 REVERE, MA 02151

29 THAYER AVE 13-192T12-2A
 LUC: 931
 CITY OF REVERE
 281 BROADWAY
 REVERE, MA 02151

9 RICE AVE 14-192E-16
 LUC: 109
 ADAMS JOHN R
 9 RICE AVE
 Revere, MA 02151

197 LYNNWAY 14-192F-21
 LUC: 960
 BAY ROAD CHAPEL
 C/O FIRST BAPTIST CHURCH
 197 LYNNWAY
 REVERE, MA 02151

201 LYNNWAY 14-192F-22
 LUC: 104
 BLUMENTHAL SHERI
 201 LYNNWAY
 REVERE, MA 02151

207 LYNNWAY 14-192F-23
 LUC: 104
 HERLIHY CHRISTINE A LIFE ESTATE
 OWEN JR CHARLES C LIFE ESTATE
 207 LYNNWAY
 REVERE, MA 02151

15 WHITIN AVE 14-192F-24
 LUC: 101
 COO JOCELYN
 15 WHITIN AVE
 REVERE, MA 02151

177 LYNNWAY 14-192G-20
 LUC: 101
 GREGORIANS ARMENIA
 177 LYNNWAY
 REVERE, MA 02151

185 LYNNWAY 14-192G-21
 LUC: 101
 AGUILAR STEPHANIE CASTRO
 CASTRO EVELYN
 185 LYNNWAY
 REVERE, MA 02151

0 RICE AVE 14-192O-19A
 LUC: 101
 JAMES GARY
 JAMES MARIANNE DIAS
 ZERO RICE AVE
 REVERE, MA 02151

LYNNWAY 14-192O-22
 LUC: 132
 LOT 263 RICE AVENUE REALTY TRU
 JAMES JOSEPH T
 10 RICE AVE
 REVERE, MA 02151

220 LYNNWAY 14-192P2-1
 LUC: 352
 220 LYNNWAY LLC
 220 LYNNWAY
 REVERE, MA 02151

LYNNWAY 14-192Q-300
 LUC: 920
 COMMONWEALTH OF MASSACHUSETTS
 20 SOMERSET ST
 BOSTON, MA 02108

140 LYNNWAY 14-192Q-301
 LUC: 930
 CITY OF REVERE
 CITY HALL
 281 BROADWAY
 REVERE, MA 02151

22 GIBSON WAY 14-192S-1A
 LUC: 112
 GIBSON POINT OWNER LLC
 C/O REDGATE
 265 FRANKLIN ST
 SUITE 602
 BOSTON, MA 02110

THIS IS A TRUE & ATTESTED
 COPY OF THE RECORDS OF THE
 ASSESSOR'S OFFICE OF THE
 CITY OF REVERE
S. S. S. S. S.
 DATE: 11-13-24

Attachment: PH.Chapter148License.646OceanAvenue (25-045 : Chapter 148 License - 646 Ocean Avenue)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install underground facilities on Endicott Avenue, Revere, MA to include the installation of underground conduits to be located substantially in accordance with the plan filed herewith. (Plan # 31054587)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before February 18, 2025.

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
01/28/2025

Questions contact- Ed Insogna edward.insogna@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Endicott Ave - Revere, Massachusetts.

The following are the streets and highways referred to:

WR# 31054587

Endicott Ave - National Grid to install underground facilities on Endicott Ave. WR#31054587 will include the installation of underground conduit for secondary cables from riser installed on pole #157 to a traffic control enclosure located on the sidewalk of Endicott Ave in Revere, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

Questions contact – Ed Insogna edward.insogna@nationalgrid.com

Dated: December 13, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 22nd day of November 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Endicott Ave - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 31054587

Endicott Ave - National Grid to install underground facilities on Endicott Ave. WR#31054587 will include the installation of underground conduit for secondary cables from riser installed on pole #157 to a traffic control enclosure located on the sidewalk of Endicott Ave in Revere, MA.

I hereby certify that the foregoing order was adopted at a meeting of the
.....
....., held on the day of, 20
.....,, 20

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:
.....

..... hereby certify that on20....., at o'clock,M

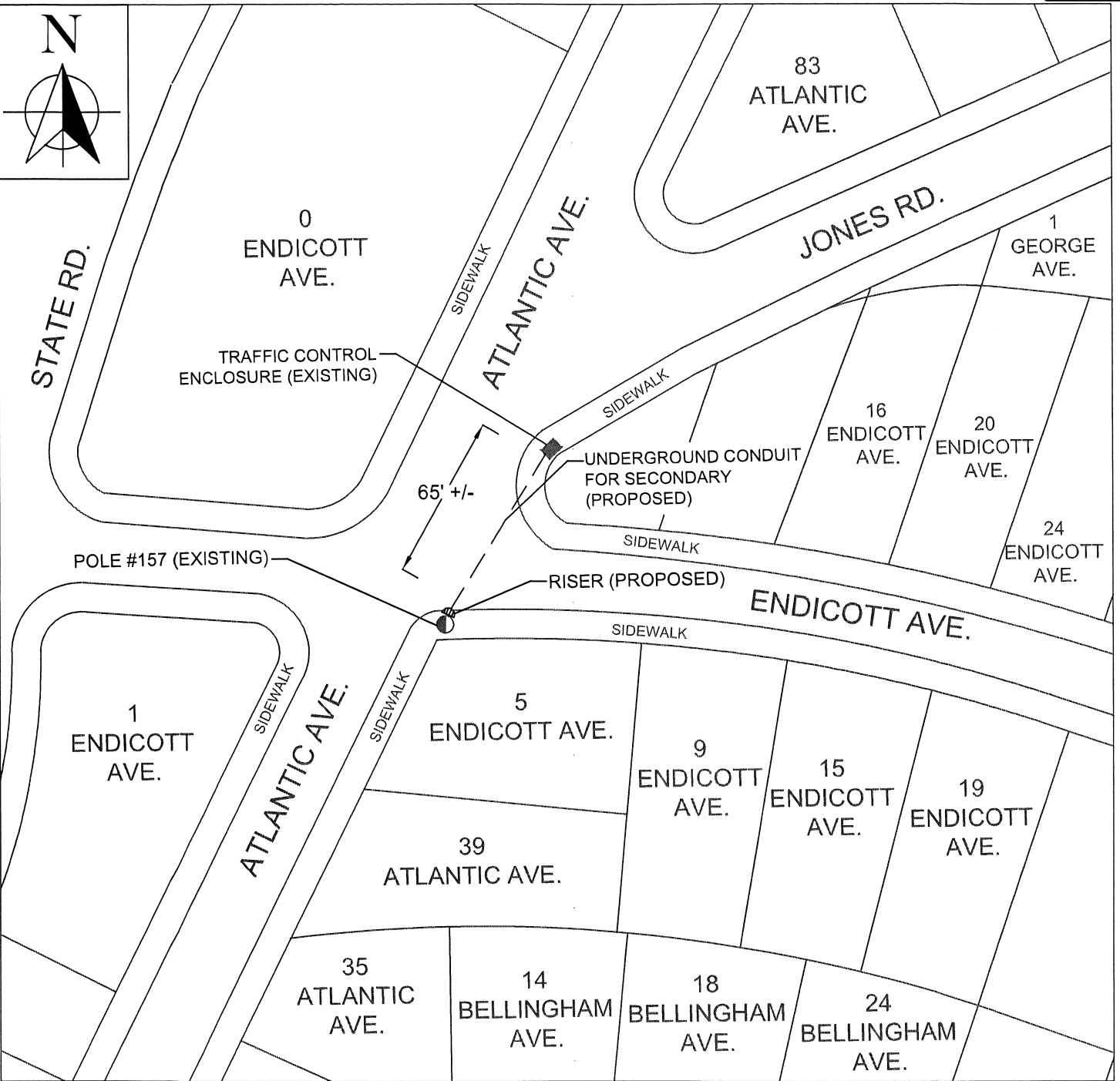
at, a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the

Attachment: PH.NationalGridEndicottAvenue02242025 (25-046 : National Grid - Endicott Avenue)

owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....
.....
.....

Attachment: PH.NationalGridEndicottAvenue02242025 (25-046 : National Grid - Endicott Avenue)



PETITION SKETCH

nationalgrid

Existing Pole Locations

Proposed UG Conduit

Proposed Riser

Existing Traffic Control Enclosure

Job Description: NGRID is petitioning to install underground conduit for secondary across the sidewalk and street to a traffic control enclosure located on the sidewalk on Endicott Ave. in Revere.

DISTANCES ARE APPROXIMATE

Date: 11/21/2024

Drawn By: Edward Insogna

Work Request Number: 31054587

To The: City/Town Of Revere

Location: 0 Endicott Ave., Revere

For: Proposed UG Secondary Pole #157 to Traffic Control Enclosure

Pg 1 of 1

Attachment: PH.NationalGridEndicottAvenue02242025 (25-046 : National Grid - Endicott Avenue)

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
1	0 Endicott Ave	NAME: Roman Cath Archbishop of Boston MAILING: 66 Brooks Drive Braintree, MA 02184	2-47-24
2	5 Endicott Ave	NAME: Garcia Cesar Augusto, Rosas Maria Isabel MAILING: 5 Endicott Ave Revere, MA 02151	3-42-1
3	1 Endicott Ave	NAME: Yang Shu Xian MAILING: 26 Hillside Ave Medford, MA 02155	3-48-5
4	2 Endicott Ave	NAME: Menebere Leule Medhane Alem Ethiopian Orthoox Tewahedo MAILING: P.O. Box 434 Malden, MA 02148	3-49-23

Attachment: PH.NationalGridEndicottAvenue02242025 (25-046 : National Grid - Endicott Avenue)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install a pole across from 55 Walnut Avenue, Revere, MA 02151 beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Avenue and Walnut Avenue and continuing approximately 17 feet in an East direction. (Plan No. 30811266)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before February 18, 2025.

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
01/28/2025

Attachment: PH.NationalGrid55WalnutAvenue02242025 (25-047 : National Grid - 55 Walnut Avenue)

Questions contact – Robert Coulter robert.coulter@nationalgrid.com or (617)-823-2378

PETITION FOR POLE AND WIRE LOCATIONS

To the City Council
Of Revere, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Walnut Ave - National Grid to install 1 SO pole on Walnut Ave beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Ave and Walnut Ave and continuing approximately 17 feet in an East direction. National Grid proposes to install a new secondary pole (P679-84) to relocate a previously existing antenna attachment at P679 Walnut Ave (42.408325, -70.996789). Revere, Ma.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Walnut Ave - Revere, Massachusetts.

No.# 30811266

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

January 23, 2025

Questions contact – Robert Coulter robert.coulter@nationalgrid.com or (617)-823-2378

ORDER FOR POLE AND WIRE LOCATIONS

In the City of Revere, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and be and it is hereby granted a location for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Company dated the 18th day of December, 2024.

All construction under this order shall be in accordance with the following conditions: Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Walnut Ave - Revere, Massachusetts.

No.# 30811266

Filed with this order:

There may be attached to said poles such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Walnut Ave - National Grid to install 1 SO pole on Walnut Ave beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Ave and Walnut Ave and continuing approximately 17 feet in an East direction. National Grid proposes to install a new secondary pole (P679-84) to relocate a previously existing antenna attachment at P679 Walnut Ave (42.408325, -70.996789). Revere, Ma.

I hereby certify that the foregoing order was adopted at a meeting of the _____ of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 _____.

Massachusetts City/Town Clerk. 20 _____

Attachment: PH.NationalGrid55WalnutAvenue02242025 (25-047 : National Grid - 55 Walnut Avenue)

Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
City/Town Clerk

I hereby certify that on 20 , at o'clock, M
at a public hearing was held on the petition of

Massachusetts Electric Company d/b/a NATIONAL GRID for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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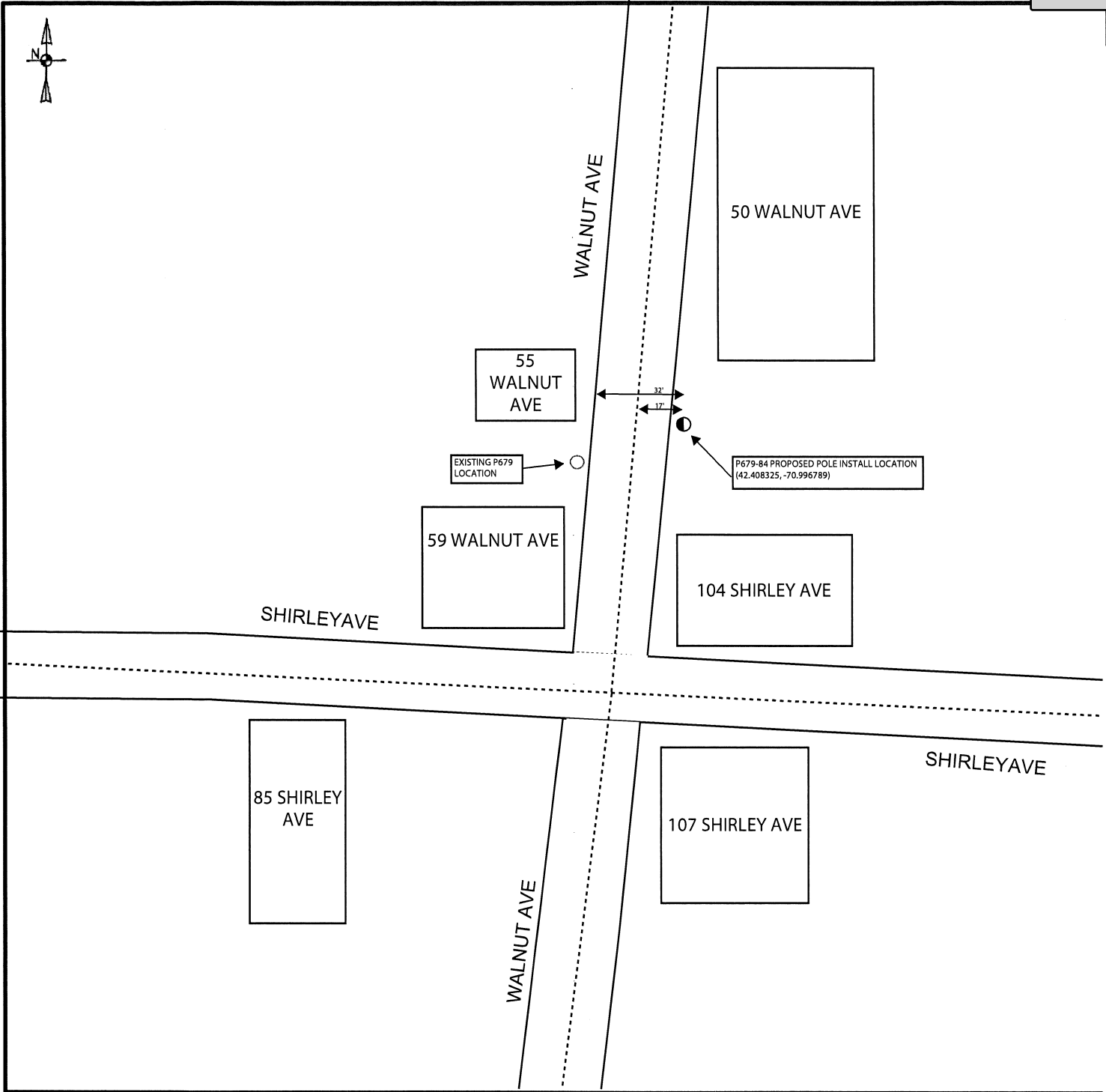
Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the of the City of Massachusetts, on the day of 20 , and recorded with the records of location orders of the said City, Book , Page . This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk

Attachment: PH.NationalGrid55WalnutAvenue02242025 (25-047 : National Grid - 55 Walnut Avenue)



Attachment: PH.NationalGrid55WalnutAvenue02242025 (25-047 : National Grid - 55 Walnut Avenue)

JOINT OWNED POLE PETITION		nationalgrid And Verizon New England, Inc.	
⊕ Proposed NGRID Pole Locations	↓ Existing J.O. Anchor	Date: 12/18/2024	
○ Existing NGRID Pole Locations	↓ Proposed J.O. Anchor	Plan Number: 30811266	
● Proposed S.O. Pole Locations	⊥ Existing J.O. Push Brace Pole	To Accompany Petition Dated:	
Ⓛ Existing J.O. Pole Locations	⊥ Proposed J.O. Push Brace Pole	To The: City Of Revere	
⊕ Existing Telephone Co. Pole Locations		For Proposed: Pole: P679-84 Location: Walnut Ave	
⊙ Existing NGRID Pole Location To Be Made J.O.		Date Of Original Grant:	
⊗ Existing Pole Locations To Be Removed			
DISTANCES ARE APPROXIMATE			

Abutters
 ListLand
 locus
 map
 page 2

ParcelID	User Account	Street Number	StreetName	LocCity	Owner1	Billing Address	City	State	Zip
2738	8-146-2 8/146/2/	114	SHIRLEY AVE	REVERE	VAN ALUNE	116 SHIRLEY AVE	REVERE	MA	2151
2739	8-146-3 8/146/3/	112	SHIRLEY AVE	REVERE	REVERE HOUSING AUTHORITY	70 COOLEIDGE ST	REVERE	MA	2151
2740	8-146-4 8/146/4/	110	SHIRLEY AVE	REVERE	REVERE HOUSING AUTHORITY	70 COOLEIDGE ST	REVERE	MA	2151
2760	8-147-1 8/147/1/	100	SHIRLEY AVE	REVERE	WALNUT SHIRLEY LLC	P O BOX 365	REVERE	MA	2151
2757	8-146-17 8/146/17/	11	NAHANT AVE	REVERE	HASSAN ABDELGHANY Z	11 NAHANT AVE	REVERE	MA	2151
2780	8-147-21 8/147/21/	53	WALNUT AVE	REVERE	MARSHALL HERWINS REVOCABLE TRUST	5 COPPER BEECH LN	NAHANT	MA	1908
2741	8-146-5 8/146/5/	104	SHIRLEY AVE	REVERE	SHIRLEY AVENUE HOLDING LLC	104-108 SHIRLEY AVE	REVERE	MA	2151
2742	8-146-6 8/146/6/		WALNUT AVE	REVERE	REVERE HOUSING AUTHORITY	70 COOLEIDGE ST	REVERE	MA	2151
2782	8-147-23 8/147/23/	55	WALNUT AVE	REVERE	55 WALNUT, LLC	PO BOX 365	REVERE	MA	2151
2758	8-146-18 8/146/18/	13	NAHANT AVE	REVERE	596 RAYMOND LLC	546 FIFTY AVE	NEW YORK	NY	10036
2779	8-147-20 8/147/20/	51	WALNUT AVE	REVERE	ZAFAR PROPERTIES LLC	76 CANNON BALL RD	SHARON	MA	2067

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street, Revere, MA. (Plan # 30941770)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before February 18, 2025.

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
02/03/2025

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Hichborn Street - Revere, Massachusetts.

The following are the streets and highways referred to:

WR# 30941770

Hichborn Street - National Grid to install underground facilities on Hichborn Street beginning at a point approximately 400 feet Northeast of the centerline of the intersection of Hichborn Street and Franklin Avenue and continuing approximately 10 feet in a Northwest direction. National Grid to Install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street in Revere.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*
BY _____
Engineering Department

Attachment: P.H.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

Dated: January 31, 2025

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 30th day of January, 2025.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Hichborn Street - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 30941770

Hichborn Street - National Grid to install underground facilities on Hichborn Street beginning at a point approximately 400 feet Northeast of the centerline of the intersection of Hichborn Street and Franklin Avenue and continuing approximately 10 feet in a Northwest direction. National Grid to Install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street in Revere.

I hereby certify that the foregoing order was adopted at a meeting of the

.....

....., held on the day of, 20

....., 20

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:

.....

..... hereby certify that on20....., at o'clock,M

at, a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the

Attachment: PH.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

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Attachment: PH.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

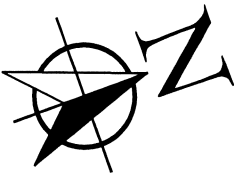
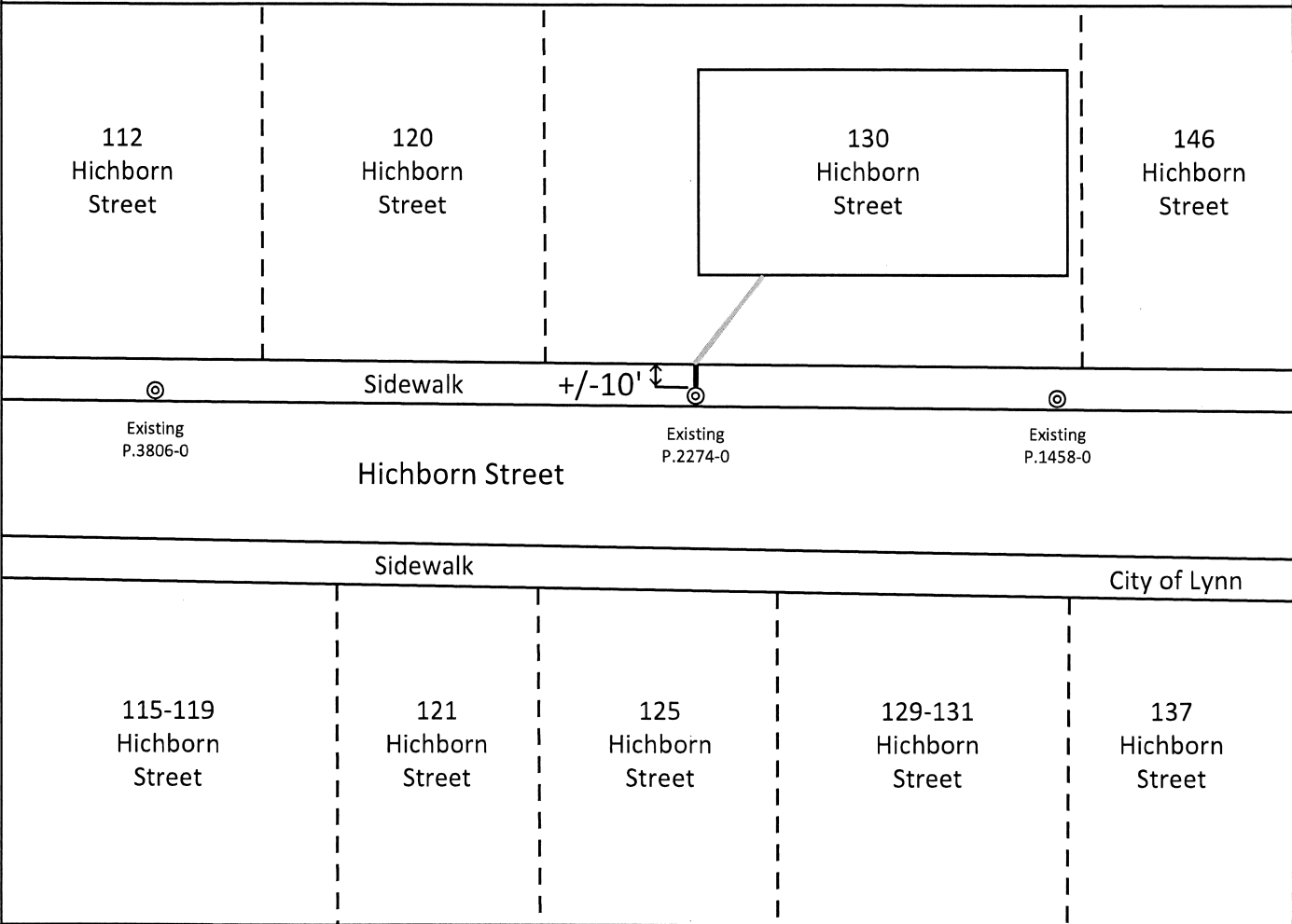


EXHIBIT A – NOT TO SCALE
 The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

130 Hichborn Street
 Revere, MA



NOT TO SCALE

LEGEND	
	Existing Pole
	Proposed UG Conduit/Cable
	Property Line
	Existing

PETITION

130 Hichborn Street Revere, MA

Date: 01.30.2025
 Designer: Bo Weng
 W/R: 30941770

SKETCH TO ACCOMPANY
 PETITION (1 of 1):



S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
1	120 HICHBORN ST	NAME: HERCULES ERNESTINA MAILING: 120 HICHBORN ST, REVERE, MA 02151	8-127-17
2	121 HICHBORN ST	NAME: POSADA TOMAS MAILING: 121 HICHBORN ST, REVERE, MA 02151	8-128-29
3	125 HICHBORN ST	NAME: COELHO MARCELO MACHADO MAILING: 125 HICHBORN ST, REVERE, MA 02151	8-128-30
4	131 HICHBORN ST	NAME: NG WAI HANG MAILING: 27 CUMMINGS AVE, REVERE, MA 02151	8-128-31

Attachment: PH.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DeGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install approximately 10' of 1-3" underground conduit from existing pole #3919-0 to provide a permanent overhead to underground siphon service at 73 Gage Avenue, Revere, MA 02151. (Plan #31071852)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before February 18, 2025.

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
02/07/2025

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Gage Avenue - Revere, Massachusetts.

The following are the streets and highways referred to:

WR# 31071852

Gage Avenue - National Grid to install underground facilities on Gage Avenue beginning at a point approximately 121 feet Northwest of the centerline of the intersection of Gage Avenue and Graves Road and continuing approximately 10 feet in a Northwest direction. National Grid to install approximately 10' of 1-3" conduit from existing pole #3919-0 to private property to provide a permanent overhead to underground siphon service at 73 Gage Avenue in Revere.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*
BY _____
Engineering Department

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

Dated: February 3, 2025

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 31st day of January, 2025.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Gage Avenue - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 31071852

Gage Avenue - National Grid to install underground facilities on Gage Avenue beginning at a point approximately 121 feet Northwest of the centerline of the intersection of Gage Avenue and Graves Road and continuing approximately 10 feet in a Northwest direction. National Grid to install approximately 10' of 1-3" conduit from existing pole #3919-0 to private property to provide a permanent overhead to underground siphon service at 73 Gage Avenue in Revere.

I hereby certify that the foregoing order was adopted at a meeting of the

.....

....., held on the day of, 20

.....,, 20

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:

.....

..... hereby certify that on20....., at o'clock,M

at, a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the

Attachment: PH.NationalGrid73GageAvenue (25-049 : National Grid Petition - 73 Gage Avenue)

underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....
.....
.....

Attachment: PH.NationalGrid73GageAvenue (25-049 : National Grid Petition - 73 Gage Avenue)

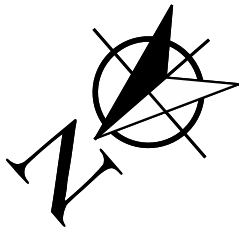
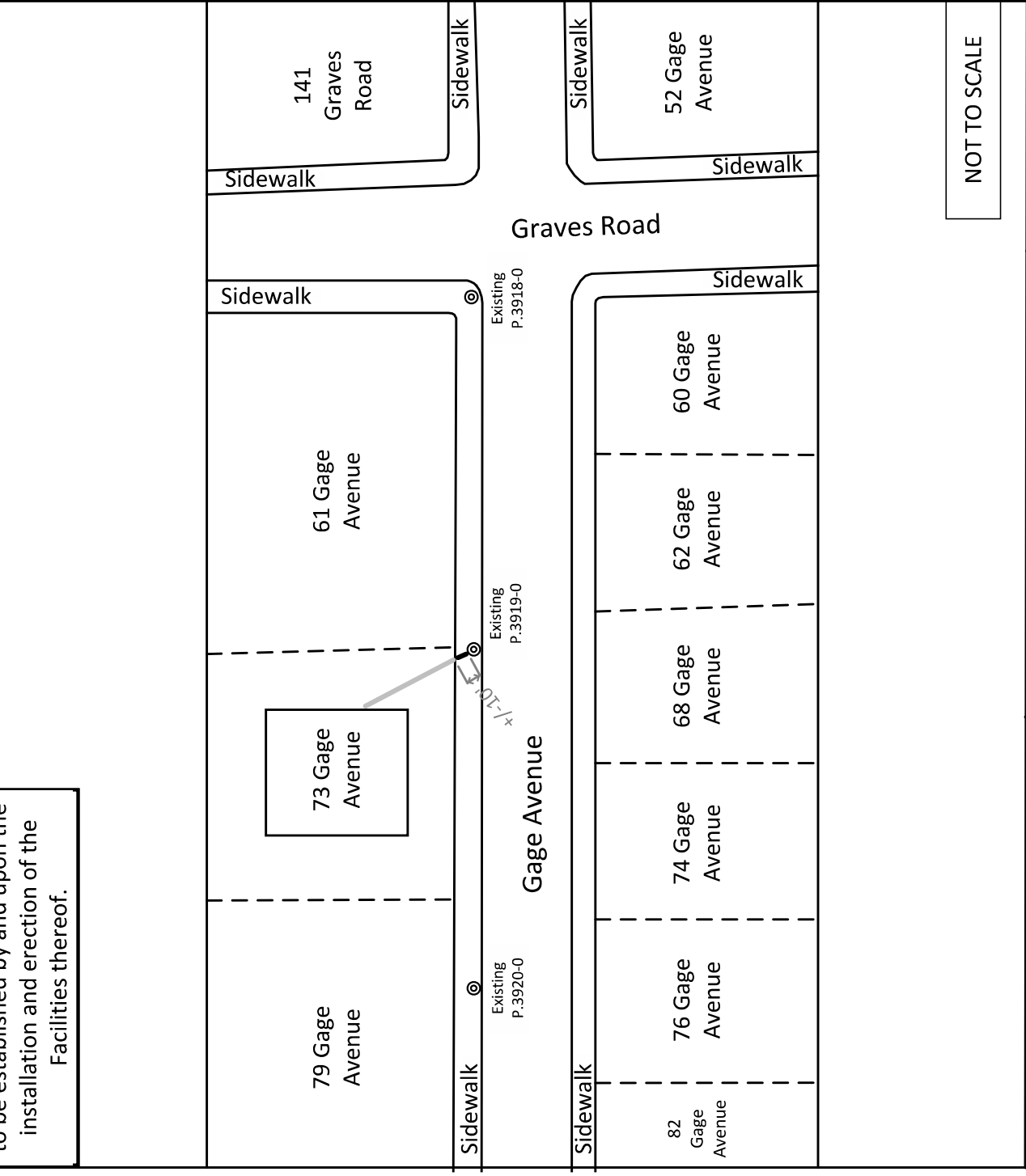


EXHIBIT A – NOT TO SCALE

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

73 Gage Avenue
Revere, MA



NOT TO SCALE

PETITION

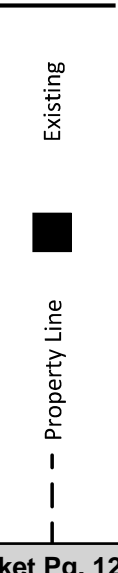
73 Gage Avenue
Revere, MA

Date: 01.31.2025
Designer: Bo Weng
W/R: 31071852

LEGEND

- ⊙ Existing Pole
- Proposed UG Conduit/Cable
- - - Property Line
- Existing

SKETCH TO ACCOMPANY
PETITION (1 of 1):



S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
1	79 GAGE AVE	NAME: GOAGA GABRIEL MAILING: 79 GAGE AVE, REVERE, MA 02151	27-439P-3
2	61 GAGE AVE	NAME: MESHESHA TIGIST A MAILING: 49 UNION ST, REVERE, MA 02151	27-439P-1
3	68 GAGE AVE	NAME: AGUILAR JAIME A MAILING: 68 GAGE AVE, REVERE, MA 02151	27-4390-23
4	62 GAGE AVE	NAME: TRONCOSO HERNANDO MAILING: 62 GAGE AVE, REVERE, MA 02151	27-4390-24

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DeGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install approximately 60' of 1-4" underground conduit from existing pole #306 at the corner of Agneous Avenue and Broad Sound Avenue to provide a permanent overhead to underground siphon service for 3 Agneous Avenue, Revere, MA 02151. (Plan # 31086694)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before February 18, 2025.

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
02/07/2025

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)

Questions contact – Ed Insogna edward.insogna@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Agneous Ave - Revere, Massachusetts.

The following are the streets and highways referred to:

WR# 31086694

Agneous Ave - National Grid to install underground facilities on Agneous Ave beginning at a point approximately 0 feet East of the centerline of the intersection of Broad Sound Ave and Agneous Avenue and continuing approximately 60 feet in an East direction. National Grid customer to install approximately 60' of 1-4" conduit from existing pole #306 at the corner of Agneous Ave and Broad Sound Ave to private property to provide a permanent overhead to underground siphon service at 3 Agneous Ave. Revere, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*
BY _____
Engineering Department

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)

Questions contact – Ed Insogna edward.insogna@nationalgrid.com

Dated: February 4, 2025

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 3rd day of February, 2025.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Agneous Ave - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 31086694

Agneous Ave - National Grid to install underground facilities on Agneous Ave beginning at a point approximately 0 feet East of the centerline of the intersection of Broad Sound Ave and Agneous Avenue and continuing approximately 60 feet in an East direction. National Grid customer to install approximately 60' of 1-4" conduit from existing pole #306 at the corner of Agneous Ave and Broad Sound Ave to private property to provide a permanent overhead to underground siphon service at 3 Agneous Ave. Revere, MA.

I hereby certify that the foregoing order was adopted at a meeting of the
.....
....., held on the day of, 20
....., 20

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:

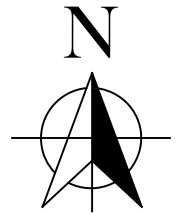
..... hereby certify that on20....., at o'clock,M

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)

at, a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....
.....
.....

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)



Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)

UNDERGROUND PETITION



- Pole (Existing)
- Proposed Riser
- Proposed UG Conduit and Secondary SVC Conductors

Customer to install (1) 4" conduit and conductors for secondary service from the property (3 Agneous Ave.) to a riser on pole #306 at the corner of Broad Sound Ave. and Agneous Ave. in Revere.

Date: 02/03/2025 Scale: Not To Scale

Work Request Number: 31086694

To The: City/Town Of Revere

For Proposed: Conduit Location: 3 Agneous Ave.

Drawn By: Edward Insogna

DISTANCES ARE APPROXIMATE

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
5	162 Broad Sound Ave., Revere	NAME: EW REALTY TRUST, WEISBERG EDWARD TRUSTEE MAILING: 162 Broad Sound Ave. Revere, MA 02151	2-71-7
2	156 Broad Sound Ave., Revere	NAME: SCHOLWIN ARNIM, SCHOLWIN DOROTHY J MAILING: 156 Broad Sound Ave. Revere, MA 02151	2-70-12
3	5 Agneous Ave., Revere	NAME: MORGAN DOROTHY PAGE LIFE ESTATE MORGAN MICHAEL A LIFE ESTATE MAILING: 5 Agneous Ave. Revere, MA 02151	2-71-3A
4	3 Agneous Ave., Revere	NAME: ZEPAJ DEVELOPMENT LLC MAILING: 78 Mill St. Middleton, MA 01949	2-71-5A

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 28, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING FOOD TRUCK LOCATIONS

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

Section 1. Section 5.10.050(A) Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by inserting a new location after the south side Shirley Avenue location as follows: “Parking Lot at 108 Beach Street, directly abutting the Revere History Museum and facing Sonny Myers Park, not to exceed one food truck at this location at any one time.”

Section 2. Section 5.10.050(A) Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by renumbering each sub-section 1-7 accordingly.

Section 3. Section 5.10.050(B) Hours of Operation of the Revised Ordinances of the City of Revere is hereby amended by inserting a new sub-section as follows: 4. At the discretion of the commission, the hours of operation for the 108 Beach Street location shall be 3:30PM to 7:00PM.

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 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 22, 2024.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
October 9, 2024

Ashley Melnik

From: MICHAEL ROPER <mropeman@verizon.net>
Sent: Saturday, October 12, 2024 10:12 AM
To: Ashley Melnik
Subject: FOOD TRUCK ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

I am in OPPOSITION to adding a location at the History Museum 108 Beach St parking lot. Too close to Sonny Meyers playground.

Attachment: MichaelRoperFoodTruckOrdinanceOpposition (24-305 : An Ordinance Further Amending Food Truck Regulations)



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

February 19, 2025

Marc Silvestri, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Special Legislation and Financial Impact – Leo MacAskill

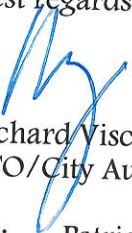
Dear Council President Silvestri,

Please find attached correspondence from the Public Employee Retirement Administration Commission (PERAC) regarding the special legislation that the City Council is proposing for Mr. MacAskill.

In summary, the special legislation is estimated to cost the City \$302,000, with \$150,000 attributable to the return of the entire annuity of Mr. MacAskill's contribution and \$152,000 attributable to the actuarial value of the increased annual benefit as calculated using the means and methods described in the attached PERAC letters.

I will be at Monday's meeting to answer any questions regarding this matter.

Best regards,


 Richard Viscay
 CFO/City Auditor and Chairman of the Revere Retirement Board

Cc: Patrick M. Keefe, Mayor
 Scott Provencal, Executive Director, Revere Retirement Board
 Assunta Newton, Assistant Budget Director

attachments

Attachment: RetirementBoardResponse.LeoMacAskill (24-317 : Special Legislation - Leo MacAskill)

PERAC

COMMONWEALTH OF MASSACHUSETTS | PUBLIC EMPLOYEE RETIREMENT ADMINISTRATION COMMISSION

PHILIP Y. BROWN, ESQ., *Chair*

WILLIAM T. KEEFE, *Executive Director*

Auditor DIANA DIZOGLIO | KATHLEEN M. FALLON | KATE FITZPATRICK | JAMES J. GUIDO | RICHARD MACKINNON, JR. | JENNIFER F. SULLIVAN, ESQ.

February 14, 2025

Scott Provensal
Executive Director
Revere Retirement Board
14 Yeamans Street, Unit C2
Revere, MA 02151

Scott
Dear Mr. Provensal:

This letter is a follow-up to my January 22, 2025 letter to the Board concerning the cost to provide a retired member of your retirement system, Leo Macaskill, an enhanced benefit similar to the benefit that would be paid under the recently enacted “Violent Assault” provision of G.L. c. 32, §7.

Please note that the original calculation looked only at the present value of the difference between the monthly benefits that would be paid under the Section 7 accidental disability benefit and the proposed “violent assault” benefit. It did not consider the return of accumulated deductions.

Accounting for the return of the accumulated deductions, the cost to the retirement system would thus be approximately \$302,000 (\$150,000 value of the difference in monthly benefits plus \$151,802.64 value of accumulated total deductions at his retirement date).

The assumptions and methodologies used in this analysis are the same as those used in the prior analysis and are outlined in the January 22, 2025 letter.



February 14, 2025
Page Two

I trust the foregoing is of assistance. Please do not hesitate to contact me if there are further questions.

I am a member of the American Academy of Actuaries and meet the Qualification Standards of the Academy to provide the above results.

Sincerely,



John F. Boorack, MAAA, FCA, EA
Actuary

JFB/jfb

p:\actuarial\general\leo mccaskill cost analysis write up - 2.docx

PERAC

COMMONWEALTH OF MASSACHUSETTS | PUBLIC EMPLOYEE RETIREMENT ADMINISTRATION COMMISSION

PHILIP Y. BROWN, ESQ., *Chair*

WILLIAM T. KEEFE, *Executive Director*

Auditor DIANA DIZOGLIO | KATHLEEN M. FALLON | KATE FITZPATRICK | JAMES J. GUIDO | RICHARD MACKINNON, JR. | JENNIFER F. SULLIVAN, ESQ.

January 22, 2025

Scott Provensal
Executive Director
Revere Retirement Board
14 Yeamans Street, Unit C2
Revere, MA 02151

Scott
Dear Mr. Provensal:

You had indicated that the Revere City Council was considering a petition for special legislation to provide a retired member of your retirement system, Leo Macaskill, an enhanced benefit similar to the benefit that would be paid under the recently enacted "Violent Assault" provision of G.L. c. 32, §7. The Board indicated that the Council was looking to have the proposed benefit become effective on the member's original date of retirement. The Council asked for an analysis of the cost to the retirement system for the proposed special legislation.

We reviewed our calculation approval database to determine the benefit that is being paid to Mr. Macaskill. He retired under Accidental Disability effective December 22, 2022. His original benefit under Option B was \$64,643.40. The final year salary paid to Mr. Macaskill to determine this benefit amount was \$86,665.67. We made several assumptions in performing this analysis. First, since the benefits under each option on the date of retirement are actuarially equivalent, for simplicity, we used the Option A benefit that would have been paid to Mr. Macaskill at the time of his retirement (\$65,299.20). Next, we assumed that the salary would increase by 4% each year. Then, we assumed that the proposed benefit would equal his annual salary each year until age 65 at which time, the benefit would then become 80% of the age 65 salary. Lastly, we assumed that, when applicable, the benefits would increase by the current maximum COLA of \$390 per year. To calculate the cost impact to the retirement system, we determined the value of the benefit that would be paid to Mr. Macaskill under his current Section 7 benefit, and we determined the value of the proposed benefit that would be paid should the special legislation get passed and took the difference of these two figures.



January 22, 2025
Page Two

Based on our analysis, the cost to the retirement system of the proposed legislation would be approximately \$150,000.

The assumptions used to determine the present value of the benefits are the mortality table and the interest rate. For this analysis, we assumed that the mortality was in accordance with the RP-2000 Mortality table (unisex) with a 50/50 male/female allocation and we assumed an annual interest rate of 7.0%. There is no clear basis in Chapter 32 for determining the present value of retirement benefits. Therefore, another person tasked with determining the present value of benefits could use a different, but still reasonable mortality table and/or interest rate in his or her determination. A different mortality table could result in either a higher or lower present value, whereas a lower interest rate would result in a higher present value and a higher interest rate would result in a lower present value.

I am a member of the American Academy of Actuaries and meet the Qualification Standards of the Academy to provide the above results.

Let me know if the Board has any further questions.

Sincerely,



John F. Boorack, MAAA, FCA, EA
Actuary

JFB/jfb

p:\actuarial\general\leo mccaskill cost analysis write up.docx

Attachment: RetirementBoardResponse.LeoMacAskill (24-317 : Special Legislation - Leo MacAskill)

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, January 27, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE NOISE CONTROL PROVISIONS OF THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

- Section 1.** Section 9.08.100(C) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “Phonographs.”
- Section 2.** Section 9.08.100(E) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the words “ Birds. Etc.” and “or bird.”
- Section 3.** Section 9.08.100(F) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the first occurrence of the word “nine” and inserting in place thereof the word “eight.”
- Section 4.** Section 9.08.100(G) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “eight.”
- Section 5.** Section 9.08.100(G) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “Saturday.”
- Section 6.** Section 9.08.100(K) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “eight.”
- Section 7.** Section 9.08.100(L)(1) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “seven.”
- Section 8.** Section 9.08.100(L)(2) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “eight.”
- Section 9.** Section 9.08.100(M) of Chapter 9.08 of the revised ordinances of the City of Revere is hereby amended by removing the word “nine” and inserting in place thereof the word “eight.”

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 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before January 21, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
January 15, 2025

Attachment: PH.NoiseOrdinanceAmendments (24-354 : Noise Control Amendments)



City of Revere

Office of the City Solicitor

281 Broadway
Revere, MA 02151 | Tel: (781)-286-8166

Paul Capizzi, *City Solicitor* | Daniel Doherty, *Asst. City Solicitor*
Sheryl Pelletier, *Paralegal* | Claire Inzerillo, *Policy Writer & Analyst*

Mayor Patrick M. Keefe Jr.

January 15, 2025

Honorable City Council
281 Broadway
Revere, MA 02151

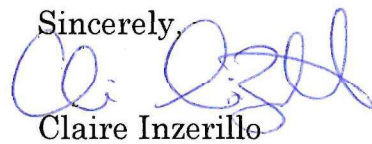
Esteemed Council members:

I write in support of the amendments to the City’s noise ordinance. As a reminder, these amendments were presented to the Council after consultation with Revere Police Department leadership and Department of Municipal Inspections leadership.

At tonight’s public hearing, I ask this Council, if it is their will, to consider re-formatting the noise ordinance following the example I’ve provided you all with. Upon closer review, the proposed ordinance – with the amendments made by this Council – is formatted in a way that is counterintuitive to our goals of easier access and readability. To ensure that police officers and dispatch, as well as concerned residents, are able to accurately reference and use the noise ordinance, I suggest re-formatting the ordinance by group. The existing Section 9.08.100 (Attachment A) is divided into subsections A through M. I propose, through the Council, to re-format the section by grouping the following sub-sections together: D, F, G, K, and M (permitted activities with times); L (trash); B, C, E, H, I, and J (never permitted); and exceptions (emergency vehicles, bell towers, etc.).

If the above groupings are looked upon favorably, the resulting new format is reflected in Attachment B.

Thank you for your consideration. I look forward to further discussion at the Legislative Affairs Sub-committee meeting.

Sincerely,


Claire Inzerillo
Policy Writer and Analyst

Attachment: PH Testimony_Noise_Inzerillo (24-354 : Noise Control Amendments)

EXPLANATION OF SECTION 9.08.100 FORMAT:**Existing Section 9.08.100:** § 9.08.100 **Non-measured noise disturbances.**

- A.** Noise Disturbances Prohibited: The following acts are declared to be loud, disturbing and unnecessary noises in violation of this chapter, but said enumeration shall not be deemed to be exclusive. Non-commercial public speaking and public assembly activities conducted on any public space or public right-of-way shall be exempt from the operation of this section. Bell towers and clock towers with bells or chimes shall be exempt from the operation of this section.
- B.** Horns, Signaling Devices, Etc. The sounding of any horn or signaling device on any automobile, motorcycle, street car or other vehicle on any street or public place of the City, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of any such device for an unnecessary and unreasonable period of time. The use of any signaling device except the one operated by hand or electricity; the use of any horn, whistle or other device operated by engine exhaust; and the use of any such signaling device when traffic is for any reason held up.
- C.** Radios, Phonographs, Etc. The using, operating, or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, loudspeaker or public address systems, unless used by the City of Revere, or other machine or device for the producing or reproducing of sound in such a manner as to be plainly audible from the building, structure, vehicle or dwelling unit as to which the sound is originating from shall be a violation of this chapter.
- D.** Street Sales. Offering for sale or selling anything by shouting or outcry within any residential or commercial area of the City, except by permit issued by the chief of police according to criteria set forth by the chief and/or except between the hours of nine p.m. and eight a.m., and the causing thereof, is a violation of this chapter.
- E.** Animals, Birds, Etc. Owning, possessing or harboring any animal or bird which frequently or for continued duration, howls, barks, meows, squawks or makes other sounds which are plainly audible from the lot line of the lot on which it is located, is a violation of this chapter. This provision shall not apply to licensed kennels.
- F.** Loading and Unloading. Loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects between the hours of nine p.m. and eight a.m. the following day on weekdays, or between the hours of nine p.m. and nine a.m. the following day when the following day is a Saturday, Sunday or holiday in such a manner as to be plainly audible from the lot line of the lot on which such activity is located, is a violation of this chapter.
- G.** Construction, Drilling, or Demolition: Operating or permitting the operation of any tools or equipment used in construction, drilling or demolition work between the hours of nine p.m. and eight a.m. the following day on weekdays or at a time on a Saturday, Sunday or holiday in such a manner as to be plainly audible from the lot line of the lot on which such activity is located, except for emergency work of public service utilities or by special permit issued by the inspector of buildings, and the causing thereof, is a violation of this chapter. Subsection **F** shall not apply to the use of domestic power tools as provided for in subsection **L** of this section.
- H.** Vehicle or Motorboat Repairs and Testing. Repairing, rebuilding, modifying, or testing any motor vehicle, motorcycle, or motorboat in such a manner as to be plainly audible as to be plainly audible from the lot line of the lot on which such activity is located, is a violation of this chapter.
- I.** Places of Public Entertainment. Operating, playing or permitting the operation or playing of any radio, television, phonograph, drum, musical instrument, sound amplifier, or similar device which produces, reproduces, or amplifies sound in any place of public entertainment in such a manner as to be plainly audible from the lot line of the lot on which such activity is located, is a violation of this chapter.
- J.** Vibration. Operating or permitting the operation of any device that creates vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at twenty-five (25) feet from the source if on a public space or public right-of-way, is a violation of this chapter. For the purposes of this section, "vibration perception threshold" means the minimum ground or structure borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.
- K.** Domestic Power Tools. Operating or permitting the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, snow blower, or similar device used outdoors in or residential areas between the hours of nine p.m. and eight a.m. so as to be plainly audible from the lot line of the lot on which such activity is located, is a violation of this chapter.
- L.** Refuse Collection Vehicles. The following acts, and the causing thereof, are violations of this chapter: 1.) Operating or permitting the operation of the compacting mechanism of any motor vehicle which compacts refuse, between the hours of nine p.m. and eight a.m. the following day in or adjacent to a residential area; 2.) Collecting refuse with a refuse collection vehicle between the hours of nine p.m. and eight a.m. the following day in a residential or commercial area. This section does not apply to municipal trash collection.
- M.** Heliports. Operating or permitting the operation of a helicopter between the hours of nine p.m. and eight a.m. so as to be plainly audible from the lot line of the lot on which such activity is located, is a violation of this chapter.

(C.O. 12-192, § 15, 10/15/2012)

To ensure that this Council's amendments have an actual effect on enforcement of this ordinance, I am proposing to re-format this section (inclusive of the amendments approved on December 9) so that it is easier to read and follow for police responders, city staff, and concerned residents.

Instead of listing numerous days, differing times, and endless distinctions between activities, I propose grouping the section into 4 subsections:

- Exemptions to the noise ordinance (emergency vehicles, public assembly, bell towers, licensed/permitted work)
- Permitted noises/activities between 8am and 6pm, **excluding** Sundays and holidays:
 - "old" sub-sections D, F, G, K, and M
- Refuse collection (this is a stand-alone section due to the times bound by the City's contracts with waste management providers)
 - "old" subsection L
- Noises/activities that are always a violation, regardless of time:
 - "old" subsections B, C, E, H, I, and J

NEW FORMAT SECTION 9.08.100:

§ 9.08.100. Non-measured noise disturbances.

- A. No person shall make or cause to be made any unreasonable or excessive noises in the City, by whatever means or from whatever means or from whatever source. The following are exempt from this provision:
1. Noise from law enforcement motor vehicles;
 2. Noise from emergency vehicles which is emitted during an actual emergency;
 3. The sounding of any horn or signaling device on any automobile, motorcycle, bus, or other vehicle on any street or public place as a danger warning;
 4. Non-commercial public speaking and public assembly activities conducted on any public space or public right-of-way;
 5. Bell towers and clock towers with bells or chimes;
 6. Emergency work of public service utilities; and
 7. Noise which a person is making or causing to be made where such person has received and maintains a valid license or permit therefor from any department, board, or commission of the City authorized to issue such license or permit; provided, however, that such noise shall be permitted only to the extent allowed by the license or permit.
- B. The following acts are permitted between the hours of eight a.m. and six p.m. Monday through Saturday, and are prohibited at any time on a Sunday or holiday:
1. Street sales. Offering for sale or selling anything by shouting or outcry within any residential or commercial area of the City, unless otherwise authorized by permit issued by the chief of police according to criteria set forth by the chief.
 - i. Nothing in this sub-section shall be construed to affect the authority of R.R.O. Title 5 as it pertains to solicitors, canvassers, hawkers, and peddlers.
 2. Loading and unloading. Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects.
 3. Construction, drilling, or demolition. Operating or permitting the operation of any tools or equipment used in construction, drilling, or demolition work.

4. Domestic power tools. Operating or permitting the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, or similar device used outdoors in residential areas.
 5. Heliports. Operating or permitting the operation of a helicopter.
- C. Refuse collection is permitted between the hours of seven a.m. and eight p.m.
1. Refuse collection includes, but is not limited to, operating or permitting the operation of the compacting mechanism of any motor vehicle which compacts refuse and collecting refuse with a refuse collection vehicle.
 2. This section shall not apply to municipal trash collection.
- D. The following acts are declared to be unreasonable or excessive noises in violation of this chapter, but said enumeration shall not be deemed to be exclusive:
1. The sounding of any horn or signaling device on any automobile, motorcycle or other vehicle on any street or public place of the City not as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding or any such device for a unnecessary and unreasonable period of time. The use of any signaling device except the one operated by hand or electricity; the use of any horn, whistle or other device operated by engine exhaust; and the use of any such signaling device when traffic is for any reason held up.
 2. Radios, music, etc. The using, operating, or permitting to be played, used, or operated any radio receiving set, musical instrument, sound amplifier, loudspeaker or public address system, unless used by the City of Revere, or other machine or device for the producing or reproducing of sound in such a manner as to be plainly audible from the building, structure, vehicle, or dwelling unit as to which the sound is originating from.
 3. Animals. Owning, possessing or harboring any animal which frequently or for continued duration makes sounds which are plainly audible from the lot line of the lot on which it is located. This provision shall not apply to licensed kennels.
 4. Vehicle or motorboat repairs and testing. Repairing, rebuilding, modifying, or testing any motor vehicle, motorcycle, or motorboat in such a manner as to be plainly audible from the lot line of the lot on which such activity is located.
 5. Places of public entertainment. Operating, playing, or permitting the operation or playing of any radio, television, musical instrument, sound amplifier or similar device which produces, reproduces, or amplifies sound in any place of public entertainment in such a manner

as to be plainly audible from the lot line of the lot on which such activity is located.

6. Vibration. Operating or permitting the operation of any device that creates vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at twenty-five (25) feet from the source if on a public space or public right-of-way.

- i. For the purposes of this section, “vibration perception threshold” shall mean the minimum ground or structure borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, January 27, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING FIRE SAFETY REGULATIONS IN THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

SECTION 1. Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”

SECTION 2. Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “powers” and inserting in place thereof the word “authority.”

SECTION 3. Section 2.54.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”

SECTION 4. Chapter 2.54 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section 2.54.070:

§ 2.54.070. Fire watches.

A. Definitions.

1. “Chief of the fire department” or “Chief” shall mean the Chief of the Revere Fire Department.
2. “Fire watch” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or portion thereof by one or more trained and qualified professionals, pursuant to State Fire Law and Code.
3. “Fire watch detail” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or activity by one or more Revere firefighters who are trained and qualified to carry out a fire watch pursuant to State Fire Law and Code.
4. “State Fire Law” shall mean M.G.L. c. 148, as amended.
5. “Fire Code” or “Code” shall mean 527 CMR 1.00, as amended.

B. The Chief of the fire department is hereby authorized to order a fire watch if, in their judgement, such fire watch is necessary for the protection against fire or other hazard and the preservation of public health and safety.

1. It shall be the function of the fire watch to observe that all safety precautions are taken and that any and all work is done in strict conformance with all applicable rules and regulations of the Revere Fire Department and State Fire Law and Code.

- i. A fire watch shall continuously monitor and observe the structure and/or grounds at intervals determined by the type of occupancy and the hazards and special conditions associated with the building, property, or structure. A fire watch shall provide, but not be limited to, the inspection or monitoring of the following: potential fire ignition sources; fire extinguisher operation and placement; exits, stairwells, and corridors; properly illuminated exit signs; and sprinkler system operation. A record of the monitoring, times, and conditions shall be kept by the fire watch personnel and maintained by the management or owner of such building, structure or property for future review by the Office of the Fire Marshal and Chief of the fire department.
 - 2. A fire watch detail may be required for the following types of work:
 - i. Demolition work: where any contractor is doing demolition work within the City of Revere, and where said work is taking place within one hundred (100) feet of a dwelling unit or other building that is occupied, said contractor shall produce, at their own expense, sufficient fire watch details, as in the opinion of the Chief may be needed and under such terms and conditions the Chief may prescribe.
 - ii. Work on gas lines: when any work is being performed on charged or uncharged gas lines or gas mains in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.
 - iii. Blasting: when blasting is to be done in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.
 - iv. Pyrotechnics: when pyrotechnics are being displayed, stored, or assembled in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.
- C. The expense of a fire watch and fire watch detail shall be borne by the owner of the property where the fire watch or fire watch detail has been ordered.
 - 1. Payment of a fire watch detail is due within thirty (30) days of service. Interest at the rate of 6% per annum will accrue on overdue balances from the due date until payment is made.
 - 2. The rate of a fire watch detail is subject to provisions of the collective bargaining agreement between the Revere Firefighters Local 926 and the City of Revere. Such rates shall be made available to anyone upon request.
- D. Nothing in this section shall be construed to affect the authority or regulations of Federal and State agencies, including but not limited to the Massachusetts Department of Fire Services and the Department of Environmental Protection.

SECTION 5. Chapter 8.32 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by repealing this chapter in its entirety.

SECTION 6. 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 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before January 21, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
January 15, 2025



City of Revere

Office of the City Solicitor

281 Broadway
Revere, MA 02151 | Tel: (781)-286-8166

Mayor Patrick M. Keefe Jr.

Paul Capizzi, *City Solicitor* | Daniel Doherty, *Asst. City Solicitor*
Sheryl Pelletier, *Paralegal* | Claire Inzerillo, *Policy Writer & Analyst*

January 16, 2025

Honorable City Council
281 Broadway
Revere, MA 02151

Re: Public hearing for fire safety amendments.

Esteemed Council members:

I write in support of the amendments to Chapter 2.54 and Chapter 8.32 of the Revised Ordinances of the City of Revere. As mentioned at the previous City Council meeting, these edits come at a time when the City's ordinances are silent as to fire watches. With increasing development in Revere, and an ever-growing population, it is critical that our fire fighters be protected via codification of the regulations before you tonight. One of the most important additions is the language explicitly ordering that fire watch details be paid by the property owner on time, lest they accrue interest.

As a reminder, these updates were made in consultation with the Office of the State Fire Marshal, who ensured that our language was consistent with the powers and authorities enumerated in State Fire Law and Code.

Thank you for your consideration. I look forward to further discussion at the Legislative Affairs Sub-committee meeting.

Sincerely,

Claire Inzerillo
Policy Writer and Analyst

Attachment: PH Testimony_Fire Safety_Inzerillo (25-005 : Fire watches)

C-25-02

PUBLIC HEARING NOTICE
REVISED, JANUARY 14, 2025

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.030 and 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, January 27, 2025 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 Stephen Caruso, Trustee of R&S Realty Trust, 320 Charger Street, Revere, MA 02151 requesting a special permit from the Revere City Council to reconstruct, alter, and extend the lawfully preexisting, nonconforming structures so as to construct a new commercial parking structure at the property located at Squire Rear Road, Revere, MA 02151 (MBP 30-435C-7E).

A copy of the aforementioned application (C-25-02) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. Proponent/opponent testimony will be accepted in writing on or before January 21, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #10682
01/08/2025
01/15/2025

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

FORM B

APPLICATION NO. C-25-02

DATE: 12/31/24

**City of Revere, Massachusetts,
Zoning Board of Appeals
Revere City Council Application For
Special Permit**

FILED
2024 DEC 31 PM 2:30
OFFICE CITY CLERK
REVERE MASS

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 Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 17.16.040 and Chapter 17.08, Section 17.08.572.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Structure (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.030.

1. Applicant submitting this application is:

Name: Stephen Caruso, Trustee of R & S Realty Trust

Address: 320 Charger Street, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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: Gerry D'Ambrosio, Esq. and Nancy O'Neil, Esq.

Title: Counsel for Applicant

Address: 14 Proctor Ave, Revere, MA 02151

Tel. #: (617) 720-5657

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

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

Name: R & S Realty Trust

Address: 320 Charger Street, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP (617) 720-5657

5. The land described in this application is a portion of the land recorded in Suffolk County Registry of Deeds, Registered Land Division, Certificate No. 96567, attached hereto as **Exhibit A1**, which land was subsequently deregistered pursuant to the Land Court Registered Land Endorsed Notice of Voluntary Withdrawal, recorded in Suffolk County Registry of Deeds, Recorded Land Division in Book 65538, Page 173, attached hereto as **Exhibit A2**.

6. Plans describing and defining the Special Permit for Commercial Parking Garage Use and Alteration and Extension of Preexisting, Nonconforming Structure are included herewith as **Exhibit B**.

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

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

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 part of this application.

Please see the City of Revere GIS Map and the USGS topographic maps attached hereto as **Exhibit D**.

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.):

That certain parcel of land situated in Revere, in the County of Suffolk and the Commonwealth of Massachusetts forming an unnumbered Squire Road Rear lot depicted as Lot B on Plan of Land, 320 Charger Street, Revere, Mass. 02151, Prepared for North River Company LLC by Otte & Dwyer, Inc., Land Surveyors, dated February 12, 2021, endorsed by the City of Revere Planning Board: Approval Not Required Under the Subdivision Control Law, on February 24, 2021, recorded with the Suffolk County Registry of Deeds, Recorded Land Division in Book 2021, Page 263, hereinafter described as the "Property."

The aforementioned plan is attached hereto as **Exhibit A3**.

Please see **Exhibit E** for photographs of the current conditions at the Property.

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

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

The Property currently contains a series of disparate industrial uses and buildings which are lawfully preexisting, nonconforming pursuant to Revere Zoning Ordinances, Chapter 17.08, Section 17.08.540 and Section 17.08.530. Specifically, the Property contains two, preexisting, nonconforming principal structures respectively dedicated to (A) preexisting, nonconforming commercial garage use for automotive repairs and (B) preexisting, nonconforming building construction and contracting storage yard or facility use. The Property also features a large, appurtenant paved lot utilized for the storage of passenger and construction vehicles as well as construction materials.

The Applicant seeks to (1) consolidate use of the Property into a new commercial parking structure use, such use being allowable by special permit of the Revere City Council under Revere Zoning Ordinances, Chapter 17.16, Section 17.16.040 and Chapter 17.08, Section 17.08.572, and (2) reconstruct, alter, and extend the lawfully preexisting, nonconforming structures at the Property so as to construct the new commercial parking structure, such reconstruction, alteration, and extension being allowable by special permit of the Revere City Council under Revere Zoning Ordinances, Chapter 17.40, Section 17.40.030.

The City Council of the City of Revere should award this special permit because the Applicant's proposal is not detrimental to the surrounding neighborhood but would rather improve conditions in the neighborhood. Conversion and consolidation of the Property from (A) commercial garage use for automotive repairs and (B) building construction and contracting storage yard or facility use to a new and attractive commercial parking structure will lessen noise and environmental impacts on the surrounding neighborhood and improve neighborhood aesthetics. Specifically, the proposed commercial parking structure is cleaner, safer, and more attractive than the current disparate repair and construction uses at the Property.

The Property is suited to the proposed commercial parking structure use because it is located in a remote, industrial area with a direct access to Charger Street and the nearby Route 60, Route 1, and Route 1A, and is also already dedicated to the extensive storage of vehicles. The new commercial parking structure use will eliminate the presence of construction vehicles and materials at the Property and contain vehicles within a single structure. Specifically, the Applicant's proposal will allow for the construction of a modern parking structure with appurtenant greenery where no landscaping currently exists. This new structure fits with the size and scale of the surrounding neighborhood, including the abutting, five-story self-storage building at 340 Charger Street. As such, the proposed commercial parking structure will beautify the Property and better align with the multi-story, industrial character of the surrounding neighborhood.

Overall, the proposal will consolidate the disparate industrial uses at the Property into a single, less-impactful commercial parking structure use, which will be contained in a modern, attractive building with new landscaping. The commercial parking structure will allow the Applicant to provide City of Revere residents with a new parking amenity. This parking amenity will increase the number of available affordable parking options within the City of Revere. Accordingly, as the Applicant's proposal will improve conditions in the neighborhood and provide a useful amenity for City of Revere residents, the proposal is in harmony with the general purposes and intent of the Revere Zoning Ordinances.

Date of denial by the Site Plan Review Committee: December 23, 2024. Please see the Site Plan Review Committee denial letter attached hereto as Exhibit F.

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

Ally Conner Trustee
Signature of Applicant

12-24-24
Date

Ally Conner Trustee
Signature of Owner Representative

12-24-24
Date

Ally Conner Trustee
Signature of Designated Representative

12-24-24
Date

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

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

**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: Stephen Caruso, Trustee of R & S Realty Trust

Address: 3 Tonika Court, Peabody, MA 01960

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

Name: Stephen Caruso, Trustee of R & S Realty Trust

Address: 3 Tonika Court, Peabody, MA 01960

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: N/A

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

Name: Stephen Caruso, Trustee of R & S Realty Trust

Address: 3 Tonika Court, Peabody, MA 01960

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: Stephen Caruso

Address: 3 Tonika Court, Peabody, MA 01960

The Certificate of Trustee is filed with the Suffolk County Registry of Deeds, Registered Land Division, Certificate No. 96567.

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: N/A

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

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

Page 2
General Disclosure Form

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: N/A

Director's Name: N/A

Address: N/A

Shareholder's Name: N/A

(50% or more)

Address: N/A

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: N/A

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: N/A

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:

[Signatures on following page]

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

The foregoing information if provided under the Pains and Penalty of Perjury.

Signature of each party and land-owner:

John Louis Truster
Name

12/24/24
Date

Name

Date

Name

Date

Name

Date

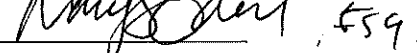
Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

Request for Finding of Fact – Special Permit

Now comes the applicant R & S Realty Trust who has applied to this Honorable City Council for a special permit for property located at Squire Road Rear, 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 in harmony with the intent of the Zoning Ordinance as it creates an important amenity and encourages the most appropriate and least impactful use of industrial land within the City. *See*, Revere Zoning Ordinances, § 17.04.010.
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is appropriate because it is located in the TED district which allows for a request of a special permit for commercial parking structure use. The site is currently used as a commercial garage and as a building construction and contracting storage yard or facility with extensive vehicle storage. The surrounding neighborhood already contains a mixture of commercial and industrial uses and additional commercial parking facilities. As such, the proposal fits with the character and uses of the surrounding neighborhood and the preexisting uses of the site.
 - (b) The site is appropriate because it currently contains two aging and lawfully preexisting, nonconforming industrial structures, which would be replaced with a new, attractive structure.
 - (c) The proposed use can be created and the preexisting nonconforming structures can be consolidated and reconstructed without impeding the normal use of the surrounding neighborhood, which is located in a remote portion of the City of Revere. The proposed use and new structure will clean up the Property, eliminate the presence of construction vehicles, and improve the condition of the surrounding neighborhood.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate facilities already serving the Property.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The proposal will reconstruct, alter, and extend aging, preexisting nonconforming industrial structures in a remote portion of the neighborhood into a new, single structure. The new structure will be cleaner, safer, and more attractive than the current commercial garage and building construction and contracting storage yard or facility
 - (b) The proposed use does not deviate or substantially change the character of this industrial area of the City, which already contains commercial parking uses without negatively impacting the neighborhood.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed facility for the following reasons:
 - (a) The Applicant's parking garage shall not substantially affect the present traffic patterns of the neighborhood and will only increase the amount of parking available to the neighborhood and the City of Revere.
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) Adequate and appropriate facilities already service the Property.

Date: 12/31/24

Respectfully submitted by:  Esq.

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.

R+S REALTY TRUST

Signature of Individual or
Corporate Name

by: [Signature]
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.

R+S REALTY TRUST

Signature of Individual or
Corporate Name

by: [Signature]
Corporate Officer (if applicable)

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

From: fstringi@revere.org
Sent: 12/23/2024 - 01:39 PM
To: noneil@dambrosiolp.com,rsalvo@eaicivil.com,amelnik@revere.org,jfesta@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: December 23, 2024
Application #: SPR24-000142
Address: SQUIRE REAR RD
Description: Construction of commercial parking structure
Review Status: Denied

Thank you for your recent permit application for Construction of commercial parking structure. 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; 1) In accordance with Section 17.40.030, the expansion and modification of a nonconforming structure for a substantially different purpose and substantially greater extent may only be allowed by special permit of the City Council; 2) In accordance with Section 17.16.040, a commercial parking structure within the TED 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.



EXHIBIT A1

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

June 3, 1987
New Duplicate Certificate
issued in place of lost
certificate. See Order of
Court Doc. No. 423405

Oct. 9, 1992
New Duplicate Certificate.
Issued in place of lost
certificate. See Order of
Court Doc. 491416.

Transfer Certificate of Title

No. 26567

From Certificate Nos. 80625 & 81374, Originally Registered June 19, 1970 & Feb. 19, 1971
in Registration Book 399 Page 25 & Book 402 Page 174 for the Registry District of Suffolk County.

This is to Certify that RALPH CARUSO, JR. and STEPHEN CARUSO, TRUSTEES of the
R. & S. REALTY TRUST, under a Declaration of Trust dated January 9, 1984, filed
and registered as Document No. 377680, *Amend & Restated DOC 498041

in the County of x and Commonwealth of Massachusetts x
x married x

Withdrawn From Registration

Doc. # 920801

Date May 25, 2021

PARTIAL
LOT 13
12/19/2017
134495

of that certain parcel of land situated in Revere
in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:
Southeasterly three hundred seventy-two and 58/100 (372.58) feet;
Northeasterly ninety-four and 10/100 (94.10) feet; and
Southeasterly again two hundred nine and 37/100 (209.37) feet by land now or
formerly of Revere Airways, Inc.
Southwesterly by lot 2 as shown on the plan hereinafter mentioned three hundred
fifty-eight and 61/100 (358.61) feet; and
Northwesterly by land now or formerly of Revere Northgate, Inc. four hundred
ninety-eight and 46/100 (498.46) feet.

Said land is shown as Lot 7 on a subdivision plan drawn by Raymond C. Pressey,
Inc., Surveyors, dated April 28, 1969; as approved by the Court, filed in the
Land Registration Office as plan No. 29487-C, a copy of a portion of which
is filed with Certificate of Title No. 79195.

The above described parcel of land is subject to the rights set forth
in a taking by the Commonwealth of Massachusetts, Department of Public Works,
dated December 20, 1955, filed and registered as Document No. 221400, in so
far as the same is applicable.

The above described land has the benefit of and is subject to all rights,
easements, reservations, restrictions and conditions set forth in deed from
Revere Airways, Inc. to Louis Puro et al Trustees, dated November 27, 1961,
filed and registered as Document No. 251755, and agreement affecting same
filed and registered as Document No. 283772, all in so far as the same is
applicable.

The above described land is subject to and has the benefit of rights, ease-
ments, conditions, Restrictions and agreements set forth in deed from Revere
Northgate, Inc. to McCoba Construction Corporation, dated May 8, 1969, filed
and registered as Document No. 293490.

The above described land is subject to notices of leases noted on
certificate of title No. 69765, all in so far as the same may be applicable,
and also subject to and with the benefit of any rights easements, takings,
and agreements noted on said certificate of title No. 69765, all in so far
as the same may be applicable.

The above described land is subject to and has the benefit of rights and
easements set forth in deed from McCoba Construction Corporation to Vincenzo
A. Milano et al Trs., dated June 18, 1970, filed and registered as Document
No. 298837.

Also another certain parcel of land situated in said Revere, bounded and
described as follows:
Southeasterly by Charger Street one hundred fifty-four and 84/100 (154.84) feet;
Southwesterly by land now or formerly of Gorins Inc. seventy-eight and 87/100
(78.87) feet;
Northwesterly two hundred nine and 37/100 (209.37) feet,
Southwesterly ninety-four and 10/100 (94.10) feet, and

Subdivision
w/ certs
101653 +
116104

Continued

Subdivision of 2 lots 7.
New lots 13, 14 + 15
Plan 29487-F

Sept 1993
New Duplicate Certificate
issued in place of
lost Certificate. See
Court Doc. 491416

Locus: 320 Charger St., Revere, MA 02151

Address of owners: 185 Squire Rd., Revere, MA 02151

Attachment: C2502-SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

Northwesterly three hundred ninety-four and 56/100 (394.56) feet by land now or formerly of William A. Muller;
Northeasterly by the southwesterly line of Northeast Expressway, no assess, four hundred thirty-eight and 20/100 (438.20) feet;
Southeasterly by lot 2 as shown on the plan hereinafter mentioned four hundred sixty and 52/100 (460.52) feet; and
Southwesterly by the end of part of said Charger Street fifteen (15) feet.
Said land is shown as lot 7 on a plan drawn by Raymond C. Pressey, Inc. Surveyors, dated March 12, 1959, April 22, 1969, December 18, 1969, May 8, 1970, July 21, 1970, as modified and approved by the Court, filed in the Land Registration Office as plan No. 29051-A, a copy of a portion of which is filed with certificate of title No. 81371.

The above described land is subject to restrictions and reservations contained in a deed given by McCoba Construction Corporation to Vincenzo A. Milano et al, Trustees, dated June 18, 1970, duly recorded in Book 8371, Page 373.

The above described land is subject to, and with the benefit of, rights and easements as set forth in a grant made by McCoba Construction Corporation to Vincenzo A. Milano et al, Trustees, dated June 18, 1970, duly recorded in Book 8371, Page 373.

So much of the above described land as is included within the area marked "The Commonwealth of Massachusetts Drain Easement", approximately shown on said plan, is subject to a drain easement as set forth in a taking by the Commonwealth of Massachusetts, Department of Public Works, dated August 10, 1966, duly recorded in Book 8062, Page 658.

The above described land is subject to an easement as set forth in a grant made by Revere Northgate, Inc. to Massachusetts Electric Company, dated March 22, 1968, duly recorded in Book 8261, Page 465.

So much of the above described land as is included within the limits of said Charger Street is subject to the rights of all persons lawfully entitled thereto in and over the same.

There is appurtenant to the above described land, the right to use the forty-foot Way, approximately shown on said plan, for all purposes for which streets and Ways are commonly used in said City of Revere to and from Squire Road and locus.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said RALPH CARUSO, JR. and STEPHEN CARUSO, TRUSTEES, as aforesaid,

.....
.....
.....

to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in section forty-six of said Chapter, which may be subsisting, and subject also as aforesaid, and to any and all public rights legally existing in and over the same below mean high water mark, in so far as applicable; and to a permit issued by the Commonwealth of Massachusetts, Department of Natural Resources, duly recorded on June 19, 1970 in Book 8371 Page 371

WITNESS, WILLIAM I. RANDALL, Esquire, Judge of the Land Court, at Boston, in said County of Suffolk,
the.....seventeenth.....day of.....February.....in the year nineteen hundred
and.....eighty-four.....at.....4.....o'clock and.....30.....minutes in the after.....noon.

Attest, with the Seal of said Court,

Paul R. Tierney
PAUL R. TIERNEY, Esquire, Assistant Recorder.

Attachment: C2502:SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION			SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
					Year & Month	D.	H. M. A.M. P.M.		
298835	Agreement		Agreement affecting Doc. 293490 (See Doc.)	June 18 '70	June 19	11 11 AM			
300121	Notice of Variance	City of Revere to Vincent A. Milano	See Document <i>PLANNING 29487</i>	Sep. 30 '70	Oct. 2	9 37 AM			
307040	Agreement	V. & L. Realty Trust to Closure Company, Inc.	Right of Way Agreement as to Lot 7, pl. Cert. 81371 (See Doc.)	Jan. 26 '72	Jan. 26	1 PM			
377674	Certificate	Commonwealth of Massachusetts	Certificate of Compliance (See Doc.)	Feb. 3 '84	Feb. 17	4 30 PM			
377681	Mortgage & Security Agreement	Shawmut Bank of Boston N.A.	\$550,000.- as per note (See Doc.)	Feb. 17 '84	Feb. 17	4 30 PM			
377682	Assignment of Lease	Ralph Caruso, Jr. and Stephen Caruso, Trs. of R & S Realty Trust to Shawmut Bank of Boston N.A.	Asst. of Lease as additional security for Mort. Doc. 377681	Feb. 17 '84	Feb. 17	4 30 PM			
377683	Subordination and Attornment Agreement	Ralph Caruso, Jr., Construction Co., Inc. and Shawmut Bank of Boston N.A.	Subordination and Attornment Agreement (See Doc.)	Feb. 17 '84	Feb. 17	4 30 PM			
377684	Financing Statement	Ralph Caruso, Jr. and Stephen Caruso, Trs. of R & S Realty Trust (Debtors) Shawmut Bank of Boston N.A. (Secured Party)	See Document	Feb. 17 '84	Feb. 17	4 30 PM			

Doc. 1, 1989 Mort. Doc. 377681 discharged by Doc. 457671
James C. [Signature] Acting Asst. Recorder

Doc. 1, 1989 Mort. Doc. 377684 discharged by Doc. 459670
James C. [Signature] Acting Asst. Recorder

Frank S. [Signature] Acting Asst. Recorder

(SEE OVER)

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION	SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
377685	Financing Statement	R. & S. Realty Trust (Debtors) Shawmut Bank of Boston N.A. (Secured Party)	See Document	June 1 '87	Feb. 17 4 30 PM 1987	Frank S. Dot Acting Asst. Recorder	Dec. 1, 1989 in. Stmt. Doc. 377685 Appointed by Doc. 459670 Discharged by Acting Asst. Recorder
423406	Certificate	R. & S. Realty Trust	Investor's Certificate (See Doc.)	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423407 Discharged by Doc. 460143 Michael T. O'Brien Acting Asst. Recorder
423407	Mortgage and Security Agreement	Capitol Bank and Trust Company	\$800,000. - as per note. (See Doc.)	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423408 Terminated by Doc. 460144 Michael T. O'Brien Acting Asst. Recorder
423408	Financing Statement	R. & S. Realty Trust, Ralph Caruso et al. Trs. (Debtors) Capitol Bank and Trust Co. (Secured Party)	See Document	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423409 Discharged by Doc. 460143 Michael T. O'Brien Acting Asst. Recorder
423409	Asst. of Leases and Rent	Capitol Bank and Trust Company	Asst. of leases and rents as add'l security for mort. Doc. 423403	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423409 Discharged by Doc. 460143 Michael T. O'Brien Acting Asst. Recorder
443454	Notice	Capital Bank and Trust Company	Asst. of leases and rents as add'l security for mort. Doc. 423403	June 1 '87	June 3 11 AM 1987	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423409 Discharged by Doc. 460143 Michael T. O'Brien Acting Asst. Recorder
447573	Continuation Statement	Continuation of Financing Statement	Continuation of Financing Statement	Jan. 9 '89	Jan. 13 9 55 AM 1989	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423409 Discharged by Doc. 460143 Michael T. O'Brien Acting Asst. Recorder
447576	Continuation Statement	Continuation of Financing Statement	Continuation of Financing Statement	Jan. 9 '89	Jan. 13 10 30 AM 1989	Michael T. O'Brien Acting Asst. Recorder	Dec. 18 '19 Stmt. Sec. Doc. 423409 Discharged by Doc. 460143 Michael T. O'Brien Acting Asst. Recorder

See Additional Sheet

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION	SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
453727	Continuation Statement		Continuation of Financing Statement Doc. 377684	June 14 '89	July 10 12 40 PM 1989	Michael T. O'Brien Acting Asst. Recorder	
453728	Continuation Statement		Continuation of Financing Statement Doc. 377685	June 14 '89	July 10 12 40 PM 1989	Michael T. O'Brien Acting Asst. Recorder	
* 453729	Notice of Contract	Condore Spinning Co. (Contractor)	Notice of Contract to be completed	Sep. 14 '89	Sep. 15 11 35 AM	Michael T. O'Brien Acting Asst. Recorder	Nov. 27, 1989 Notice of Contract Doc. 453741 dissolved by Doc. 453742
			MA D-4042				
			NOV. 20 1989				
* 454741	Notice of Contract	Center Industrial Inc. & BIA Summit Bldg.	Notice of Contract to be completed by Aug. 1, 1989	July 17 '89	July 20 3 48 PM	Michael T. O'Brien Acting Asst. Recorder	Dec. 18, 1989 NOTICE OF CONTRACT Doc. 454741 ALL LASSES BY Doc. 460141. ALSO BY Doc. 460142 Michael T. O'Brien Acting Asst. Recorder
457686	NOTICE	Musler R. Habert	NOTICE of withdrawal (See Doc)	NOV. 20 1989	NOV. 20 11 09 AM	Michael T. O'Brien Acting Asst. Recorder	NOV. 20 1989 NOTICE Doc. 456834 dissolved by Doc. 457611 Michael T. O'Brien Acting Asst. Recorder
457709	Statement	Center Industrial Inc. & BIA Summit Bldg.	Statement of work (See Doc)	NOV. 20 1989	NOV. 20 11 09 AM	Michael T. O'Brien Acting Asst. Recorder	NOV. 18, 1989 STATE CLAIM Doc. 45709 discharged by Doc. 460141 Michael T. O'Brien Acting Asst. Recorder
457854	Certificate	Ralph Samuel E. Squire	Trustee Certificate (See Doc)	NOV. 17 '89	NOV. 19 1 49 PM	Michael T. O'Brien Acting Asst. Recorder	
457856	Certificate	Ralph Samuel E. Squire	Trustee Certificate (See Doc)	NOV. 19 '89	NOV. 19 1 49 PM	Michael T. O'Brien Acting Asst. Recorder	

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MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT		DATE OF REGISTRATION				SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
				YEAR & D.	M.	DAY	HR.	M.	A.M. OR P.M.		
457857	Ordinance	City of Asheville	Ordinance # 1989-001	Sept. 19 1989		1989	19	4:45 PM			
457858	Ordinance	City of Asheville	Ordinance # 1989-002	Oct. 17 1989		1989	19	4:45 PM			
457859	Ordinance	City of Asheville	Ordinance # 1989-003	Oct. 17 1989		1989	19	4:45 PM			
*											
459358	Statement of Account	Postec Industrial, Inc.	Statement of Account Sept 21 89	Sept 21 1989		1989	22	6:55 AM	James C. DeLoach Acting Asst. Recorder		DEC. 13 1989 Jmt. CLUM DE. 459358 discharged by DEC. 4 1989 Michael Tobin Acting Asst. Recorder
* 457860	Ordinance	City of Asheville	Ordinance # 1989-004	Oct. 19 1989		1989	19	4:45 PM	Michael Tobin Acting Asst. Recorder		Aug 11 88-724 City Rec 457860
457205	Notice	Tridella Electrical Corporation	Notice of Contract to be completed by Sept. 15, 1990	July 20 1990		1990	23	11:22 AM	William J. Dury Acting Asst. Recorder		July 11 08 - From Street - Dec 4 1989 - 60 - Church Street - Dec 25 1989 - 157 - William J. Dury Acting Asst. Recorder
468080	Attachment	The Dartmouth Company, Inc. (Pitt.)	Attachment to contract for 50,000 sq ft. Aug 15 1990	Aug 15 1990		1990	16	2:55 PM	James C. DeLoach Acting Asst. Recorder		expired by statute
551484	Attachment	Atlantic Bank and Trust Company	Attachment to contract for 457858	March 1987		1987	20	2:27 PM	William J. Dury Acting Asst. Recorder		

TRANSFER CERT. 96567
Bk. 478 Pg. 167

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

WORTHINGTON RECORDS

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION	SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
469728	Notice	Entered ON PREVIOUS PAGE Cortese Industries Inc. - 8/4/94 Summit Bldg.	Notice of Contract to be completed by August 17, 1999	July 17, 1999	July 20 3 48 PM 1999	Michael J. O'Brien Acting Asst. Recorder	expired by statute
472042	Attachment	Trodella Electrical Corporation vs. Trodella Electric Corporation	Notice of Contract (See Doc.)	Oct 15, 1990	Oct 15 3 03 PM 1991	Michael J. O'Brien Acting Asst. Recorder	expired by statute
491417	Notice of Lease	Revere Public Auction, Inc.	Notice of Lease Terms of Lease commencing April 15, 1992 Terminating April 14, 1997	Sept 28, 1992	Oct 9 3 01 PM 1992	Michael J. O'Brien Acting Asst. Recorder	expired by terms
491418	Asst. of Lease	Automobile Equity Loans, Inc.	Asst. of Lease DOC 491417	Sept 28, 1992	Oct 9 3 01 PM 1992	Michael J. O'Brien Acting Asst. Recorder	
503538	Attachment	Ralph Caruso vs. Stephen Caruso Wynne Trustees vs. R.S. Realty Trust	Trusts Certificate (see doc.)	Aug 20, 1993	Sept 1 12 05 PM 1993	Michael J. O'Brien Acting Asst. Recorder	
503539	Attachment	Ralph Caruso vs. Stephen Caruso Wynne Trustees vs. R.S. Realty Trust	Amendment of Trust Dec 457887 (SEE OVER)	Aug 20, 1993	Sept 1 12 05 PM 1993	Michael J. O'Brien Acting Asst. Recorder	

X-3446


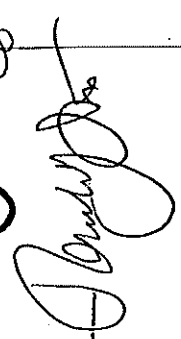

Acting Asst. Recorder

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION		SIGNATURE OF ASSISTANT RECORDER	DISCHARGE
					YEAR & MONTH	D. M. A.M. OR P.M.		
518832	Top Taking	City of Revere	320 Cheape St. 45860.00 by Pt. 1041993	Nov. 19 '93	9	28 4:47	Michael T. O'Brien Acting Asst. Recorder	July 10, 2020 Doc. 908190 Release with the following Doc. 508832 Revised by Michael O'Brien
51469	Tax Taking	City of Revere	320 Squire Rear Rd. Tax 1994, 94, 715.58. Pt.	June 30 '94	2	36 PM	Ronald J. [Signature] Acting Asst. Recorder	Dec 18, 1995 - Dec 28, 1997 Pl. Ent. under the City of Revere Dec. 5, 1999 Michael O'Brien
520863	Notice	City of Revere	Notice of petition to Foreclose Tax Taking Dec. 208352	Nov. 21 '94	12	15 PM	Michael T. O'Brien Acting Asst. Recorder	June 20, 2008 Doc. 253286P Revised by Doc. 253465 Quinn O'Brien Dec. 5, 1995 Notice, Doc. 524433 Petition Withdrawn by Doc. 530956
524438	Notice	City of Revere	Notice of Petition to Foreclose Tax Taking Dec. 51749	Mar 30 '95	9	51 AM	Michael T. O'Brien Acting Asst. Recorder	Michael O'Brien Acting Asst. Recorder
529104	Tax Taking	City of Revere	320 Cheape St. Tax 1995 169,013 Sq. Ft.	June 30 '95	9	11 36 AM	Michael T. O'Brien Acting Asst. Recorder	Dec 29, 1995 Doc. 530956 Release with the following Doc. 530107
533655	Tax Taking	City of Revere	320 Squire Rear Rd. 43,026.94 Pt. 441994-1995	Nov 30 '95	10	18 11 38 AM	Ronald J. [Signature] Acting Asst. Recorder	Dec 9, 1996, Doc. 546512, Rel. Pl. 2ndy Tax Tak. 58 P. 1996 533655 Quinn O'Brien, Acting Asst. Recorder
510974	Certificate	City of Revere	Municipal Bond	July 2 '98	Aug 21	11 15 AM		
510975	Certificate	City of Revere	Certificate of Municipal Bond	July 2 '98	Aug 21	11 15 AM		
510977	Certificate	Stephen Connor Trust R-S Realty Trust	Certificate of Municipal Bond (See Doc.)	Aug 20 '98	Aug 21	11 15 AM		
510978	Certificate	Century Bank and Sec. Agent Trust Company	\$13,000,000 - as per Aug 20 '98 note (See Doc.)	Aug 20 '98	Aug 21	11 15 AM	Ronald J. [Signature] Acting Asst. Recorder	May 24, 2017 Doc. 570978 discharged by Doc. 870327

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

Trans. Cert. No. 96567 BK. 478 PG. 167

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION		SIGNATURE OF ACTING ASST. RECORDER	DISCHARGE
					YEAR & MONTH	D. H. M. A.M. or P.M.		
570979	Assign. of Leases & Rents	Century Bank and Trust Company	Asst. Leases & Rents as add'l sec. for Mort. Doc. #570978	Aug. 20 '98	Aug. 21	11 15 AM		May 26, 2011 Lease & Rents for 570979 discharged by doc. 810327 Brents Lead Acting Asst. Recorder
634288	Certificate	<i>Director of Reverse Homeownership Conditional Commission</i>	<i>Director of Reverse Homeownership - Feb. 9, 1998 - Jan. 30, 1999. Wetland Protection Act (See Doc) Plans No. 29787</i>		2007			
634289	Amendment	Century Bank and Trust Company Ralph Caruso Jr. & Stephen Caruso as TRS. of R4S REALTY TRUST	Trustee's Certificate (See Doc.) Amendment Mort. Doc. 570978	MAY 20 '02	MAY 21	12 33 PM		

(SEE OVER)

X-3466

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT	DATE OF REGISTRATION <small>YEAR & MONTH DAY HOUR M. A.M. or P.M.</small>	SIGNATURE OF ACTING ASST. RECORDER	DISCHARGE
634290	Amendment	Century Bank and Trust Company & Ralph Caruso, Jr. & Stephen Caruso as TRS. of K+S Realty Trust	Amendment to Assn. of Leases & Rents DEC. 498042	MAY 20 '02	MAY 21 12 33 PM		
638825	Certificate	Ralph Caruso, Jr. & Stephen Caruso as TRS. of R+S Realty Trust	Trustee's Certificate (See Dec.)	Aug. 6 '02	Aug. 8 3 40 PM		
638826	Amendment	Century Bank & Trust Company Ralph Caruso, Jr. & Stephen Caruso as TRS. of R+S Realty Trust	Amendment mort. Dec. 570978	Aug. 6 '02	Aug. 8 3 40 PM		
638827	Amendment	Century Bank & Trust Company Ralph Caruso, Jr. & Stephen Caruso as TRS. of R+S Realty Trust	Amendment of Assn. Dec. 570979 See Dec.	Aug. 6 '02	Aug. 8 3 40 PM	<i>John F. Ryan</i>	

REC'D 8/20/02

See Sheet 8

Memoranda of Encumbrances

Report Date: 11/07/2023

Certificate No: 96567

Book: 478 Page: 167

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
662547	NOTICE	MENDELSONH JULIE REVERE CITY OF	NOTICE OF SPECIAL PERMIT (PLAN NO 29487)	07/10/2003 07/31/2003 12:32 PM	<i>Stephan J Murphy</i>	
752220	CERTIFICATE	CARUSO RALPH JR TR CARUSO STEPHEN TR R & S REALTY TRUST	TRUSTEES CERTIFICATE	05/20/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
752221	AMENDMENT	CARUSO STEPHEN TR CARUSO RALPH JR TR R & S REALTY TRUST	AMENDMENT TO MORT DOC 570978	05/20/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
752222	AMENDMENT	CENTURY BANK AND TRUST COMPANY CARUSO STEPHEN TR CARUSO RALPH JR TR R & S REALTY TRUST	AMENDMENT TO ASST OF LEASES & RENTS DOC 570979	05/20/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
752224	MUNICIPAL LIEN CERTIFICATE	CENTURY BANK AND TRUST COMPANY REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	05/12/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
752225	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	05/12/2008 05/21/2008 01:42 PM	<i>Stephan J Murphy</i>	
794404	INSTRUMENT OF TAX TAKING	REVERE CITY OF	320 SQUIRE REAR RD TAX YR 2011 79,715 SQ FT	08/15/2011 08/31/2011 11:43 AM	<i>Stephan J Murphy</i>	REL DOC 796552
794405	INSTRUMENT OF TAX TAKING	REVERE CITY OF	320 CHARGER ST & NO 320 R TAX YR 2011 2011 169,013 SQ FT	08/15/2011 08/31/2011 11:43 AM	<i>Stephan J Murphy</i>	REL DOC 796553
803693	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	05/02/2012 05/18/2012 11:35 AM	<i>Stephan J Murphy</i>	

Memoranda of Encumbrances

Report Date: 11/07/2023

Certificate No: 96567

Book: 478 Page: 167

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
803694	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	05/02/2012	<i>Stephan J. Murphy</i>	
803697	CERTIFICATE	CARUSO RALPH JR TR CARUSO STEPHEN R TR R & S REALTY TRUST	TRUSTEES CERT	05/18/2012 11:35 AM	<i>Stephan J. Murphy</i>	
803698	MORTGAGE	NORTHERN BANK AND TRUST COMPANY	\$3,000,000.-AS PER NOTE	05/18/2012 11:35 AM	<i>Stephan J. Murphy</i>	REL DOC 870328
829288	TRUSTEES CERTIFICATE	R&S REALTY TRUST CARUSO STEPHEN R TR	TRUSTEES CERTIFICATE	02/13/2014	<i>Stephan J. Murphy</i>	
829289	TRUSTEES CERTIFICATE	CARUSO STEVEN J TR WHEELER POINT TRUST	TRUSTEES CERTIFICATE	03/13/2014 02:47 PM	<i>Stephan J. Murphy</i>	
829290	MORTGAGE	WHEELER POINT TRUST CARUSO STEVEN J TR	\$500,000.-AS PER NOTE	03/13/2014 02:47 PM	<i>Stephan J. Murphy</i>	REL DOC 877780
829291	ASSIGNMENT	WHEELER POINT TRUST CARUSO STEVEN J TR	CONDITIONAL ASST OF LEASES & RENTS AS ADDTL SEC FOR MORT DOC 829290	02/13/2014	<i>Stephan J. Murphy</i>	REL DOC 877780
848593	TRUSTEES CERTIFICATE	R&S REALTY TRUST CARUSO RALPH JR TR CARUSO STEPHEN TR	TRUSTEE CERTIFICATE	09/08/2015	<i>Stephan J. Murphy</i>	
848594	EASEMENT	BOSTON GAS COMPANY	GRANT OF EASEMENT TO CONSTRUCT, RECONSTRUCT, RELOCATE ETC OF GAS MAINS, AND GAS SERVICE LINES AND PIPES ETC (PLAN NO 29487-C)	09/29/2015 11:16 AM	<i>Stephan J. Murphy</i>	

Memoranda of Encumbrances

Report Date: 11/07/2023

Certificate No: 96567
Book: 478 Page: 167

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
866780	NOTICE	REVERE CITY OF CARUSO RALPH JR TR CARUSO STEPHEN TR R & S REALTY TRUST	NOTICE OF VARIANCE	02/01/2017 02/08/2017 01:10 PM	<i>Stephen J. Murphy</i>	
867668	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	02/22/2017 03/08/2017 11:59 AM	<i>Stephen J. Murphy</i>	
867672	TRUSTEES CERTIFICATE	R&S REALTY TRUST CARUSO RALPH JR TR CARUSO STEPHEN TR	TRUSTEES CERTIFICATE	03/07/2017 03/08/2017 11:59 AM	<i>Stephen J. Murphy</i>	
867673	MORTGAGE	NORTHERN BANK & TRUST COMPANY	\$9,900,000.-AS PER NOTE (LOTS 14 & 15)	03/01/2017 03/08/2017 11:59 AM	<i>Stephen J. Murphy</i>	
867674	ASSIGNMENT	NORTHERN BANK & TRUST COMPANY	ASST OF RENTS AS ADDTL SEC FOR MORT DOC 867673 (LOTS 14 & 15)	03/07/2017 03/08/2017 11:59 AM	<i>Stephen J. Murphy</i>	
867675	TRUST CERT C 184 S 35	WHEELER POINT TRUST CARUSO STEVEN J TR	TRUSTEE CERTIFICATE CH 184 SEC 35	02/28/2017 03/08/2017 11:59 AM	<i>Stephen J. Murphy</i>	
867676	PARTIAL RELEASE	CARUSO STEPHEN TR CARUSO RALPH JR TR R&S REALTY TRUST	PAR REL MORT DOC 829290 (LOTS 14 & 15)	02/28/2017 03/08/2017 11:59 AM	<i>Stephen J. Murphy</i>	
867676	PARTIAL RELEASE	CARUSO STEPHEN TR CARUSO RALPH JR TR R&S REALTY TRUST	PAR REL ASST OF LEASES & RENTS DOC 829291 (LOTS 14 & 15)	02/28/2017 03/08/2017 11:59 AM	<i>Stephen J. Murphy</i>	
877778	MUNICIPAL LIEN CERTIFICATE	REVERE CITY OF	CERTIFICATE OF MUNICIPAL LIENS	12/12/2017 12/19/2017 10:33 AM	<i>Stephen J. Murphy</i>	

Memoranda of Encumbrances

Report Date: 11/07/2023

Certificate No: 96567

Book: 478 Page: 167

Document Number	Kind	In Favor Of	Terms	Date of Instrument Date of Registration	Signature	Discharge
877779	TRUSTEES CERTIFICATE	CARUSO STEVEN J TR WHEELER POINT TRUST	TRUSTEES CERTIFICATE	12/18/2017	<i>Stephen J Murphy</i>	
877781	TRUSTEES CERTIFICATE	CARUSO RALPH JR TR CARUSO STEPHEN J TR R&S REALTY TRUST	TRUSTEES CERTIFICATE	12/19/2017 10:33 AM	<i>Stephen J Murphy</i>	
877782	DEED	CHARGER REVERE STORAGE LLC 340	LOT 13 ONLY - CERT 134495 BK 668 PG 95	12/18/2017	<i>Stephen J Murphy</i>	
877786	MORTGAGE	CARUSO STEVEN J TR WHEELER POINT TRUST	\$500,000.-AS PER NOTE	12/19/2017 10:33 AM	<i>Stephen J Murphy</i>	
920801	WITHDRAWAL FROM REGISTRATION	CARUSO STEPHEN TR R&S REALTY TRUST CARUSO RALPH JR TR	NOTICE OF WITHDRAWAL FROM REGISTRATION	12/18/2017	<i>Stephen J Murphy</i>	
				11/17/2020	<i>Stephen J Murphy</i>	
				05/25/2021 02:42 PM	<i>Stephen J Murphy</i>	

End of Document _____ End of Document _____ End of Document _____ End of Document _____

EXHIBIT A2

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



THE TRIAL COURT OF MASSACHUSETTS
LAND COURT
THREE PEMBERTON SQUARE
5TH FLOOR
BOSTON, MA 02108

2021 00058197
Bk: 65538 Pg: 173 Page: 1 of 4
Recorded: 05/25/2021 03:17 PM
ATTEST: Stephen J. Murphy, Regl
Suffolk County Registry of Deeds

**LAND COURT REGISTERED LAND
ENDORSED NOTICE OF VOLUNTARY WITHDRAWAL**

This electronically mailed ENDORSED NOTICE OF VOLUNTARY WITHDRAWAL is to be registered with the Registered Land Registry District in accordance with the Chief Title Examiner's Memorandum dated September 30, 2020, for the processing of Subsequent to Registration (SBQ) cases and Condominium approvals.

Case No.: 20-SBQ-29487-12-001

It is **ORDERED**:

Pursuant to G.L. c. 185, § 52, as amended, the Court approves the Voluntary Withdrawal from the Registration System of the land herein described, subject to all registered rights outstanding as of the date hereof.

This Endorsed Notice of Voluntary withdrawal is to be registered and noted on Certificate of Title Nos. 96567, 101653 and 116104.

BY THE COURT (Foster, J.)

/s/ Robert B. Foster


DATED May 17, 2021	ATTEST /s/ Deborah J. Patterson, Recorder
APPROVED FOR REGISTRATION BY THE COURT	TITLE EXAMINER SIGNATURE /s/ Robert Walsh




2021 00920801
Cert#: 98567 Bk: 00478 Pg: 167
Doc: WTD 05/25/2021 02:42 PM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

REGISTERED LAND

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

 <p>TRIAL COURT OF MASSACHUSETTS</p>	<p align="center">NOTICE OF VOLUNTARY WITHDRAWAL OF LAND FROM THE REGISTRATION SYSTEM (G.L. c. 185, § 52)</p>	<p>COURT USE ONLY</p>
<p>COURT DEPARTMENT LAND COURT</p>	<p>COUNTY Suffolk</p>	<p>DOCKET NUMBER 20 SBQ-29487 - 12 -001</p>
<p>The owners of the fee simple estate in all of a parcel of land that has been registered under G.L. c. 185 hereby withdraw the land from the provisions of that chapter pursuant to G.L. c. 185, § 52. The land withdrawn is described on Certificate of Title No. <u>96567</u>, in Book <u>478</u>, at Page <u>167</u>, issued from the <u>Suffolk</u> Land Registration District and is shown on Land Court Plan No. <u>29487-F</u> as follows:</p> <p><input checked="" type="radio"/> All the land described in the Certificate of Title <i>-or-</i> <input type="radio"/> Part of the land described in the Certificate of Title, namely: <i>(Include the Land Court designation by which the land is described, e.g., "Lot 4 on Land Court Plan 12345D," and specify the particular parcel designated on the certificate (if any) if withdrawal is sought as to less than all the land in the certificate.)</i></p> <p>Being Lots 14 and 15 on Land Court Plan 29487-F filed with Certificate of Title No. 134495; Further reference to Certificate of Title No. 96567, Book 478, Page 167, Certificate of Title No. 116104, Book 576, Page 104 and Certificate of Title No. 101653, Book 504, Page 53.</p> <p><input checked="" type="checkbox"/> The description of the land in the form contained in the Certificate of Title is attached hereto as Exhibit A. The street address of the land (if any) is: <u>320 Charger Street, Revere, MA 02150</u></p> <p>DATE: <u>11/17/2020</u></p>		

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

 TRIAL COURT OF MASSACHUSETTS	NOTICE OF VOLUNTARY WITHDRAWAL OF LAND FROM THE REGISTRATION SYSTEM (G.L. c. 186, § 52)	DOCKET NUMBER
		20 SBQ 29487 . 12 .001

SIGNATURE OF OWNER X <i>Ralph Caruso, Jr.</i> PRINT NAME / CAPACITY / ENTITY Ralph Caruso, Jr., Trustee of R & S Realty, Trust	ADDRESS 820 Charger Street Revere, MA 02150
--	---

SIGNATURE OF OWNER X <i>Stephen Caruso</i> PRINT NAME / CAPACITY / ENTITY Stephen Caruso, Trustee of R & S Realty Trust	ADDRESS 320 Charger Street Revere, MA 02150
---	---

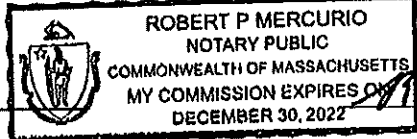
SIGNATURE OF OWNER X PRINT NAME / CAPACITY / ENTITY	ADDRESS
--	---------

SIGNATURE OF OWNER X PRINT NAME / CAPACITY / ENTITY	ADDRESS
--	---------

Commonwealth of Massachusetts Notary Acknowledgment

On 05/10/2021, before me, the undersigned notary public, Ralph Caruso, Jr., Trustee of R & S Realty Trust and Stephen Caruso, Trustee of R & S Realty Trust

(name(s) of document signer(s)) personally appeared, and proved to me through satisfactory evidence of identification, which was/were personal knowledge to be the person(s) whose name is/are signed on this Notice of Voluntary Withdrawal of Land from the Registration System, and acknowledged to me that this Notice was signed voluntarily for its stated purpose.

Suffolk COUNTY  *[Signature]*
 SIGNATURE AND SEAL OF NOTARY PUBLIC

Land Court Endorsement

Option 1: Pursuant to G.L. c. 185, § 52, the Court approves the Voluntary Withdrawal from the Registration System of the land described above, subject to all registered rights outstanding as of this date.

If checked, this Court endorsement is conditioned upon the recording of a Condominium Master Deed, in which the land described in Exhibit A attached hereto is contained, at the _____ Registry of Deeds.

DATE

SIGNATURE OF JUSTICE

Option 2: Attached hereto is the endorsement of the Court.

Attachment: C2502:SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

EXHIBIT A

**Lots 14 and 15
on Land Court Plan 29487-F
Filed with Certificate of Title No. 134495**

Suffolk County Registry of Deeds

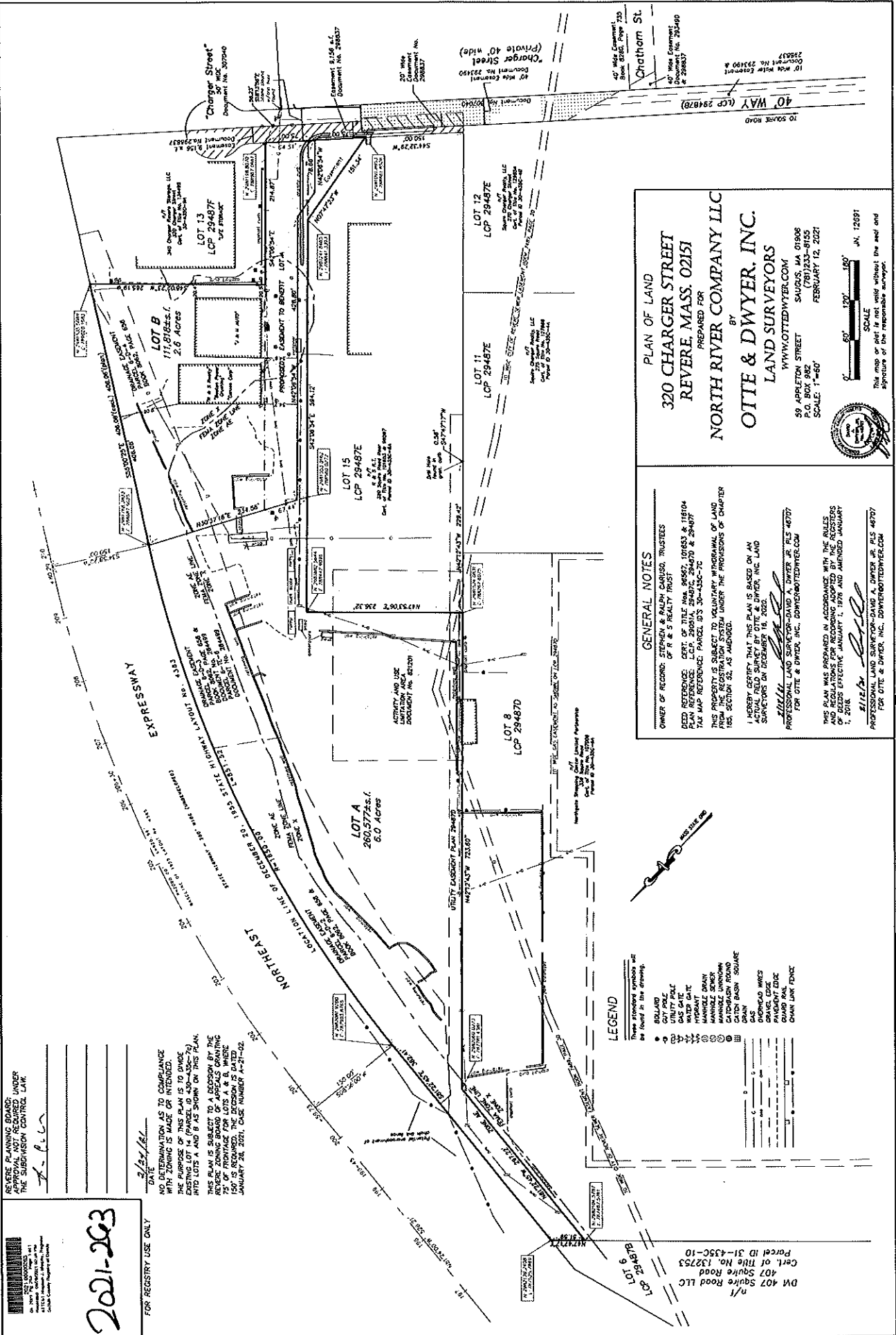
LAND COURT, BOSTON. The Land herein described will be shown on our approved plan to follow as

MAY 6 2021

29487 F Lot 14+15
(EXAMINED AS DESCRIPTION ONLY)
CHIEF SURVEYOR SJK

Attachment: C2502: SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

EXHIBIT A3



REVERE PLANNING BOARD UNDER THE SUBDIVISION CONTROL LAW.
 DATE: 2/21/21
 WITH VARIATION AS TO COMPLIANCE WITH ZONING IS MADE OR INTENDED.
 THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING LOT 14 (PARCEL ID 40-43C-7) INTO LOTS A AND B AS SHOWN ON THIS PLAN.
 THIS PLAN IS SUBJECT TO A DECISION BY THE REVERE PLANNING BOARD. ALL LOTS CREATING BY THIS PLAN FOR LOTS A & B CREATING 150' IS REQUIRED. THE DECISION IS DATED JANUARY 28, 2021, CASE NUMBER A-21-02.

FOR REGISTRY USE ONLY
 2021-263

PLAN OF LAND
 320 CHARGER STREET
 REVERE, MASS. 02151
 PREPARED FOR
 NORTH RIVER COMPANY LLC
 BY
 OTTE & DWYER, INC.
 LAND SURVEYORS
 WWW.OTTEDWYER.COM
 59 APPLETON STREET SAUGUS, MA 01908
 P.O. BOX 982 (781)233-8155
 FEBRUARY 12, 2021
 SCALE: 1"=60'

GENERAL NOTES
 OWNER OF RECORD: STEPHEN & RALPH CARLSON, TRUSTEES OF R & R REALTY TRUST
 DEED REFERENCE: CERT. OF TITLE NO. 24957, 10643 & 11804 DATED 08/11/10, 08/11/10 & 2/24/17
 TAX MAP REFERENCE: PARCEL ID'S 30-443C-7C
 THIS PROPERTY IS SUBJECT TO VOLUNTARY WIPERMAH OF LAND FROM THE REGISTRATION SYSTEM UNDER THE PROVISIONS OF CHAPTER 183, SECTION 32, AS AMENDED.
 I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC. LAND SURVEYORS ON DECEMBER 18, 2020.
 FOR OTTE & DWYER, INC. DIMITER-DAVID A. DIMIER JR. PLS 46707
 PROFESSIONAL LAND SURVEYOR-DAVID A. DIMIER JR. PLS 46707
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERERS OF DEEDS EFFECTIVE JANUARY 1, 1978 AND AMENDED JANUARY 1, 2018.
 FOR OTTE & DWYER, INC. DIMITER-DAVID A. DIMIER JR. PLS 46707
 PROFESSIONAL LAND SURVEYOR-DAVID A. DIMIER JR. PLS 46707

LEGEND
 Three standard symbols we be found in the drawing.
 BOLLARD
 CITY POLE
 UTILITY POLE
 WATER GATE
 HYDRANT
 MANHOLE COVER
 MANHOLE BOX
 CATCH-BASIN ROUND
 CATCH-BASIN SQUARE
 GAS
 SHARED UTILITY LINES
 SHARED UTILITY LINES
 PAYMENT EDGE
 DRAIN RAIL
 DRAIN LINE FENCE

2021-263

EXHIBIT B

C-1

24-039-PLAN
12/17/24
1"-3/8"

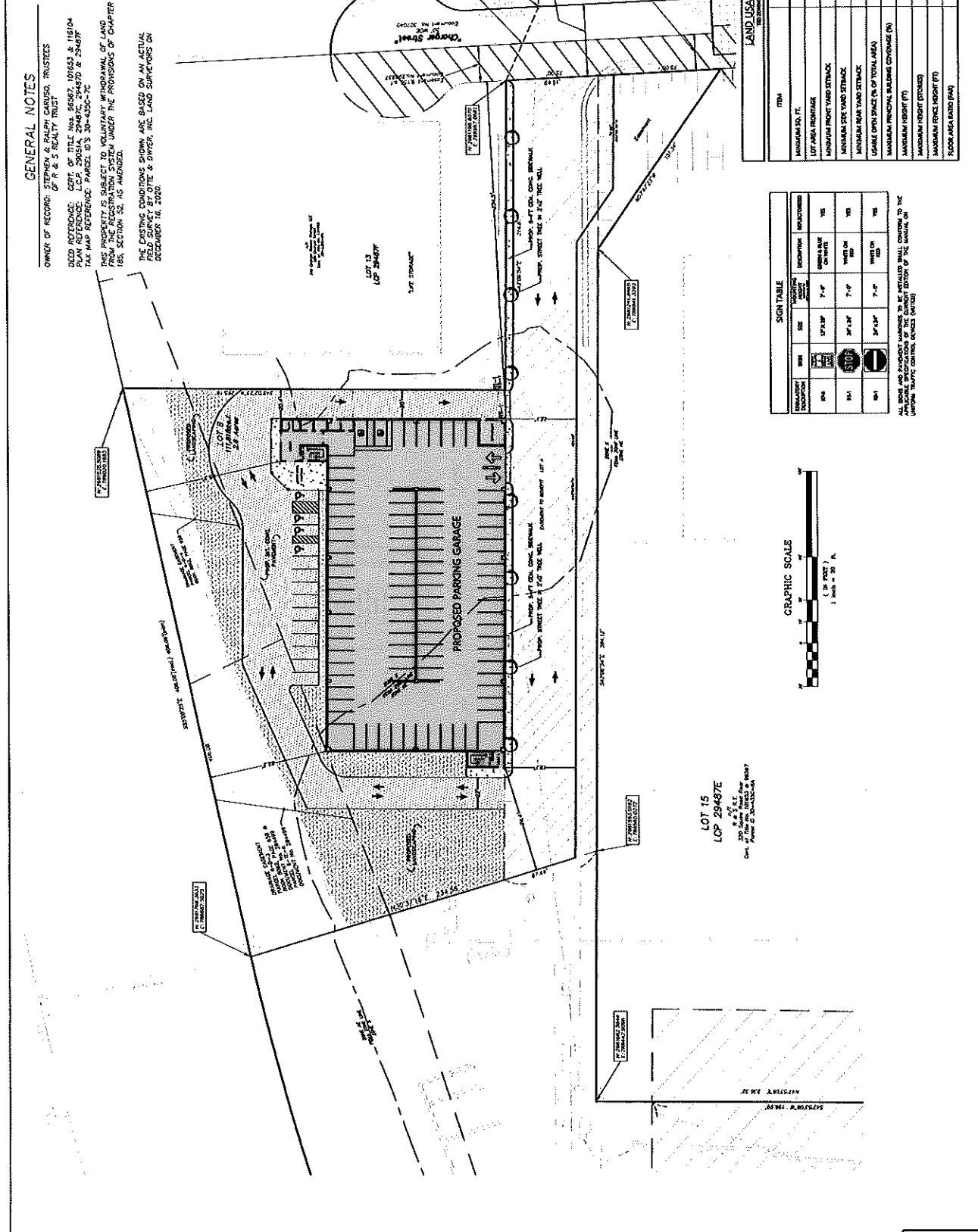
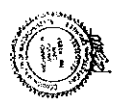
PROPOSED GARAGE
LOWER LEVEL PLAN
PRELIMINARY
320 CHARGER STREET, REVERE, MA

JOSEPH TATONE & ASSOCIATES, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
178 Park Street, Suite 102 North Beach, MA 01916
VOICE: (978) 276-1996 FAX: (978) 276-1991



Engineering Alliance, Inc.
Professional Engineer
1500 Lafayette Road
Salem, MA 01968
Tel: (978) 417-0200
Fax: (978) 417-0200

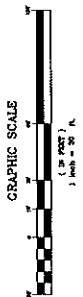
GENERAL NOTES
OWNER OF RECORD: STEPHEN & RAJAN CARLOS, TRUSTEES OF R & S REALTY TRUST
BOOK REFERENCE: DEED OF TITLE No. 86467, 101653 & 116104
PLAN REFERENCE: LCP 29051A, 29467C, 29497D & 29487F
TAX MAP REFERENCE: PARCEL ID'S 30-435C-7C
THIS PROPERTY IS SUBJECT TO VOLUNTARY WITHDRAWAL OF LAND FROM THE REGISTRATION SYSTEM UNDER THE PROVISIONS OF CHAPTER 183, SECTION 36, AS AMENDED.
THE EXISTING CONDITIONS SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DIMICK, INC. LAND SURVEYORS ON DECEMBER 16, 2020.



SIGN TABLE

PLATE NO.	DESCRIPTION	SIZE	HEIGHT	INSTALLATION	REQUIREMENTS
104	STOP	18" x 18"	7'-0"	ON WHITE	YES
101	STOP	24" x 18"	7'-0"	ON WHITE	YES
101	STOP	24" x 18"	7'-0"	ON WHITE	YES

ALL SIGNS AND PLACARDS MUST BE INSTALLED IN FULL CONFORMANCE TO THE REQUIREMENTS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (DOT) AND THE MASSACHUSETTS DEPARTMENT OF HIGHWAYS (DHS).



LAND USAGE TABLE

ITEM	REQUIRED	PROVIDED
MAXIMUM AREA (SQ. FT.)	24,000 S.F.	111,488 S.F.
LOT AREA (ACRES)	0.55 AC.	2.58 AC.
MAXIMUM FRONT YARD SETBACK	50 FT.	54.4 FT.
MAXIMUM SIDE YARD SETBACK	35 FT.	20.8 FT.
MAXIMUM REAR YARD SETBACK	50 FT.	80.2 FT.
MAXIMUM FLOOR AREA RATIO (FAR)	15%	26.9%
MAXIMUM PRINCIPAL BUILDING COVERAGE (P)	50%	14.8%
MAXIMUM HEIGHT (FT)	30 FT.	24 FT.
MAXIMUM FLOOR STORIES	5	2
MAXIMUM FLOOR HEIGHT (FT)	15 FT.	N/A
FLOOR AREA RATIO (FAR)	1.5	0.22

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

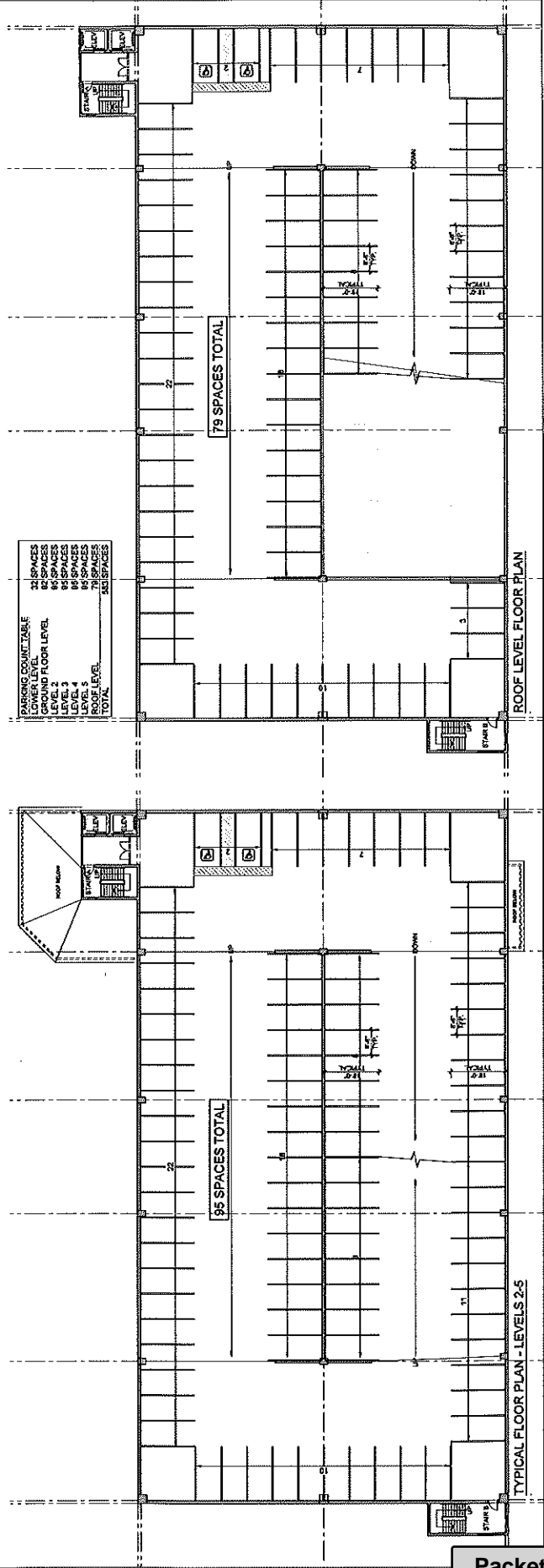
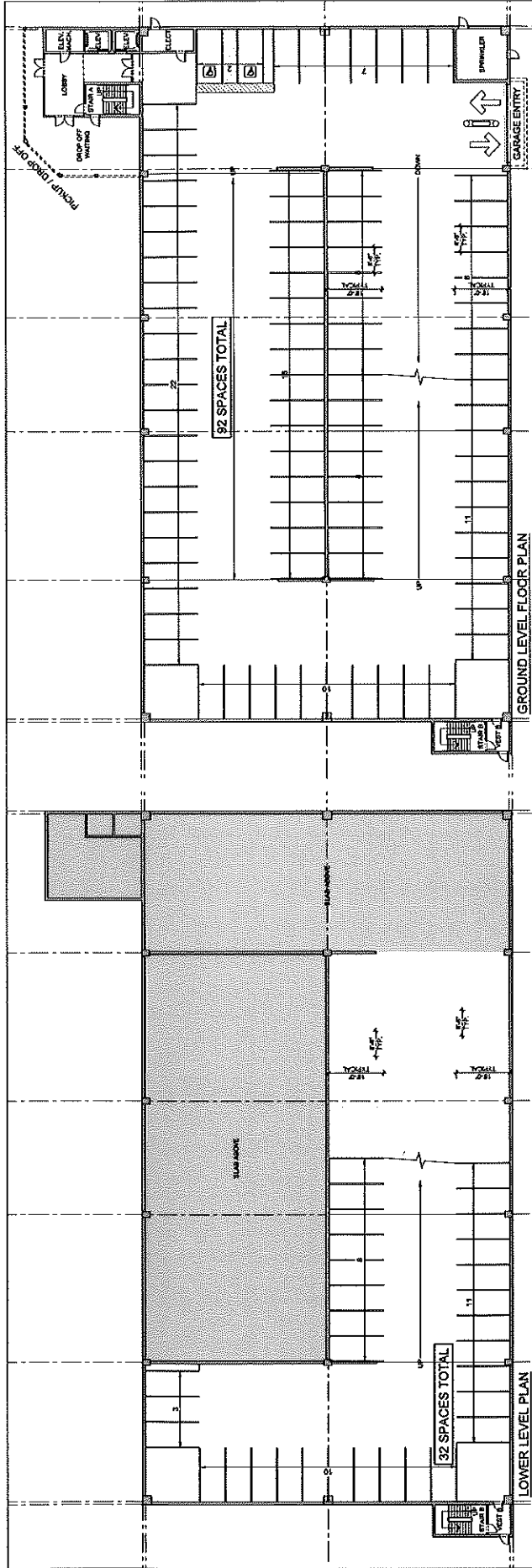
118 Park Street, Suite 102, North Reading, MA 01864
 VOICE (978)276-1960 FAX (978)276-1961
 JOSEPH YATONE & ASSOCIATES, LLC
 ARCHITECTURAL PLANNING & INTERIOR DESIGN



PROPOSED GARAGE
 KEY PLANS
 PRELIMINARY
 320 CHARGER STREET, REVERE, MA


24-039-PLAN
 12/20/24
 1/16" = 1'-0"

A.100



PARKING COUNT TABLE

LOWER LEVEL	32 SPACES
GROUND FLOOR LEVEL	88 SPACES
LEVEL 3	88 SPACES
LEVEL 4	88 SPACES
LEVEL 5	88 SPACES
ROOF LEVEL	79 SPACES
TOTAL	455 SPACES

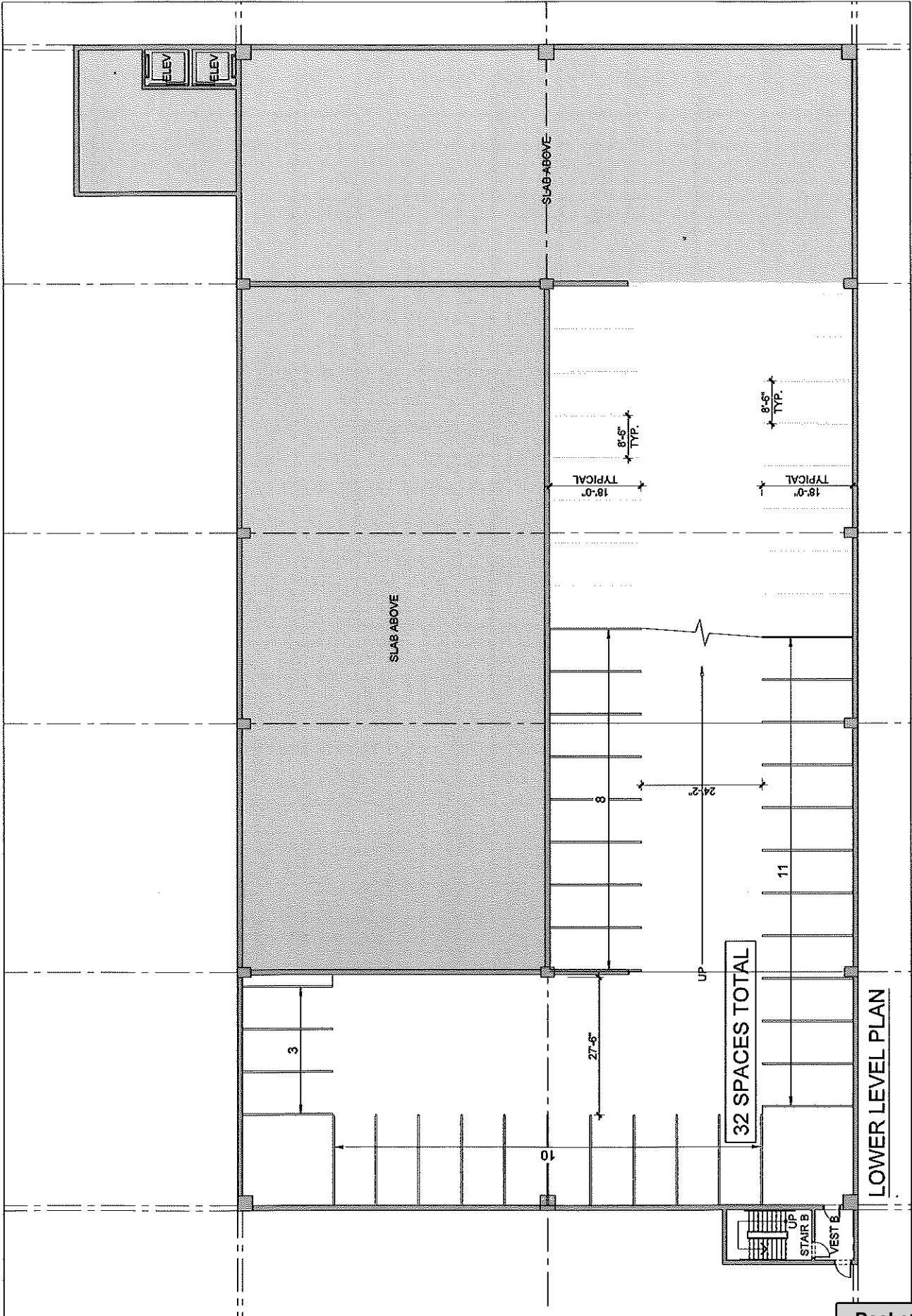

 JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 178 BAY STREET, SUITE 102, NORTH BOSTON, MA 01864
 VOICE: (978) 276-1999 FAX: (978) 276-1991



PROPOSED GARAGE
 LOWER LEVEL PLAN
 PRELIMINARY
 320 CHARGER STREET, REVERE, MA

24-039-PLAN
 12/20/24
 1/8" = 1'-0"

A101



Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

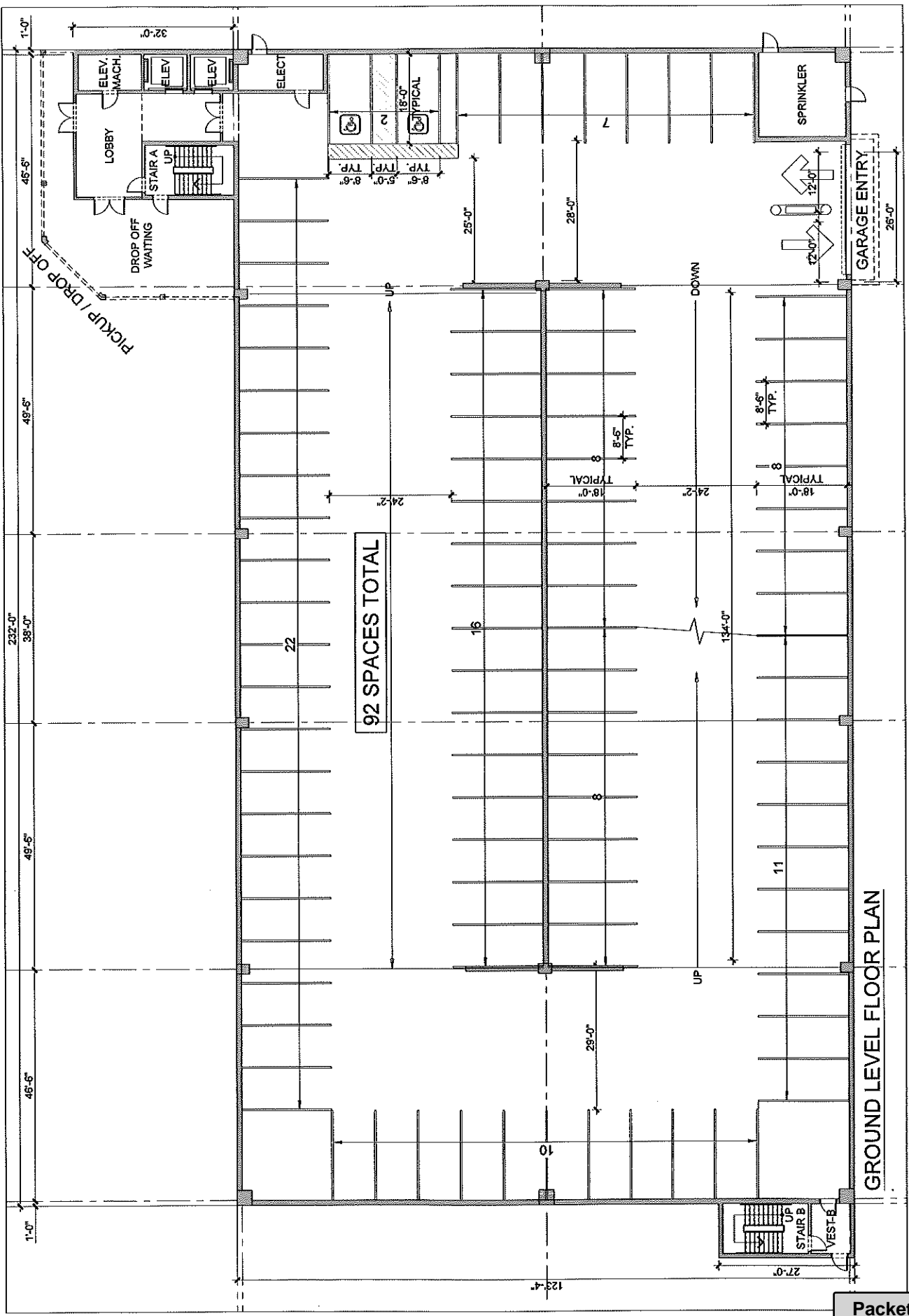
JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURAL PLANNING DESIGN DIVISION
 118 Park Street, 2nd Fl., North Reading, MA 01864
 VOICE (978) 275-1962 FAX (978) 275-1961



PROPOSED GARAGE
 320 CHARGER STREET, REVERE, MA
 GROUND LEVEL FLOOR PLAN
 PRELIMINARY


24-09-PLAN
 12/20/24
 1/8" = 1'-0"

A.102



GROUND LEVEL FLOOR PLAN

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

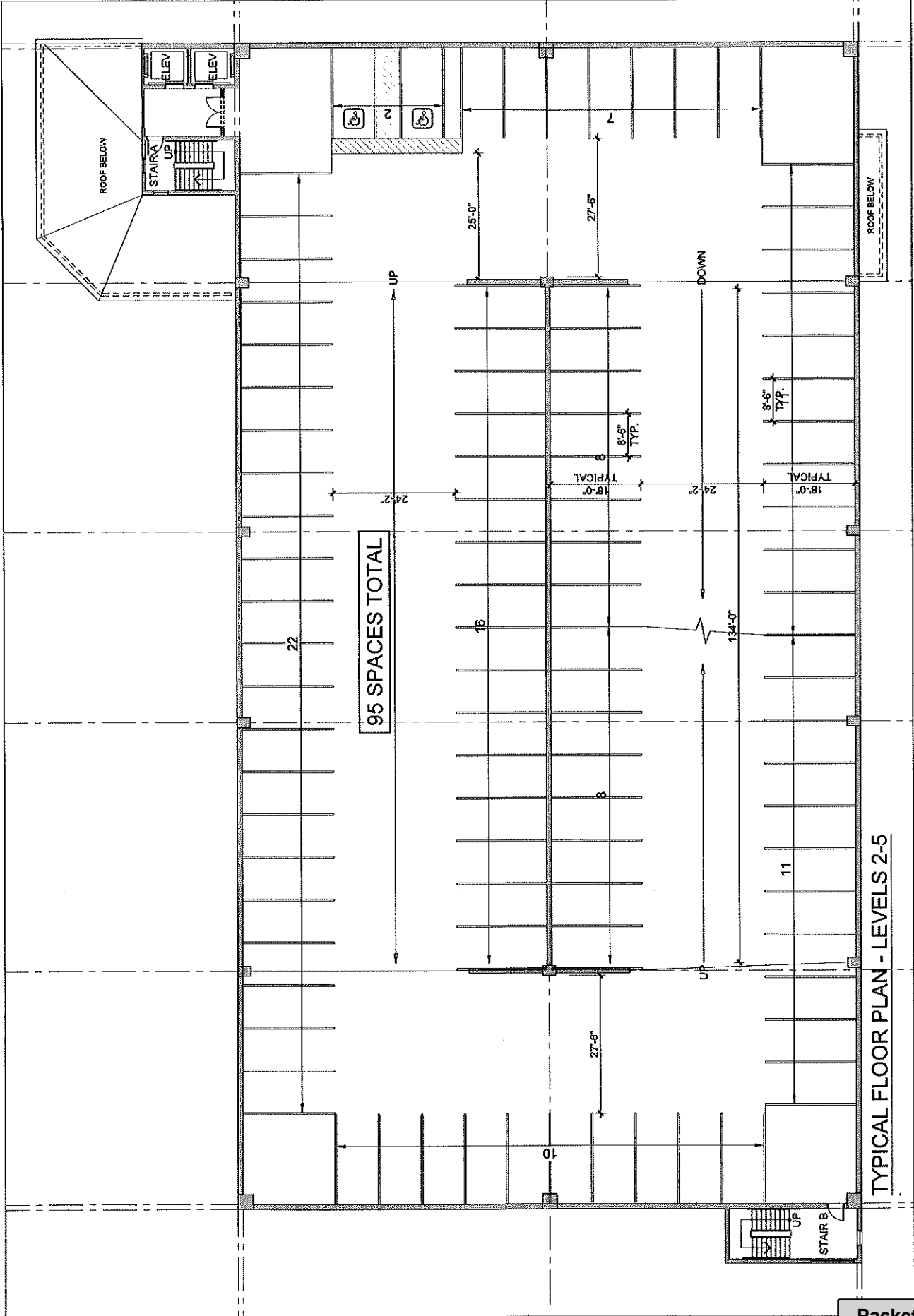

 JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 178 Park Street, Suite 102, North Reading, MA 01861
 VOICE: (978) 276-1999 FAX: (978) 276-1991




PROPOSED GARAGE
 320 CHARGER STREET, REVERE, MA
 TYPICAL FLOOR PLAN - LEVELS 2-5
 PRELIMINARY

24-039-PLAN
 12/20/24
 1/8" = 1'-0"

A105



TYPICAL FLOOR PLAN - LEVELS 2-5

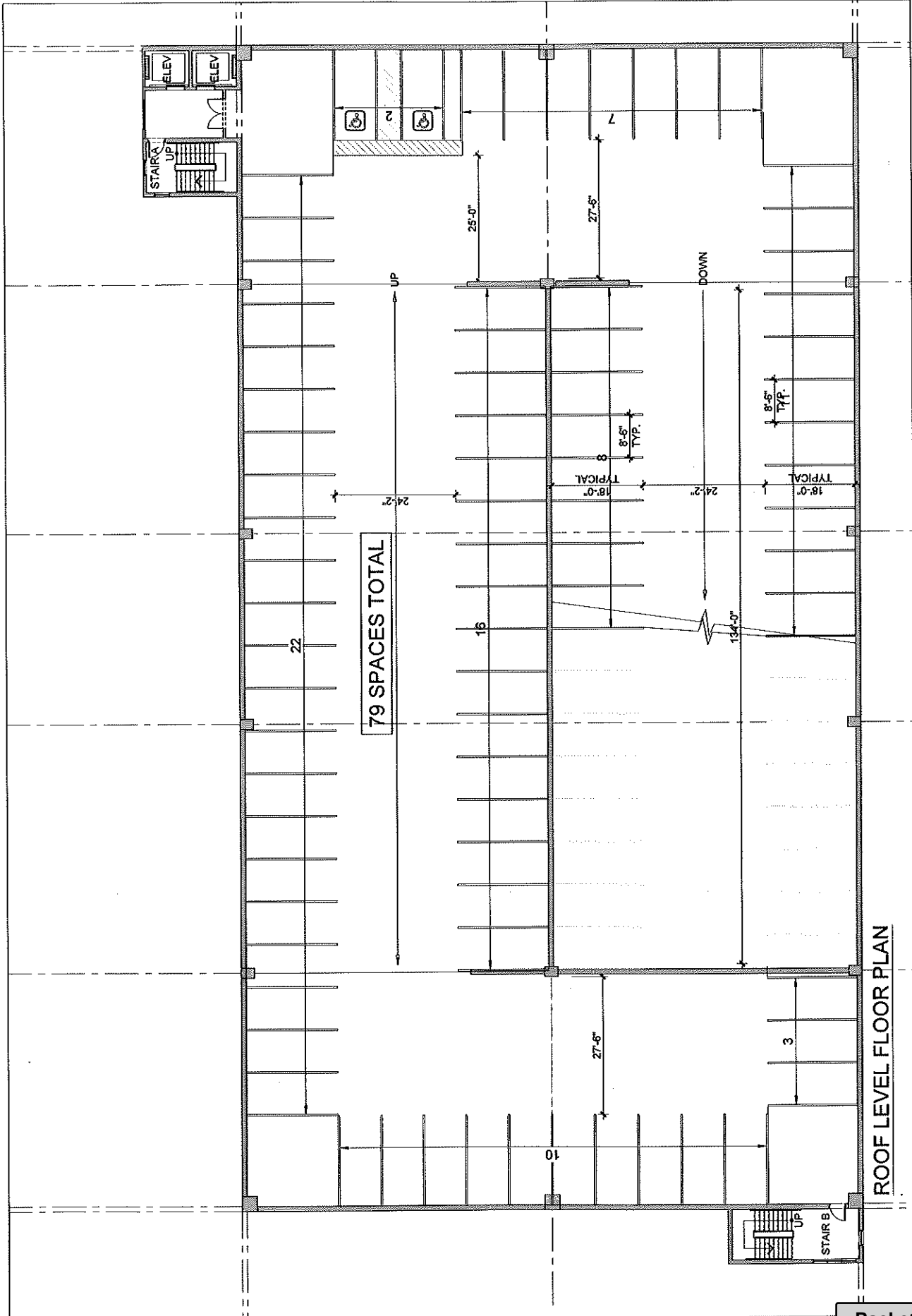

 JOSEPH TATONE & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIOR DESIGN
 178 TOWN STREET, SUITE 102, NORTH BEECHER, MA 01864
 VOICE: (978) 363-1999 FAX: (978) 376-1981



PROPOSED GARAGE
 130 CHARGER STREET, REVERE, MA
 PRELIMINARY

24-039-PLAN
 1/8" = 1'-0"
 1/20/24

A104



Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



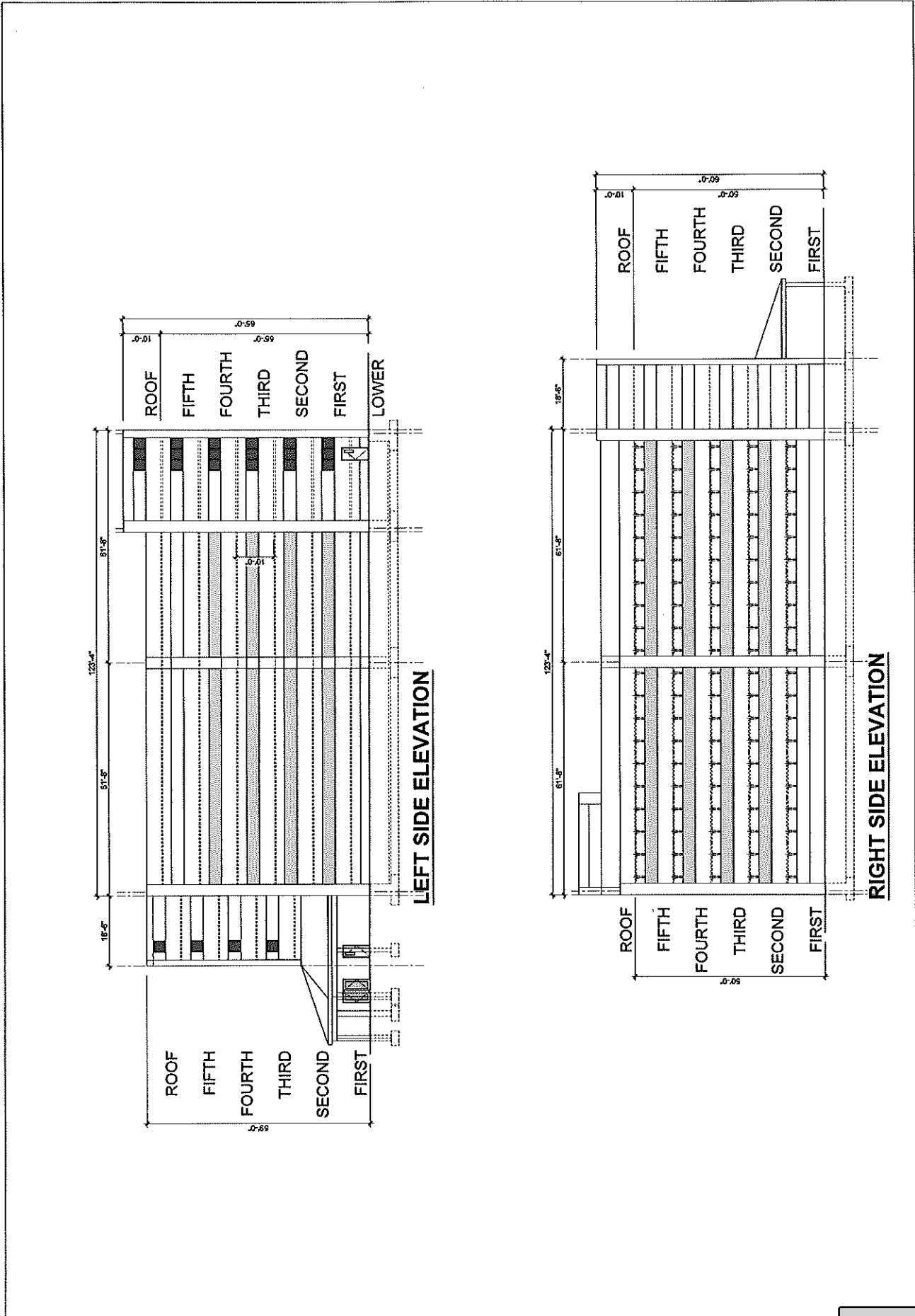
JOSEPH TATONE & ASSOCIATES, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1312 WA SQUAD STREET, SUITE 102, NORTH READING, MASSACHUSETTS 01864
PHONE: (978) 276-1960 FAX: (978) 276-1961



PROPOSED GARAGE
FRONT ELEVATION
PRELIMINARY
320 CHARGER STREET, REVERE, MA

24-039-ELEV
12/20/24
3/02" = 1'-0"

A.5009



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

EXHIBIT C

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

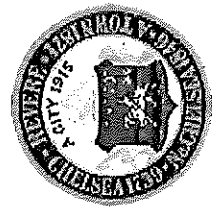


Exhibit C

Information presented is provided "as is." The City of Lowell, MA, declines all representations or warranties regarding GIS information. GIS information is only as good as the data it is based on. The City of Lowell is not responsible for damage of any nature whatsoever resulting from use of reliance upon GIS information.

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

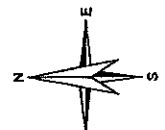
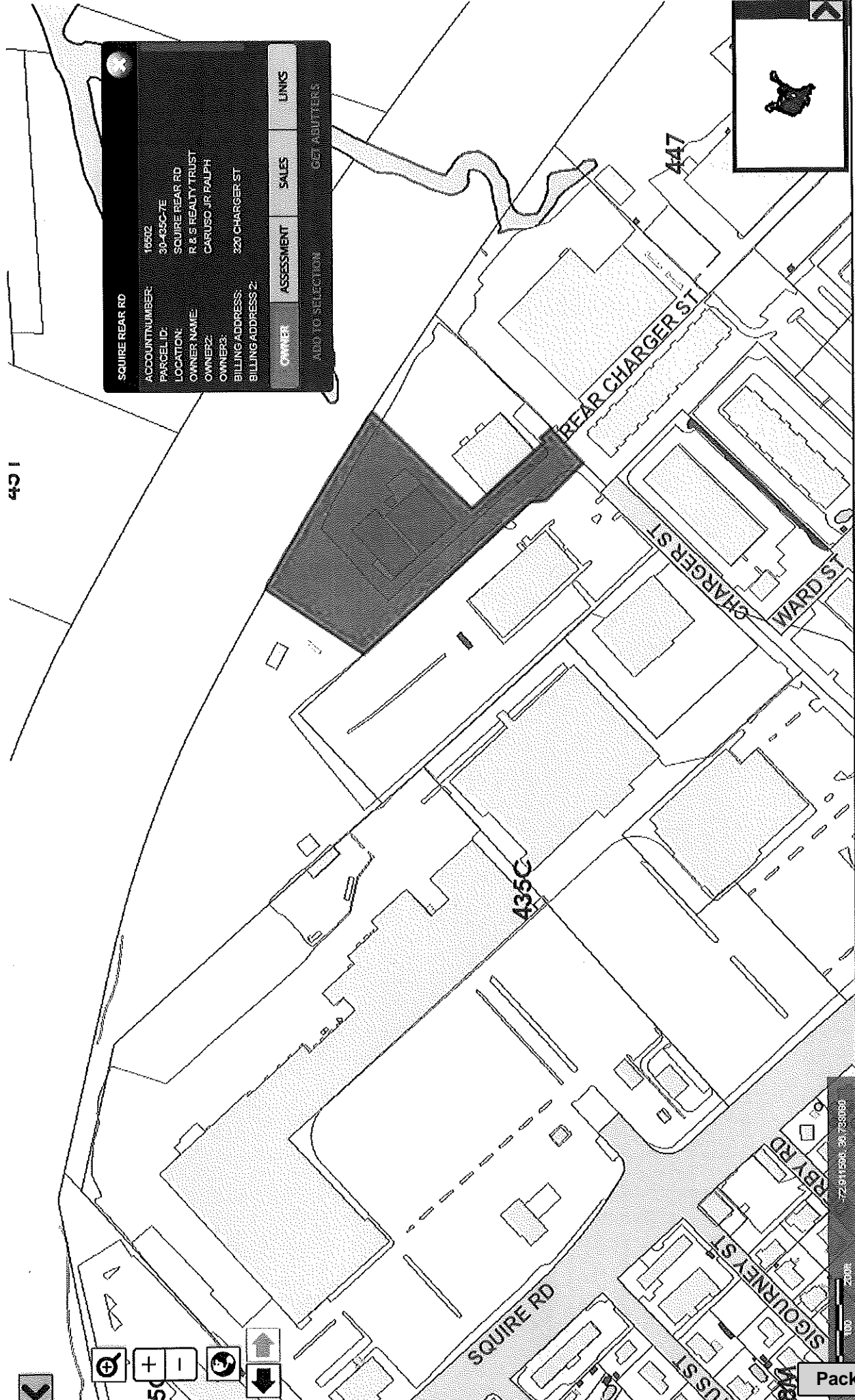


EXHIBIT D

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



SQUIRE REAR RD
 ACCOUNT NUMBER: 18502
 PARCEL ID: 30-435C-7E
 LOCATION: SQUIRE REAR RD
 OWNER NAME: R & S REALTY TRUST
 OWNER2: CARUSO JR, RALPH
 OWNER3:
 BILLING ADDRESS: 220 CHARGER ST
 BILLING ADDRESS 2:
 ADD TO SELECTION
 OWNER ASSESSMENT SALES LINKS
 GET ADULTERS



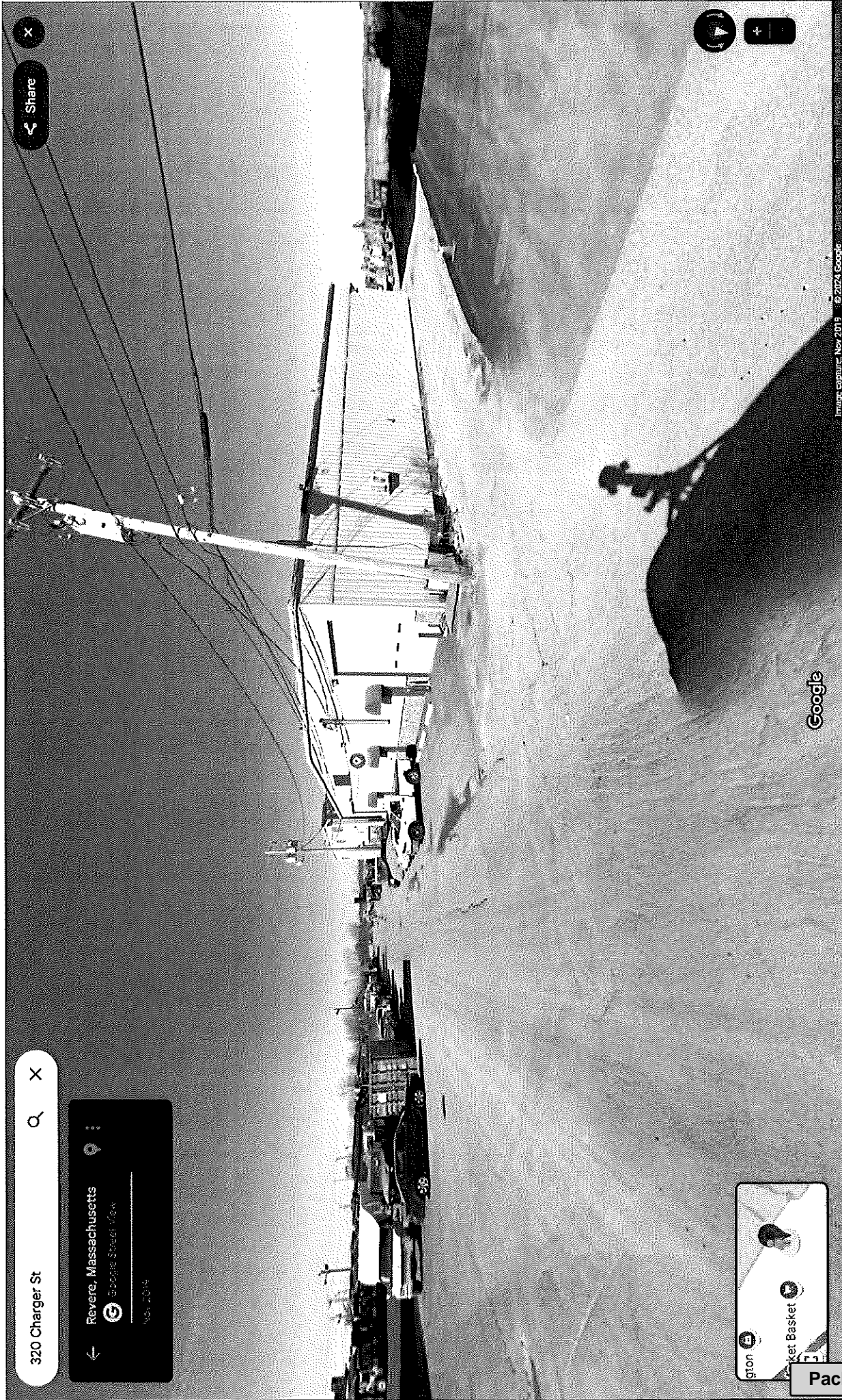
Show search results for 320 Charger ...



Scale: 1:62,880
 Zoom Level: 10
 Sus: 71007 42433 Long Len
 Mid St

EXHIBIT E

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



Share X

320 Charger St

Revere, Massachusetts
Google Street View
Nov 2016

gton
Market Basket

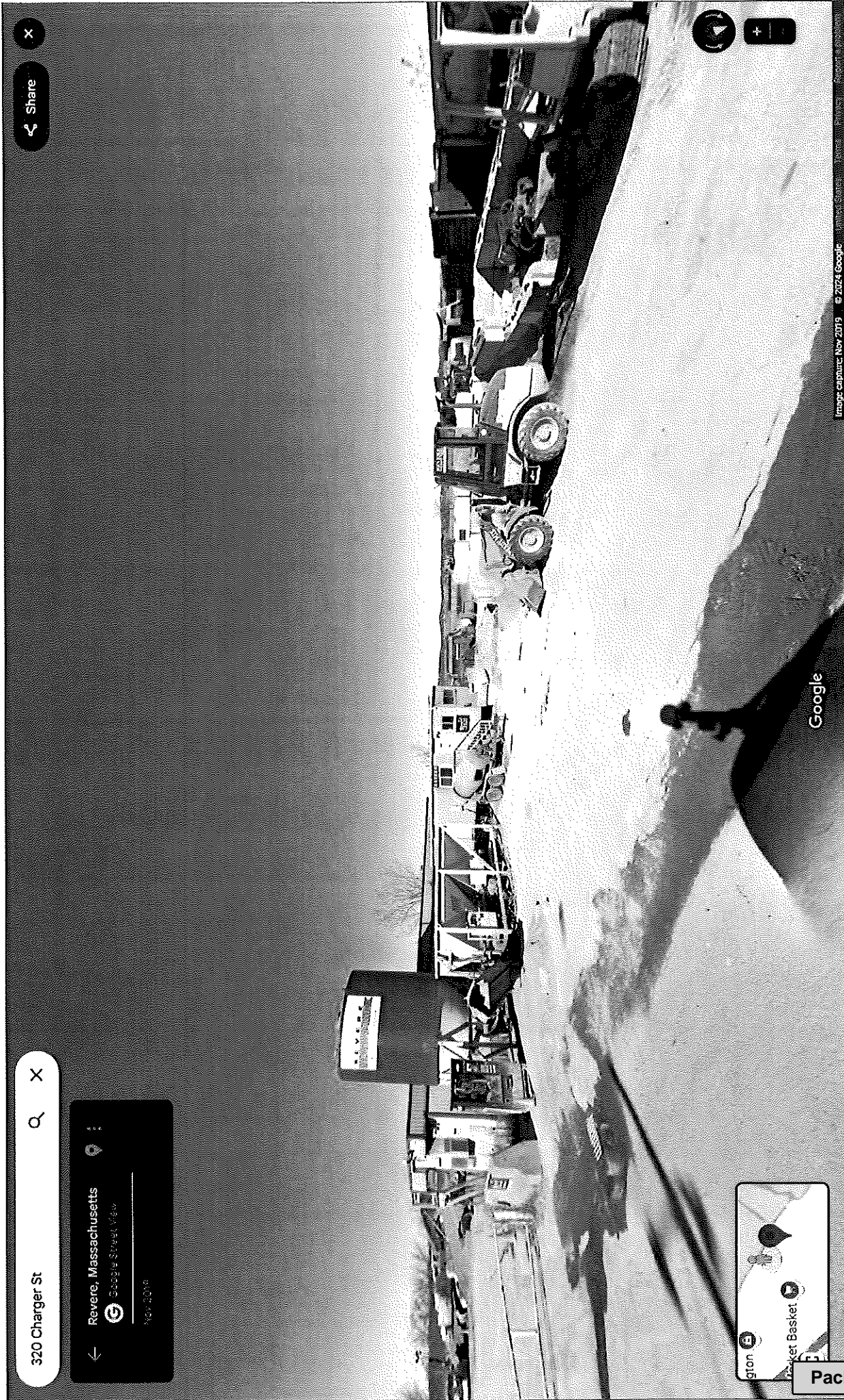
Google

Image captured: Nov 2016 © 2024 Google

22.a

Packet Pg. 200

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)



X

Share

X

Q

320 Charger St

← Revere, Massachusetts
Google Street View
Nov 2018

gton
Market Basket

Google

Image capture: Nov 2018 © 2024 Google

▶

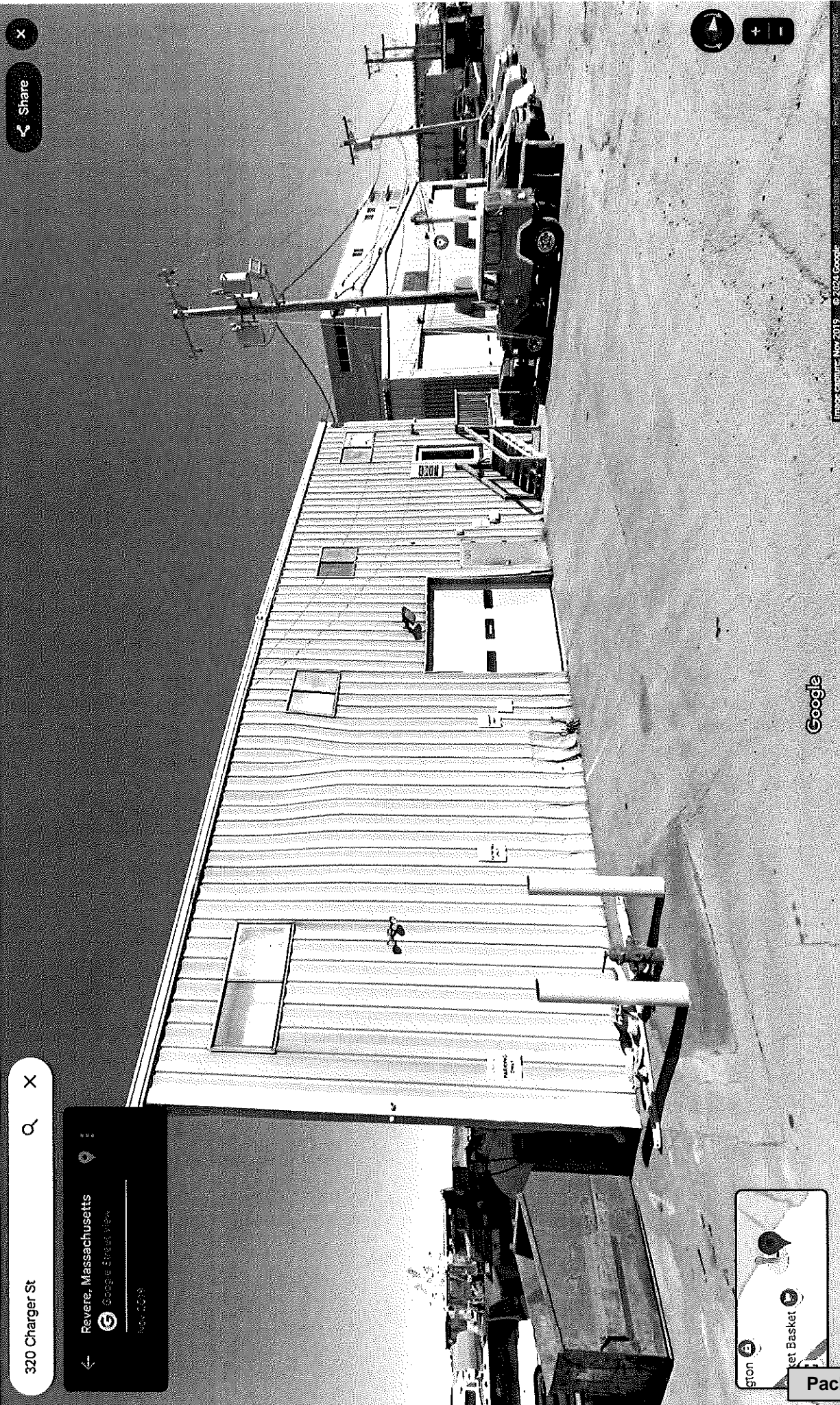
+ -

22.a

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

Packet Pg. 201





Share X

320 Charger St

Reverse, Massachusetts
Google Street View
Nov 2019



Google

Image captured: Nov 2019 © 2020 Google

22.a

Packet Pg. 203

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

EXHIBIT F



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS
Andrew A. Iovanna
John J. Verrengio
Dana E. Brangiforte

*paid
80
check

10681*

Request for Abutters List

Date: 12/19/2024

Property Location: Unnumbered Squire Rear Road

Map: 30 Block: 435C Parcel: 7E

Property Owner: R & S Realty Trust

Is request for special permit or variance? YES NO

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

Requested Distance:

 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Calley A. Watson, D'Ambrosio LLP

Address: 14 Proctor Avenue

Revere, Massachusetts 02151

Telephone: 617-720-5657

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

22
PROPERTY LOCATION
 Alt No: SQUIRE REAR RD, REVERE
 Direction/Street/City: SQUIRE REAR RD, REVERE

OWNERSHIP
 Owner 1: R & S REALTY TRUST
 Owner 2: CARUSO JR RALPH
 Owner 3: Street 1: 320 CHARGER ST
 Street 2: Town/City: REVERE

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Town/City:
 State/Prov: MA
 Postal: 02151

NARRATIVE DESCRIPTION
 This parcel contains 2.567 Acres of land mainly classified as COM WHS with a REPAIR GAR Building built about 1970, having primarily COREEG STL Exterior and 9000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bath.

OTHER ASSESSMENTS
 Code Description Amount Com. Int.

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / PrecUnits Unit Type Land Type Factor
 332 AUTOREP 0 1.0 Sq Feet SITE

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	0.000	547,300			547,300
Total Card	0.000	547,300			547,300
Total Parcel	2.567	1,049,000		3,690,000	4,739,000
Source: Market Adj Cost			Total Value per SQ unit /Card: 60.81	Parcel: 267.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

TAX DISTRICT

Date	Number	Descrp	Amount	C/O	Last Vst	Fed Code	F. Descrp	Comment
7/28/2015	13932	ROOF	49,995 C					STRIP 60 SCS

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Vst	Fed Code	F. Descrp	Comment
7/28/2015	13932	ROOF	49,995 C					STRIP 60 SCS

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/018	PERMIT	336	MATT MCGRATH
12/12/006	MEAS & INSP	336	MATT MCGRATH

LEGAL DESCRIPTION

Legal Description	Entered Lot Size	Total Land:	Land Unit Type:

GIS Ref

User Acct	GIS Ref	Insp Date
30/435C/9/		10/01/18

PRINT

Date	Time
12/28/24	16:37:26
09/23/22	13:47:55
	apno

PAT ACCT.

Notes
16502

USER DEFINED

Prior Id # 1:	Prior Id # 2:	Prior Id # 3:

ASR Map: 30

Year:	LandReason:	CivilDistrict:	Ratior:

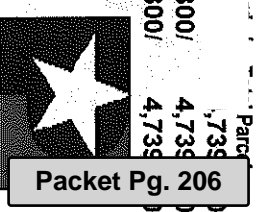
Sign: _____

LAND SECTION (First 7 lines only)

Use Description	LUC	No of Units	Depth / PrecUnits	Unit Type	Land Type	Factor	LT	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes	
332 AUTOREP		0		Sq Feet	SITE	1.0		0	0.00	CG								0			

Total ACHA: 0.00000 Total SF/SM: 0 Parcel LUC: 316 COM WHS Prime NB Desc: COMM GOOD Total: \$0.00

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessorPro - REVERE apro 2025



RIOF
 Type: 99 - REAR YARD
 22 a
 City Ht: 1 - 1 STORY
 Units: 1 - Total: 4
 Foundation: 6 - SLAB
 Frame: 2 - STEEL
 Prime Wall: 1/8 - CORRUG STL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 9 - METAL
 Color: GRAY
 View / Desir: %

1 Unit (Unit)
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3/8Bth: Rating:
 1/2 Bath: 3 Rating: AVERAGE
 A HBth: Rating:
 OtherFix: Rating:
OTHER FEATURES
 Kits: Rating:
 A Kits: Rating:
 Fpnl: Rating:
 WSPFlue: Rating:

RESIDENTIAL GRID
 1st Res Grid Desc: # Units
 Level: PY LR, DR, D, K, FR, RR, BR, FB, HB, L, O
 Other: Rating:
 Upper: Rating:
 Lvl 2: Rating:
 Lvl 1: Rating:
 Lower: Rating:
 Totals: RMS: BRS: Baths: HB: 3

GENERAL INFORMATION
 Grade: B - GOOD
 Year Bld: 1970 Eff Yr Bld:
 Alt LUC: Alt %:
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj:

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

REMODELING RES BREAKDOWN
 Exterior: No Unit: RMS: BRS: FL
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

INTERIOR INFORMATION
 Avg Ht/Ft: 7.6
 Prim Int Wall: 5 - MINIMUM
 Sec Int Wall: 1 - DRYWALL 25%
 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: 5 - NONE
 Heat Type: 8 - NONE
 % Heater: 0
 Solar HW: NO Central Vac: NO
 % Corn Wal: % Sprinkled

DEPRECIATION
 Phys Cond: AV - Average 35.1%
 Functional:
 Economic:
 Special:
 Override:
 Total: 35.1%

REMODELING RES BREAKDOWN
 Exterior: No Unit: RMS: BRS: FL
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

CALC SUMMARY
 Basic \$ / SQ: 89.00
 Size Adj.: 0.88888890
 Const Adj.: 0.87794363
 Adj \$ / SQ: 69.455
 Other Features: 8000
 Grade Factor: 1.33
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 842018
 Depreciation: 294706
 Depreciated Total: 547311

COMPARABLE SALES
 Rate: Parcel ID: Typ: Date: Sale Price

REMODELING RES BREAKDOWN
 Exterior: No Unit: RMS: BRS: FL
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

MOBILE HOME Make: Model: Year: Color:
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: UCode: JFact: Juris Value

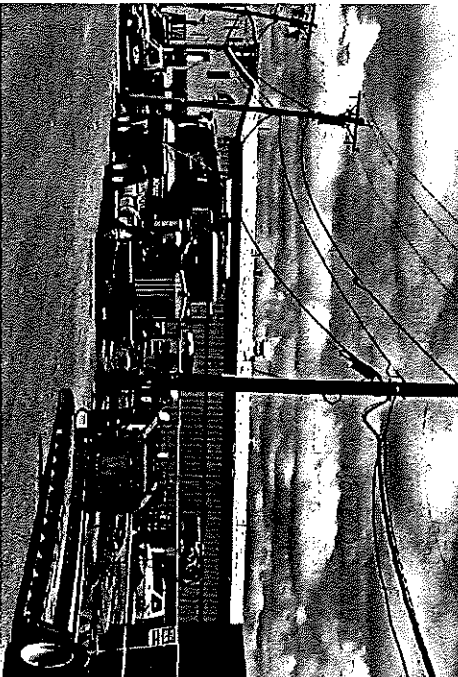
PARCEL ID 30-435C-7E
 Net Sketched Area: 9,000
 Gross Area: 9,000
 Fin Area: 9,000
 Total: 625,096

SUB AREA
 Code: Description: Area - SQ: Rate - AV: Undepr Value
 FFL: FIRST FLOOR: 9,000: 69,460: 625,096
 Net Sketched Area: 9,000
 Gross Area: 9,000
 Fin Area: 9,000
 Total: 625,096

SUB AREA DETAIL
 Code: Description: Area - SQ: Rate - AV: Undepr Value
 FFL: FIRST FLOOR: 9,000: 69,460: 625,096
 Net Sketched Area: 9,000
 Gross Area: 9,000
 Fin Area: 9,000
 Total: 625,096

IMAGE
 AssessPro Patriot Properties, Inc

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



PROPERTY LOCATION

Alt No	Direction/Street/City
	SQUIRE REAR RD, REVERSE

OWNERSHIP

Owner 1: R & S REALTY TRUST	Unit #
Owner 2: CARUSO JR RALPH	
Owner 3:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
S/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.567 Acres of land mainly classified as COM WHS with a WAREHOUSE Building built about 1987, having primarily CORREG STL Exterior and 8700 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.
------	-------------	--------	-----------

PROPERTY FACTORS

Item Code	Description	%	Item	Code	Description
Z			water		
O			Sewer		
n			Electri		
			Exmpt		
			Topo		
			Street		
			Gas:		

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Precilines	Unit Type	Land Type
316 COM WHS	111818			SITE	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	2.567	501,700		3,690,000	4,191,700
Total Parcel	2.567	1,049,000		3,690,000	4,739,000

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2025	316	FV	1,049,000	0	2.567	3,690,000	4,739,000	4,739,000	Year End Roll
2024	316	FV	1,000,100	0	2.567	3,354,500	4,354,600	4,354,600	Year End Roll
2023	316	FV	888,300	0	2.567	2,907,300	3,795,600	3,795,600	Year End Roll
2022	316	NC	814,700	0	2.567	2,571,800	3,386,500	3,386,500	Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
V & L REALTY TR	478-167		2/16/1984		530,000	No		No

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2015	13932	ROOF	49,995	C				STRIP 60 SQS

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	PERMIT	336	MATT MCGRATH
2/2/2018	MEAS & INSP	372	Panck W
12/1/2006	MEAS & INSP	336	MATT MCGRATH

LEGAL DESCRIPTION

Entered Lot Size: 2.567
 Total Land: 111818
 Parcel: 267.74
 Land Unit Type: SITE

TAX DISTRICT

Parcel ID: 30-435C-7E

PAT ACCT.

16502

Sign:

REGISTRATOR OF VESTING DATA

APPRaised Value

Appraised Value	3,689,994
-----------------	-----------

Patriot Properties Inc.

Packet Pg. 208

USER DEFINED

Prior Id # 1:	Prior Id # 2:	Prior Id # 3:
10/04/22	09-27-59	11/9/2021

PRINT

Date	Time
12/26/24	16:37:17

LAST REV

Date	Time
10/04/22	09-27-59

ASR Map: 30

ASR Map: 30

UNSUBMITTED DOCUMENT FOR REVIEW ONLY
 R&S REALTY. SEE PLAN 2021-263.

Type: RA - WAREHOUSE	Unit Dim:	Rating:
Sty Ht: 1 - 1 STORY	A Bath:	Rating:
Units: 3	3/4 Bath:	Rating:
Total: 4	A 3/4Bth:	Rating:
Frame: 2 - STEEL	1/2 Bath: 3	Rating: AVERAGE
Prime Wall: 18 - CORREG STL	A HBth:	Rating:
Sec Wall:	OtherEx:	Rating:

Roof Struct: 1 - GABLE	Other Features:
Roof Cover: 9 - METAL	Kits:
Color: GRAY	A Kits:
View / Desir:	Fprl:
	WSFlue:

GENERAL INFORMATION	Grade: B - GOOD
Year Bld: 1987	Eff Yr Bld:
Alt LUC:	Alt %:
Jurisdct: 2	Fact:
Const Mod:	Name:
Lump Sum Adj:	

INTERIOR INFORMATION	Avg Ht/Ft: STD
Prim Int Wall: 5 - MINIMUM	
Sec Int Wall: 1 - DRYWALL	35%
Partition: T - TYPICAL	
Prim Floors: 12 - CONCRETE	
Sec Floors: 14 - ASPHL TIL	35%

REMODELING	Exterior:	No Unit:	RMS:	BRS:	FL
Interior:					
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					

DEPRECIATION	Phys Cond: AV - Average	28%
Functional:		
Economic:		
Special:		
Override:		
Total:		28%

CALC SUMMARY	Basic \$ / SQ: 59.00
Size Adj: 1.03736638	
Const Adj: 0.92465454	
Adj \$ / SQ: 56.593	
Other Features: 18000	
Grade Factor: 1.33	
NBHD Int: 1.000000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 696837	
Depreciation: 195114	
Depreciated Total: 501723	

COMPARABLE SALES	Rate:	Parcel ID	Typ	Date	Sale Price

RESIDENTIAL GRID	1st Res Grid Desc:	# Units
Level:	FR LRDR D K FR RR BR FB HB L O	0
Other:		
Upper:		
Lvl 2:		
Lvl 1:		
Lower:		
Totals:	RMS:	BRS:
	Baths:	HB3

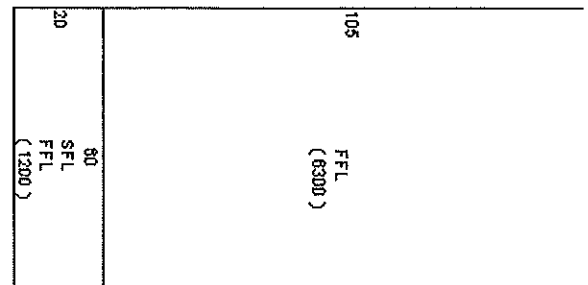
MOBILE HOME	Make:	Model:	Year:	Color:

SPEC FEATURES/YARD ITEMS	Code	Description	A Yr	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS/Dep	LUC	Fact	NB Fa	Appr Value	JCode/Fract	Jurs Value

PARCEL ID	30-435C-7E
Year:	
Color:	

REMODELING	RES BREAKDOWN			
Exterior:	No Unit:	RMS:	BRS:	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

More: N	Total Yard Items:	Total Special Features:	Total:



Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub %	Descp	Type	Qu #	Ten
FFL	FIRST FLOOR	7,500	56,590	424,444					
SFL	SECOND FLOOR	1,200	67,910	81,493					
	Net Sketched Area:	8,700		505,937					
	Gross Area	8700		8700					

IMAGE *AssessPro* Patriot Properties, Inc



315 CHARGER ST THE EXETER HOUSE TRUST DIVERSIFIED FUNDING INC 63 ATLANTIC AVE BOSTON, MA 02110	27-447-1 LUC: 112	175 WARD ST 17 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-17 LUC: 102	175 WARD ST 26 LI XIN LIU HUI 1812 WEST AVE #408 AUSTIN, TX 78701 175 WARD ST 27	27-447-3-26 LUC: 102 27-447-3-27 LUC: 102
195 WARD ST PUBLIC STORAGE INST. FUND III DEPT- PTMA23427 P O BOX 25025 GLENDALE, CA 91201	27-447-2 LUC: 031	175 WARD ST 18 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-18 LUC: 102	175 WARD ST 28 LINO MANOEL 175 WARD ST UNIT 27 REVERE, MA 02151	27-447-3-27 LUC: 102 27-447-3-28 LUC: 102
175 WARD ST DARTMOUTH HOUSE CONDO ASSOC 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-0000 LUC: N/A	175 WARD ST 19 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-19 LUC: 102	175 WARD ST 29 RUMSON RICHARD RUMSON LOUISE 7 ALPINE AVE EVERETT, MA 02149	27-447-3-29 LUC: 102
175 WARD ST 1 TRIPOLI, JR PHILIP J TRIPOLI ANDREA E 21 FIELD POND RD MILFORD, MA 01757	27-447-3-1 LUC: 102	175 WARD ST 2 CARRENO BELSY UMANA MILTHOM DAGOBERTO TEJADA 175 WARD ST UNIT 2 REVERE, MA 02151 175 WARD ST 20	27-447-3-2 LUC: 102 27-447-3-20 LUC: 102	175 WARD ST 3 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110 175 WARD ST 30	27-447-3-3 LUC: 102 27-447-3-30 LUC: 102
175 WARD ST 10 SOTO RUBEN 175 WARD ST UNIT 10 REVERE, MA 02151	27-447-3-10 LUC: 102	175 WARD ST 21 LUGA AGRON LUGA VJOLLCA 1000 GOVERNORS DR APT 33 WINTHROP, MA 02152 175 WARD ST 21	27-447-3-11 LUC: 102 27-447-3-21 LUC: 102	175 WARD ST 31 BORENSTEIN WILLIAM N C/O D AND E REALTY CO INC 174 NEWBURYPORT TURNPIKE SUITE 311 ROWLEY, MA 01969 175 WARD ST 30	27-447-3-11 LUC: 102 27-447-3-31 LUC: 102
175 WARD ST 11 POURMARTZ HASTI HOSEINIAN REZA 5774 SHADOW RIDGE DR CASTRO VALLEY, CA 94552	27-447-3-11 LUC: 102	175 WARD ST 22 SILVA-MELO ANTHONY A 175 WARD ST UNIT 21 REVERE, MA 02151	27-447-3-11 LUC: 102 27-447-3-22 LUC: 102	175 WARD ST 32 GULLICKSEN DAVE GULLICKSEN LISA 40 DENNISON AVE SWAMPSCOTT, MA 01907	27-447-3-11 LUC: 102 27-447-3-32 LUC: 102
175 WARD ST 12 LEE WADE 485 LYNN ST MALDEN, MA 02148	27-447-3-12 LUC: 102	175 WARD ST 23 BAY TRUST YU FRANK P O BOX 1956 WAKEFIELD, MA 01880	27-447-3-12 LUC: 102 27-447-3-23 LUC: 102	175 WARD ST 33 DAVITT CHRIS A 175 WARD ST UNIT 31 REVERE, MA 02151	27-447-3-12 LUC: 102 27-447-3-33 LUC: 102
175 WARD ST 13 GUNTNER CINDY A C/O CINDY LANEY 175 WARD ST UNIT 13 REVERE, MA 02151 175 WARD ST 15	27-447-3-13 LUC: 102 27-447-3-15 LUC: 102	175 WARD ST 24 SAMPAIO ADRIANA CLAUDIA VIDAL 1413 SHEFFIELD WAY SAUGUS, MA 01906	27-447-3-13 LUC: 102 27-447-3-24 LUC: 102	175 WARD ST 34 CASTILLO BRYAN 175 WARD ST #32 REVERE, MA 02151	27-447-3-13 LUC: 102 27-447-3-34 LUC: 102
175 WARD ST 16 DIMAURO NICHOLAS A HENRY JR CHARLES 71 TREVALLEY RD REVERE, MA 02151	27-447-3-16 LUC: 102	175 WARD ST 25 KEDIC ISMETA KEDIC SADIK 175 WARD ST UNIT 24 Revere, MA 02151 175 WARD ST 25	27-447-3-16 LUC: 102 27-447-3-25 LUC: 102	175 WARD ST 34 MEHRANPOUR PAYAM MEHRANPOUR LAYLA P O BOX 590042 716 BEACON ST NEWTON CENTER, MA 02459 175 WARD ST 34	27-447-3-16 LUC: 102 27-447-3-34 LUC: 102
175 WARD ST 16 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-16 LUC: 102	175 WARD ST 25 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-16 LUC: 102	TOUL MOHAMED 243 OAKWOOD AVE UNIT 1 REVERE, MA 02151	27-447-3-16 LUC: 102

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

175 WARD ST 35 SHIPERS JING 175 WARD ST UNIT 35 REVERE, MA 02151	27-447-3-35 LUC: 102	175 WARD ST 44 RODRIGUEZ RADHIKA RODRIGUEZ ANGEL 175 WARD ST UNIT 44 REVERE, MA 02151	27-447-3-44 LUC: 102	175 WARD ST 53 GRIFFIN ALICE L 21 MCGRATH HWY SUITE 201 QUINCY, MA 02169	27-447-3-53 LUC: 102
175 WARD ST 36 CORREA-LOPERA JUAN R 31 HOWARD ST REVERE, MA 02151	27-447-3-36 LUC: 102	175 WARD ST 45 VELIC MIRSAID VELIC MIRSIDA 144 FENLEY ST REVERE, MA 02151	27-447-3-45 LUC: 102	175 WARD ST 54 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-54 LUC: 102
175 WARD ST 37 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-37 LUC: 102	175 WARD ST 46 MUSTEDANAGIC HUSEIN MUSTEDANAGIC LEJLA 175 WARD ST UNIT 46 REVERE, MA 02151	27-447-3-46 LUC: 102	175 WARD ST 55 CASTRO SIGNE M 175 WARD ST UNIT 55 REVERE, MA 02151	27-447-3-55 LUC: 102
175 WARD ST 38 DARTMOUTH HOUSE CONDO TRUST DARTMOUTH HOUSE CONDOMINIUMS 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-38 LUC: 102	175 WARD ST 47 WILDWOOD LLC 89 WORCESTER ST NATICK, MA 01760	27-447-3-47 LUC: 102	175 WARD ST 56 BIGDELI TAHEREH ZIAIE P O BOX 590042 719 BEACON ST NEWTON CENTER, MA 02459	27-447-3-56 LUC: 102
175 WARD ST 39 WILDWOOD LLC 89 WORCESTER ST NATICK, MA 01760	27-447-3-39 LUC: 102	175 WARD ST 48 JONES CATHERINE 175 WARD ST UNIT 48 REVERE, MA 02151	27-447-3-48 LUC: 102	175 WARD ST 57 HOSEINIAN REZA POURMARZ HASTI 5774 SHADOW RIDGE DR CASTRO VALLEY, CA 94552	27-447-3-57 LUC: 102
175 WARD ST 4 SABIC SABINA 175 WARD ST UNIT 4 REVERE, MA 02151	27-447-3-4 LUC: 102	175 WARD ST 49 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-49 LUC: 102	175 WARD ST 58 FOTIS ELIAS T 175 WARD ST UNIT 58 REVERE, MA 02151	27-447-3-58 LUC: 102
175 WARD ST 40 LEE TINA 175 WARD ST UNIT 40 Revere, MA 02151	27-447-3-40 LUC: 102	175 WARD ST 5 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-5 LUC: 102	175 WARD ST 59 DASTJERDI ROYA 300 LYNN SHOR EDR APT 211 LYNN, MA 01902	27-447-3-59 LUC: 102
175 WARD ST 41 LI XIN LIU HUI 1812 WEST AVE #408 AUSTIN, TX 78701	27-447-3-41 LUC: 102	175 WARD ST 50 SAMIH NADIA 6 ALBEMARLE COURT UNITB BOSTON, MA 02115	27-447-3-50 LUC: 102	175 WARD ST 6 RKIOUAK ABDELKADER 175 WARD ST UNIT 6 Revere, MA 02151	27-447-3-6 LUC: 102
175 WARD ST 42 SANPAIO ADRIANA PINTO ANA 1413 SHEFFIELD AVE SAUGUS, MA 01906	27-447-3-42 LUC: 102	175 WARD ST 51 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-51 LUC: 102	175 WARD ST 60 KANTAREVIC BAJRO 175 WARD ST UNIT 60 Revere, MA 02151	27-447-3-60 LUC: 102
175 WARD ST 43 LINDENBAUM MARC 1491 BEACON ST APARTMENT 2 BRROKLINE, MA 02446	27-447-3-43 LUC: 102	175 WARD ST 52 FU QINGSHAN YUAN YUJIE 175 WARD ST UNIT 52 Revere, MA 02151	27-447-3-52 LUC: 102	175 WARD ST 61 JANERICO JOHN J 175 WARD ST UNIT 38 REVERE, MA 02151	27-447-3-61 LUC: 102

175 WARD ST 62 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-62 LUC: 102	175 WARD ST 71 SAMPAIO ADREANNA PINTO ANA 1413 SHEFFIELD WAY UNIT 13 SAUGUS, MA 01906	27-447-3-71 LUC: 102	175 WARD ST 80 SANTIAGO ADRIANA 257 ASHBY STATE RD FITCHBURG, MA 01420	27-447-3-80 LUC: 102
175 WARD ST 63 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-63 LUC: 102	175 WARD ST 72 FULCHINI STEPHEN FULCHINI CIVITA 34 HAMMERSMITH DR SAUGUS, MA 01906	27-447-3-72 LUC: 102	175 WARD ST 81 SANKALE FREDERICK I 175 WARD ST UNIT 81 REVERE, MA 02151	27-447-3-81 LUC: 102
175 WARD ST 64 WELLS MARYANN 5 BUXTON CT ANDOVER, MA 01810	27-447-3-64 LUC: 102	175 WARD ST 73 SAMPAIO LUCIANA C VIDAL SAMPAIO VIDAL 152 PARK HILL AVE MILLBURY, MA 01527	27-447-3-73 LUC: 102	175 WARD ST 82 LI XIN LIU HUI 1812 WEST AVE #408 AUSTIN, TX 78701	27-447-3-82 LUC: 102
175 WARD ST 65 BUZI SAJMIR BUZI ERISA 175 WARD ST UNIT 65 REVERE, MA 02151	27-447-3-65 LUC: 102	175 WARD ST 74 FULCHINI WARD STREET REALTY TR FULCHINI MARY L TRUSTEE 80 GORDON ST SOMERVILLE, MA 02144	27-447-3-74 LUC: 102	175 WARD ST 83 AGUILAR GABRIEL 175 WARD ST UNIT 83 REVERE, MA 02151	27-447-3-83 LUC: 102
175 WARD ST 66 WU JIEHONG 175 WARD ST UNIT 66 REVERE, MA 02151	27-447-3-66 LUC: 102	175 WARD ST 75 HAILY AHMED HAILY ILHAM 50 ALDEN AVE Revere, MA 02151	27-447-3-75 LUC: 102	175 WARD ST 84 ISMAYLOV YURIY ISMAYLOV GALINA 46 RATHBUN RD NATICK, MA 01760	27-447-3-84 LUC: 102
175 WARD ST 67 MUSLIJA IFET MUSLIJA NIHADA 175 WARD ST UNIT 67 REVERE, MA 02151	27-447-3-67 LUC: 102	175 WARD ST 76 HENRY JR CHARLES W 71 TREVALLEY RD REVERE, MA 02151	27-447-3-76 LUC: 102	175 WARD ST 85 LUNETTA PAUL 175 WARD ST UNIT 85 REVERE, MA 02151	27-447-3-85 LUC: 102
175 WARD ST 68 ROSA ALBA A 175 WARD ST UNIT 68 REVERE, MA 02151	27-447-3-68 LUC: 102	175 WARD ST 77 WARD 77 REALTY TRUST SERRANO MARIA E TRUSTEE 152 PEARL AVE Revere, MA 02151	27-447-3-77 LUC: 102	175 WARD ST 86 JANERICO JOHN JAMES 175 WARD ST UNIT 38 REVERE, MA 02151	27-447-3-86 LUC: 102
175 WARD ST 69 PHAM TAN DIEM 175 WARD ST UNIT 69 REVERE, MA 02151	27-447-3-69 LUC: 102	175 WARD ST 78 HERNANDEZ ARGELIA G RIVAS 175 WARD ST UNIT 78 Revere, MA 02151	27-447-3-78 LUC: 102	175 WARD ST 87 CHAN NAM PING 80 UPPER USLE RD BARRE, VT 05041	27-447-3-87 LUC: 102
175 WARD ST 7 BEGIC RAMIZA RESIC NEDZAD 175 WARD ST UNIT 7 REVERE, MA 02151	27-447-3-7 LUC: 102	175 WARD ST 79 TRIPOLI JR PHILLIP J TRIPOLI ANDREA E 21 FIELD POND RD MILFORD, MA 01757	27-447-3-79 LUC: 102	175 WARD ST 88 TORRES FABIANA 175 WARD ST UNIT 88 REVERE, MA 02151	27-447-3-88 LUC: 102
175 WARD ST 70 SIMPSON CHRIS 175 WARD ST UNIT 70 REVERE, MA 02151	27-447-3-70 LUC: 102	175 WARD ST 8 SHAWANGIZAW MAAZA 12 A EIMWOOD ST REVERE, MA 02151	27-447-3-8 LUC: 102	175 WARD ST 9 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-9 LUC: 102

Attachment: C2502: SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

275 SQUIRE RD 30-435C-4A
 LUC: 324
 SQUIRE CHARGER REALTY, LLC
 C/O DAVID SWEETSER
 275 GROVE ST
 BLDG 2-400
 NEWTON, MA 02466

270 CHARGER ST 30-435C-4B
 LUC: 376
 SQUIRE CHARGER REALTY, LLC
 C/O DAVID SWEETSER
 275 GROVE ST
 BLDG 2-400
 NEWTON, MA 02466

339 SQUIRE RD 30-435C-6A
 LUC: 323
 NORTHGATE SHOPPING CENTER LTD
 PARTNERSHIP
 POST OFFICE BOX 590249
 NEWTON CENTER, MA 02459

SQUIRE REAR RD 30-435C-7D
 LUC: 390
 NR WSC 320 CHARGER PROP, LLC
 610 WEST 26TH ST
 NEW YORK, NY 10001

SQUIRE REAR RD 30-435C-7E
 LUC: 316
 R & S REALTY TRUST
 CARUSO JR RALPH
 320 CHARGER ST
 REVERE, MA 02151

320 SQUIRE REAR RD 30-435C-8A
 LUC: 316
 ALLIED WASTE SERVICES OF MASS
 320A CHARGER ST
 REVERE, MA 02151

320 CHARGER ST 30-435C-9A
 LUC: 316
 R & S REALTY TRUST
 CARUSO JR RALPH
 320 CHARGER ST
 REVERE, MA 02151

321 CHARGER ST 30-447-8
 LUC: 374
 321 CHARGER ST RLTY TRUST
 CARUSO STEVEN J TRUSTEE
 1 INDUSTRIAL WAY
 GEORGETOWN, MA 01833

NORTHEAST EXPRES 30-451A-1
 LUC: 930
 CITY OF REVERE
 281 BROADWAY
 REVERE, MA 02151

UPLAND 31-435CA-1
 LUC: 920
 COMMONWEALTH OF MASSACHUSETTS
 10 PARK PL
 BOSTON, MA 02116

THIS IS A TRUE & ATTESTED
 COPY OF THE RECORDS OF THE
 ASSESSOR'S OFFICE OF THE
 CITY OF REVERE
 Susan Shaffer
 DATE: 12-26-24

Attachment: C2502.SquireRearRoad (25-016 : Special Permit, C-25-02, Squire Rear Road)

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, February 4, 2025 11:31 AM
To: noneil@dambrosiollp.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: February 04, 2025
Application #: SPR24-000142
Address: SQUIRE REAR RD
Description: Construction of commercial parking structure
Review Status: Pending

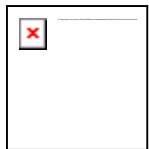
The following findings and recommendations have been made with respect to the special permit application for the construction of a commercial parking garage located at Squire Road rear:

1. A street lighting plan along the access road to the garage shall be approved by the Site Plan Review Committee.
 2. The back of the site bordering Rumney Marsh shall be maintained with native trees and plant species and remain in a natural state. In addition, a wood guard rail shall be installed along the rear of the project site bordering Rumney Marsh.
- This project is subject to the issuance of a commercial parking lot/structure license by the License Commission.
 - No digital signage either accessory or attached is allowed on the structure.
 - The installation of site security in the form of lighting, security gates and fencing shall be provided in accordance with the requirements of the Fire and Police Departments
 - A sewer connection and water connection permit must be obtained from the DPW. 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 and erosion control plan.
 - The plans must be reviewed and approved by the Fire Dept. including the location of all electric vehicle charging stations.

- This development is subject to an order of conditions by the Conservation Commission. The recorded copy of the order of conditions shall be filed with the Building Inspector prior to the issuance of a building permit.
- Concrete sidewalks with granite curbing shall be installed along the full frontage of the property and 12 street trees (minimum caliper of 2 1/2") shall be planted along the frontage of the garage structure.
- All existing drains, water lines and sewer lines within the site to be abandoned shall be capped at the main and removed.
- The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee. These plans shall be filed as part of the building permit application.
- A traffic impact analysis shall be prepared for the proposed development at the intersections of the project site drive and Charger St; the intersection of Charger St. and Ward St.; and the intersection of Charger St. and Squire Road and the developer shall be responsible for undertaking all pedestrian and traffic safety measures recommended in the traffic study.
- All landscaped and open space areas are to be maintained by the owner of the property. The annual landscape maintenance program shall include the replacement of all trees and shrubs which may be damaged within the project site, weed control, mulching, grass cutting, watering, and fertilizing. The owner of the property shall also be responsible for the removal of all litter and debris within the project site.
- A surveillance camera shall be installed on the building subject to the approval of the Police Chief.
- 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 number of 54 parking spaces provided within the required side yard setback area. Therefore, the CIT fee is calculated at \$32,400.
- Since construction activities involve disturbance of more than one acre, the project is subject to regulations under the NPDES storm water program. Therefore, the NPDES general permit must be filed with EPA/DEP for storm water management. The storm water drainage system within the site shall conform to the requirements of the City of Revere storm water management ordinance and be in compliance with DEP storm water regulations. The storm water management measures outlined in the permit must be incorporated into the final site plan.

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.



??

Attachment: C2502.SquireRearRoad.SPR Conditions (25-016 : Special Permit, C-25-02, Squire Rear Road)



February 17, 2025

Via Electronic and Hand Delivery

Marc Silvestri
President, Revere City Council
281 Broadway
Revere, MA 02151

RE: Traffic Assessment for Rear Squire Road (PID: 30-435C-7E) City Council Special Permit Application (CC-25-016) of R & S Realty Trust

Dear City Council President Silvestri and City Councilors,

I represent Stephen Caruso, Trustee of the R & S Realty Trust, as to its Revere City Council special permit application (CC-25-016) for the construction of a commercial parking structure (the “**Project**”) at the R & S Realty Trust’s unnumbered rear Squire Road parcel with Parcel ID 30-435C-7E (the “**Property**”). I am writing to supplement my support letter of January 21, 2025 so as to provide the City Council with the Transportation Impact Assessment for the Proposed Park-n-Fly Development at Rear Squire Road Parcel 30-435C-7E by Vanasse & Associates, Inc., dated January 2025 (the “**Traffic Assessment**”), enclosed herewith. **The Traffic Assessment confirms that construction of the Project will reduce traffic levels along Squire Road and Charger Street.**

I. The Project Will Decrease Overall Daily Traffic, Rush Hour Traffic, and Vehicle Queue Times on Squire Road and Charger Street

Conversion of the Property from a high-impact building construction and contracting storage yard and commercial garage to the proposed commercial parking structure will result in significant traffic reductions in the surrounding neighborhood. As compared to the current uses, the commercial parking structure will decrease the number of overall and rush hour vehicle trips. Specifically, **the commercial parking structure will result in ninety-six (96) fewer vehicle trips on the average weekday. During each of the weekday morning rush hour and evening rush hour periods, seventy-four (74) fewer vehicle trips will occur.** In addition to the extensive reduction in vehicle trips, **the Property’s conversion to a commercial parking structure will also reduce vehicle queueing times on Squire Road and Charger Street by approximately ten percent (10%).** Accordingly, the Project will lessen traffic within the surrounding neighborhood and alleviate traffic impacts on major roadways.

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

City Council President Silvestri
 Rear Squire Road: Traffic Study
 February 17, 2025

II. The Numerous Traffic, Environmental, and Financial Benefits of the Project Justify the Award of the Requested Special Permits

Overall, the Project entails several benefits to the surrounding neighborhood and City of Revere as a whole. As part of the Project, the dilapidated industrial structures at the Property will be replaced with a new, attractive commercial parking structure featuring sidewalks and vehicle safety measures. Furthermore, **the Project will eliminate large construction vehicles from the neighborhood and eliminate associated noise, dust, and congestion impacts. Drainage and stormwater runoff conditions for abutting wetlands will be improved** by the installation of new, appropriate landscaping in buffer areas. Importantly, **the Project will also result in substantial increases in municipal revenue**, to include the tripling of tax revenues from Ninety Thousand Dollars and 00/100 (\$90,000.00) per year to approximately Two Hundred and Seventy Thousand Dollars and 00/100 (\$270,000.00) per year and an anticipated park-and-fly parking space licensing fee of approximately One Hundred Sixteen Thousand Six Hundred Dollars and 00/100 (\$116,600.00) per year. These benefits, when combined with the major decreases in anticipated neighborhood traffic, establish that **the proposed commercial parking garage will improve conditions in the surrounding neighborhood** and provide ample justification for the awarding of the requested special permits.

Thank you for your attention to this matter.

Very Truly Yours,



Gerry D'Ambrosio

Enclosures

CC: Revere City Council
 Revere City Clerk Ashley Melnik

Transportation Impact Assessment

Proposed Park-n-Fly Development
Rear Squire Road
Parcel 30-435C-7E
Revere, Massachusetts

Prepared for:

Engineering Alliance, Inc.
194 Central Street
Saugus, Massachusetts

January 2025

Prepared by:

 **Vanasse &
Associates inc**
Transportation Engineers & Planners

35 New England Business Center Drive
Suite 140
Andover, MA 01810

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Recommendations	25
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No.	Title
1	Site Location and Study Area Map
2	Existing Intersection Lane Use, Travel Lane Width, and Pedestrian Facilities
3	2025 Existing Peak-Hour Traffic Volumes
4	2032 No-Build Peak-Hour Traffic Volumes
5	Trip Distribution Map
6	Project-Generated Peak-Hour Traffic Volumes
7	2032 Build Peak-Hour Traffic Volumes

TABLES

No.	Title
1	2025 Existing Roadway Traffic-Volume Summary
2	Public Transportation Services
3	Motor Vehicle Crash Data Summary
4	Existing Site Trip-Generation Summary
5	Net New Project Trip-Generation Summary
6	Trip-Distribution Summary
7	Peak-Hour Traffic-Volume Increases
8	Sight Distance Analysis
9	Level-of-Service Criteria for Signalized Intersections
10	Level-of-Service Criteria for Unsignalized Intersections
11	Signalized Intersection Capacity Analysis Summary
12	Unsignalized Intersection Capacity Analysis Summary

EXECUTIVE SUMMARY

DESCRIPTION OF PROJECT

Vanasse & Associates, Inc. (VAI) has prepared this Transportation Impact Assessment (TIA) to identify traffic impacts associated with the proposed Park-n-Fly facility to be located at the unnumbered Rear Squire Road property in the area of northeastern Charger Street in Revere, Massachusetts with City of Revere Parcel Identification Number 30-435C-7E (the "Project"). The purpose of this TIA is to review existing and future traffic conditions in the vicinity of the site, determine the traffic impact of the proposed Project at key intersections expected to experience increased traffic levels from the Project, and review the need for improvements to mitigate the Project's traffic impact.

PROPOSED PROJECT

The site is bounded by commercial and industrial developments to the east, west, and south, and the Sea Plane Basin to the north. Currently, the site contains several commercial and industrial uses. The Project entails razing the existing structures on-site and constructing a 583-space Park-n-Fly facility. Access to the site will continue to be provided via Charger Street.

EXISTING CONDITIONS

A comprehensive field inventory was conducted to collect existing roadway geometrics, traffic volumes, operating characteristics, speed limits, and sight distances, as well as land use information. Traffic volumes were collected in January 2025 at the intersections expected to receive the traffic impact from the Project. The study area locations are listed below:

- Squire Road (Route 60) at Charger Street
- Charger Street at Ward Street/private driveway

FUTURE CONDITIONS

Traffic volumes within the study area were projected to 2032, which reflects a seven-year planning horizon consistent with State traffic study guidelines. These conditions incorporate traffic growth

due to general background traffic increases, as well as development projects currently being proposed/permitted or under construction and expected to generate traffic in the future. This condition is referred to as the No-Build condition.

PROJECT-GENERATED TRAFFIC

Estimates of Project traffic were developed using data from existing park-n-fly sources. With an expected stay of 5 to 7 days, the Project is not expected to result in an increase over the activities at the site. In fact, when compared with the uses on site, the Project is expected to generate 96 less vehicle trips on an average weekday (two-way, 24-hour volume), with 74 less vehicle trips (47 less entering and 27 less exiting) during the weekday morning peak hour and 74 less vehicle trips (29 less entering and 45 less exiting) during the weekday evening peak hour.

Project-related traffic-volume changes external to the study area relative to 2032 No-Build conditions are anticipated to range from -9 to -49 vehicles or -0.3 to -3.3 percent during the peak periods.

TRAFFIC OPERATIONS ANALYSIS

In future conditions, operations improve with delays and vehicle queue lengths decreasing on the various approaches due to the reduction in traffic levels.

RECOMMENDATIONS

Access to the garage will be provided via a driveway onto the private roadway that connects to the north side of Charger Street opposite Rear Charger Street. The following recommendations are offered with respect to the design and operation of the garage driveway.

- The driveway should be placed under STOP-sign *Manual on Uniform Traffic Control Devices* (MUTCD)¹ R1-1) control, with a painted STOP-bar included.
- All signs and other pavement markings to be installed within the Project site shall conform to the applicable standards of the current MUTCD.
- Signs and landscaping adjacent to the Project site driveway should be designed and maintained so as not to restrict lines of sight.
- Snow windrows within sight triangle areas of the Project site driveway should be promptly removed where such accumulations would impede sightlines.

CONCLUSIONS

As documented in this study, Project-related traffic will result in decrease in traffic volumes and traffic delays within the study area. The site driveway will provide efficient access to and from the development. In general, Project-related traffic can be adequately accommodated within the

¹*Manual on Uniform Traffic Control Devices (MUTCD)*; Federal Highway Administration; Washington, D.C.; 2009.

existing and future infrastructure with minimal impact on the traffic operations within the study area.

INTRODUCTION

VAI has prepared this TIA in order to identify the traffic impacts associated with the proposed 583-space Park-n-Fly facility to be located in the northeastern Charger Street area of Revere, Massachusetts. This report identifies and analyzes existing and future traffic conditions both with and without the Project and reviews access requirements, potential off-site improvements, and safety considerations.

STUDY METHODOLOGY

This study was prepared in accordance with the State guidelines for TIAs and was conducted in three distinct stages.

The first stage involved an assessment of existing conditions in the study area and included an inventory of roadway geometry, observations of traffic flow, and collection of peak-period traffic counts.

In the second stage of the study, future traffic conditions were projected and analyzed. Specific travel demand forecasts for the Project were assessed along with future traffic demands due to expected traffic growth independent of the Project. A seven-year time horizon was selected for these analyses consistent with State guidelines for the preparation of TIAs. The traffic analysis conducted in stage two identifies projected future roadway capacity, traffic safety, and site access issues.

The third stage of the study presents and evaluates measures to address traffic and safety issues, if any are necessary, based on the results from stage two of the study.

EXISTING CONDITIONS

A comprehensive field inventory of existing conditions within the study area was conducted in January 2025. The field investigation consisted of an inventory of existing roadway geometrics; traffic volumes; and operating characteristics; as well as posted speed limits, sight distance, and land use information within the study area. The study area for the Project contains the major roadway which provides access to the Project, as well as the intersections which are expected to accommodate the majority of Project-related traffic. The study area is listed below and graphically depicted on Figure 1.

- Squire Road (Route 60) at Charger Street
- Charger Street at Ward Street/private driveway

The following describes the study area roadways which provide access/egress to the Project.

GEOMETRY

Roadways

Route 60

Route 60 is classified as an urban principal arterial roadway under the Massachusetts Department of Transportation (MassDOT) jurisdiction and runs in a general northwest-to-southeast alignment throughout the study area providing three general-purpose travel lanes in each direction separated by a raised median. Additional turn lanes are provided at some intersections. Land uses along Route 60 throughout the study area generally consist of commercial properties.

Charger Street

Charger Street is classified as a local roadway under City jurisdiction and runs in a general northeast-to-southwest alignment throughout the study area providing one general-purpose travel lane in each direction separated by a double-yellow centerline. Additional turn lanes are provided at some intersections. Land uses along Charger Street throughout the study area generally consist of commercial properties.

Transportation Impact Assessment - Proposed Park-and-Fly Development - Revere, Massachusetts

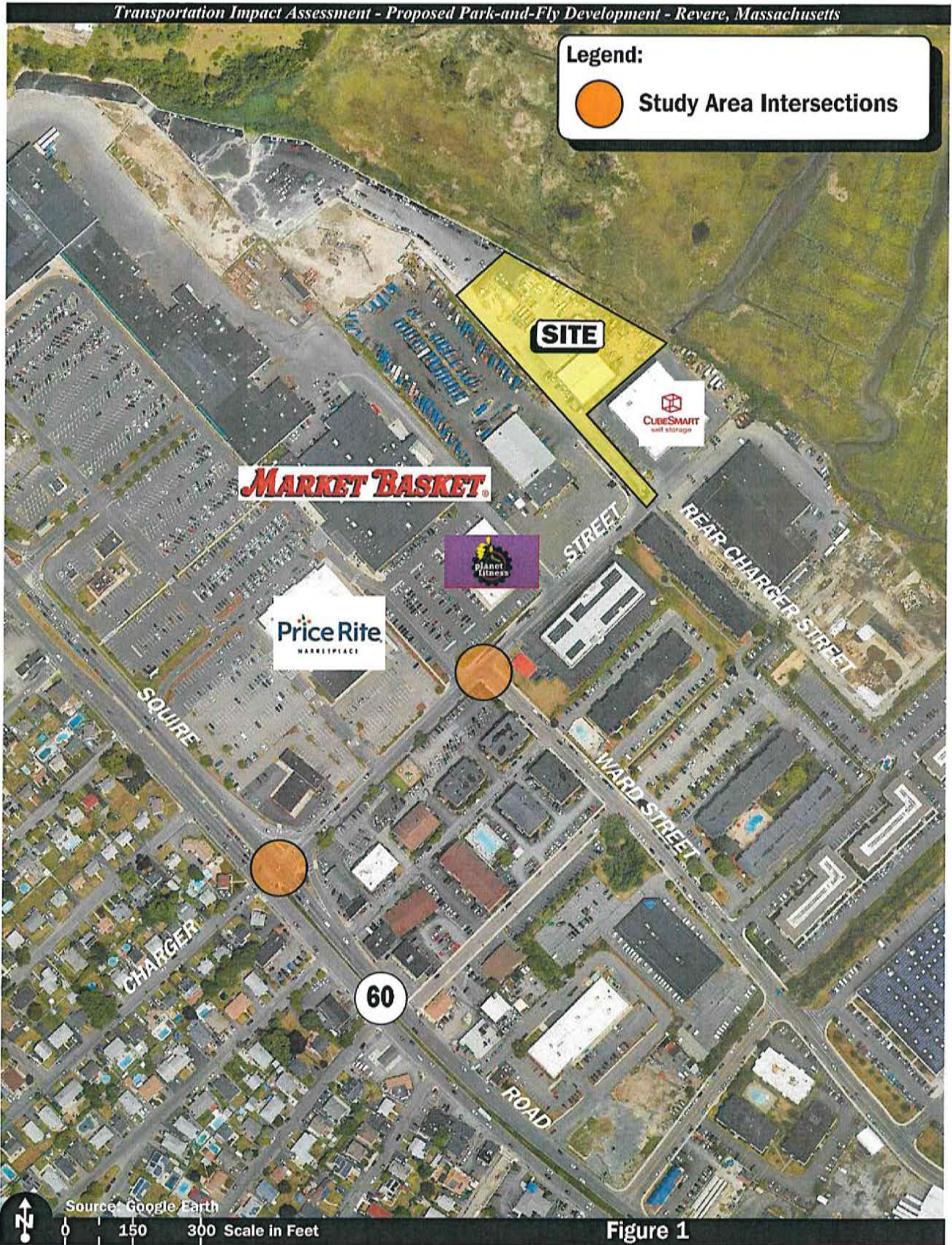


Figure 1

Site Location and Study Area Map



Vanasse & Associates inc

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Intersections

Figure 2 summarizes existing lane use, travel lane widths, and sidewalk and crosswalk locations at the study area intersections.

EXISTING TRAFFIC VOLUMES

In order to establish existing traffic-volume demands and flow patterns within the study area, turning movement counts (TMCs) were conducted in January 2025 during the weekday morning (7:00 to 9:00 AM) and weekday evening (4:00 to 6:00 PM) peak periods. Bicycles and pedestrians were also counted.

Traffic-Volume Adjustments

In order to develop 2025 Existing traffic-volume conditions, MassDOT weekday seasonal factors for Urban Group 3 (principal arterials) and Groups 4-7 (major and minor collectors and local roads and streets) were reviewed.² Based on a review of this data, it was determined that traffic volumes for the month of January are 2 to 5 percent below average-month conditions. As such, the traffic volumes were adjusted upwards by 5 percent in order to be representative of average-month conditions.

Table 1
2025 EXISTING ROADWAY TRAFFIC-VOLUME SUMMARY

Location/Peak-Hour	AWT ^a	VPH ^b	K Factor ^c	Directional Distribution ^d
<i>Route 60, south of Charger Street:</i>	51,200	--	--	--
Weekday Morning	--	2,575	5.0	51.0% SB
Weekday Evening	--	3,068	6.0	51.6% SB
<i>Charger Street, east of Route 60:</i>	10,000	--	--	--
Weekday Morning	--	502	5.0	60.2% WB
Weekday Evening	--	989	9.9	55.0% EB

^aAverage weekday traffic in vehicles per day; estimated.

^bVehicles per hour; from TMCs adjusted to average-month conditions.

^cPercent of daily traffic occurring during the peak hour.

^dPercent traveling in peak direction.

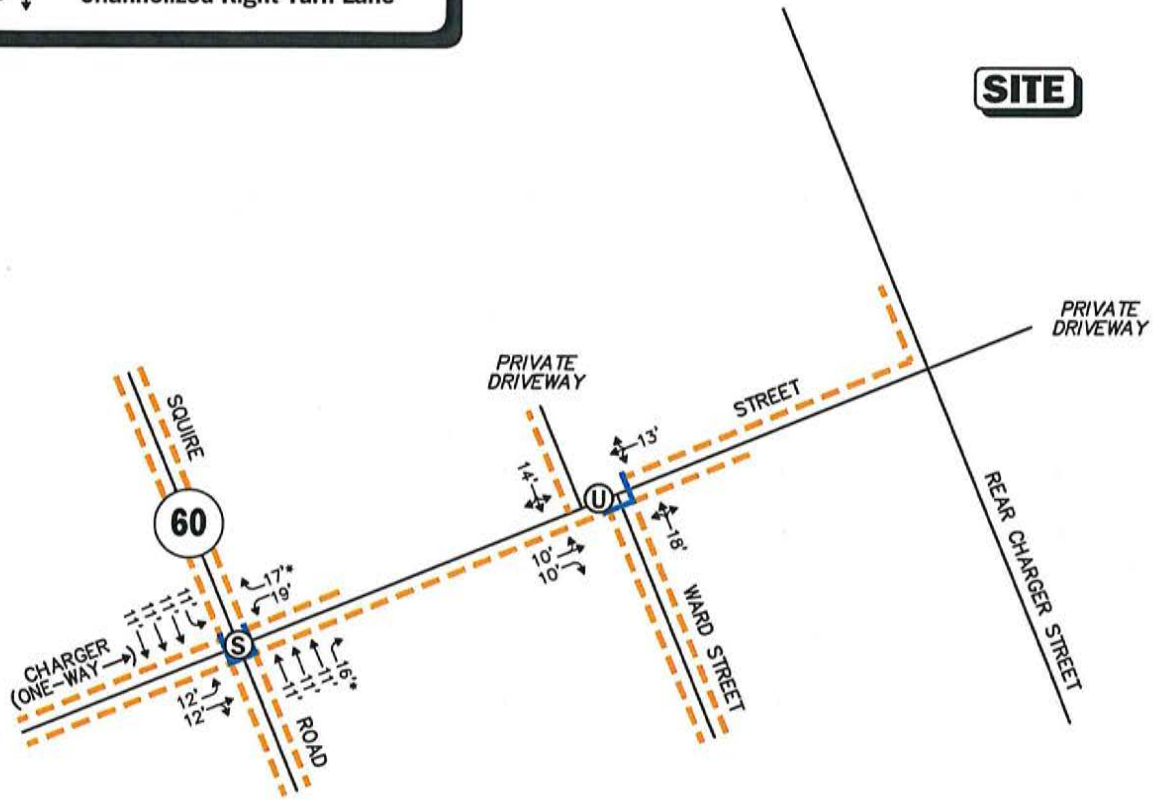
As can be seen in Table 1, Route 60 was estimated to carry approximately 51,200 vehicles on an average weekday, with approximately 2,575 vehicles per hour (vph) during the weekday morning peak hour and 3,068 vph during the weekday evening peak hour. During the weekday morning peak hour, 51 percent of the traffic is traveling southbound and during the weekday evening peak hour, 51.6 percent of the traffic is traveling southbound. In addition, Table 1 shows Charger Street was estimated to carry approximately 10,000 vehicles on an average weekday, with approximately 502 vph during the weekday morning peak hour and 989 vph during the weekday evening peak

²MassDOT Statewide Traffic Data Collection; 2023 Weekday Seasonal Factors, Group U3 and Groups U4-7.

Transportation Impact Assessment - Proposed Park-and-Fly Development - Revere, Massachusetts

Legend:

-  Signalized Intersection
-  Unsignalized Intersection
-  Sidewalk
-  Crosswalk
-  Lane Use and Travel Lane Width
-  Channelized Right-Turn Lane



 Not To Scale



Figure 2

Existing Intersection Lane Use, Travel Lane Width, and Pedestrian Facilities

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Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

hour. During the weekday morning peak hour, 60.2 percent of the traffic is traveling westbound and during the weekday evening peak hour 55.0 percent of the traffic is traveling eastbound. The 2025 Existing weekday morning and weekday evening peak-hour traffic volumes for the study area intersections are graphically depicted on Figure 3.

PEDESTRIAN AND BICYCLE FACILITIES

An extensive inventory of pedestrian and bicycle facilities within the study area was undertaken in January 2025. The field inventory consisted of a review of the location of sidewalks and pedestrian crossing locations along the study area roadways and at the study area intersections, as well as the location of bicycle facilities. Sidewalks are provided on both sides of Charger Street west of Route 60, on Route 60, and on Ward Street. In addition, a sidewalk is provided on the north side of Charger Street, east of Route 60, for approximately 250 feet and again between Ward Street and Rear Charger Street. On the south side of Charger Street, east of Route 60, a sidewalk is provided for approximately 1,000 feet. Crosswalks are provided across the east, west, and south legs of the intersection of Route 60 and Charger Street and across the east and south legs to the intersection of Charger Street and Ward Street/private driveway.

PUBLIC TRANSPORTATION

Public transportation services are provided within the study area by the Massachusetts Bay Transportation Authority (MBTA) for fixed-route bus service. Table 2 summarizes the characteristics of this service. Schedules and fare information for the fixed-route bus service is provided in the Appendix.

Table 2
PUBLIC TRANSPORTATION SERVICES

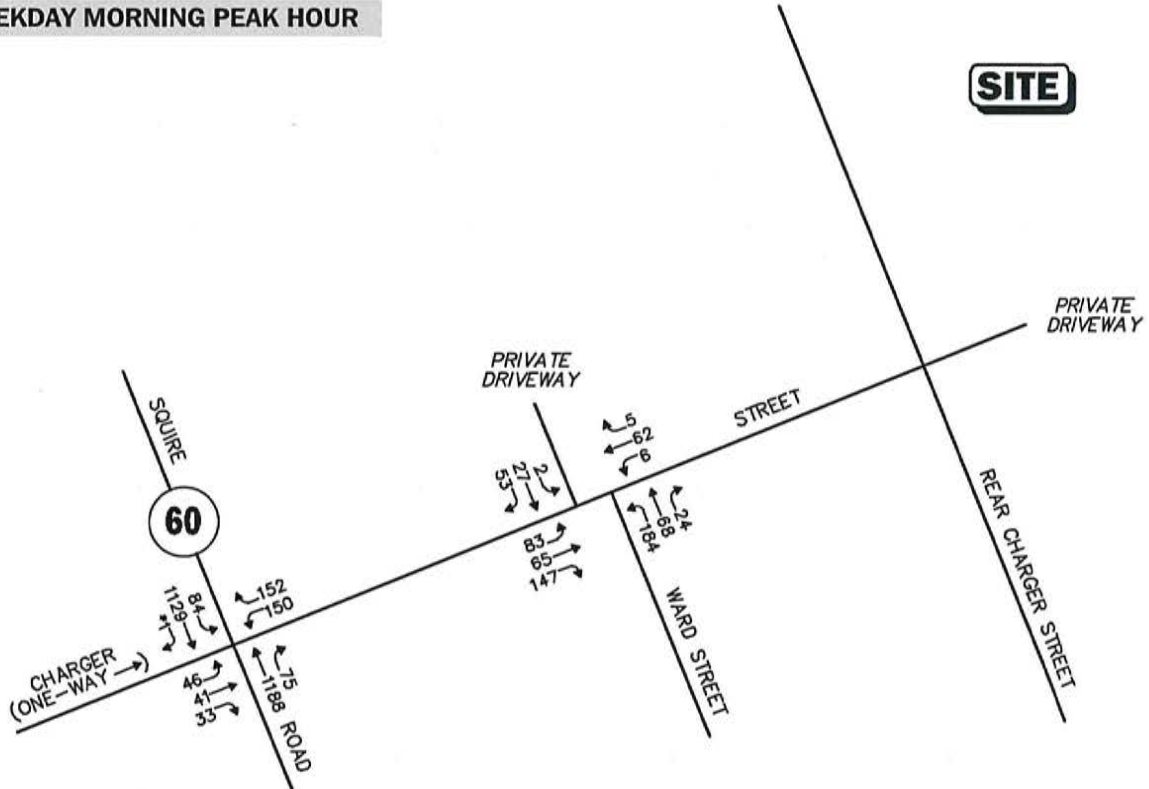
Service	Stop Closest to Site	Distance from Site	Weekday		Saturday		Sunday	
			Hours of Operation	Headway (minutes)	Hours of Operation	Headway (minutes)	Hours of Operation	Headway (minutes)
Bus: Route 119: Northgate – Beachmont Station	Charger Street at Squire Road	0.3 miles southwest	5:00 AM – 10:54 PM	35-74	7:00 AM – 8:14 PM	63-77	9:00 AM – 8:19 PM	62-72
Bus: Route 411: Kennedy Drive or Jack Satter – Malden Center Station	Charger Street at Squire Road	0.3 miles southwest	6:00 AM – 8:29 PM	10-92	9:00 AM – 6:59 PM	59-80	No Sunday Service	
Bus: Route 429: Northgate – Central Square, Lynn	Charger Street at Squire Road	0.3 miles southwest	5:45 AM – 11:14 PM	35-65	7:00 AM – 11:47 PM	50-75	10:00 AM – 8:03 PM	55-65

MOTOR VEHICLE CRASH DATA

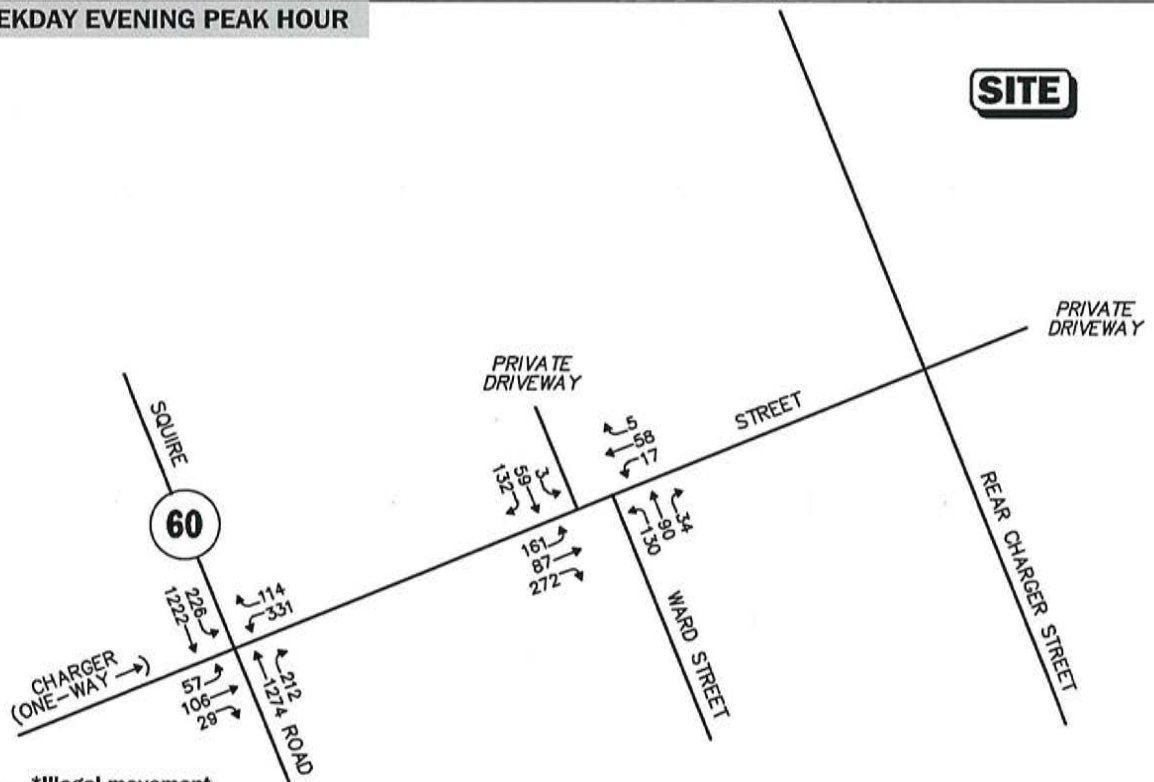
Motor vehicle crash information for the study area intersections was provided by the MassDOT Safety Management/Traffic Operations Unit for the most recent five-year period available (2017 through 2021) in order to examine motor vehicle crash trends occurring within the study area. The data is summarized in Table 3 by intersection, type, weather condition, lighting condition, pavement condition, and severity.

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WEEKDAY MORNING PEAK HOUR



WEEKDAY EVENING PEAK HOUR



*Illegal movement. Note: Imbalances exist due to numerous curb cuts and side streets that are not shown.

Not To Scale

Figure 3

2025 Existing Peak-Hour Traffic Volumes



Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Table 3
MOTOR VEHICLE CRASH DATA SUMMARY

Scenario	Route 60 at Charger Street	Charger Street at Ward Street/ Private Driveway
<i>Year:</i>		
2017	8	2
2018	1	0
2019	3	0
2020	3	0
<u>2021</u>	<u>7</u>	<u>0</u>
Total	22	2
Average ^a	4.4	0.4
Crash Rate ^b	0.20	0.10
Significant ^c	No	No
<i>Type:</i>		
Angle	10	2
Rear-End	7	0
Head-On	2	0
Sideswipe	1	0
Fixed Object	0	0
Pedestrian/Bike	2	0
<u>Unknown/Other</u>	<u>0</u>	<u>0</u>
Total	22	2
<i>Weather Conditions:</i>		
Clear	18	1
Cloudy/Rain	3	1
Snow/Ice	1	0
Fog	0	0
<u>Unknown/Other</u>	<u>0</u>	<u>0</u>
Total	22	2
<i>Lighting Conditions:</i>		
Daylight	13	2
Dawn/Dusk	0	0
Dark (lit)	9	0
Dark (unlit)	0	0
<u>Unknown/Other</u>	<u>0</u>	<u>0</u>
Total	22	2
<i>Pavement Conditions :</i>		
Dry	19	1
Wet	2	1
Snow/Ice	1	0
<u>Unknown/Other</u>	<u>0</u>	<u>0</u>
Total	22	2
<i>Severity:</i>		
Property Damage Only	14	1
Personal Injury	8	1
Fatality	0	0
<u>Unknown/Other</u>	<u>0</u>	<u>0</u>
Total	22	2

^aAverage number of crashes over a five-year period.

^bCrash rate per million entering vehicles (mev).

^cSignificant if crash rate > 0.57/0.57 for unsignalized intersections or > 0.73/0.78 for signalized intersections (MassDOT District 4/Statewide rates).

Source: MassDOT Safety Management/Traffic Operations Unit, 2017 through 2021.

As can be seen in Table 3, the intersection of Route 60 at Charger Street experienced 22 accidents over the five-year review period, averaging 4.4 accidents per year while the intersection of Charger Street at Ward Street/private driveway experienced 2 accidents over the five-year review period, averaging 0.4 accidents per year. The majority of the accidents were angled collisions, occurred on dry pavement, during daylight, in clear weather, and caused property damage only. No fatalities were reported over the five-year period reviewed. The crash rates for the study area intersections were observed to be lower than the MassDOT District 4 crash rates for unsignalized and signalized intersections.

FUTURE CONDITIONS

To determine the impact of site-generated traffic volumes on the roadway network under future conditions, existing traffic volumes in the study area were projected to the year 2032. Traffic volumes on the roadway network at that time, in the absence of the Project (that is, the No-Build condition), would include existing traffic, new traffic due to general background traffic growth, and traffic related to specific development by others expected to be completed by 2032. Inclusion of these factors resulted in the development of 2032 No-Build traffic volumes. Anticipated site-generated traffic volumes were then superimposed upon these No-Build traffic-flow networks to develop the 2032 Build traffic-volume conditions.

FUTURE TRAFFIC GROWTH

Traffic growth on area roadways is a function of the expected land development impacting the study area. Several methods are used to estimate this growth. A procedure frequently employed estimates an annual percentage increase in traffic growth and applies that percentage to all existing traffic volumes under study. The drawback to such a procedure is that some turning volumes may actually grow at either a higher or a lower rate at particular intersections.

In addition, we identified the location and type of planned development affecting the study area, estimated the traffic to be generated by that development, and assigned it to the area roadway network. This produces a more realistic estimate of growth for local traffic. However, the drawback of this procedure is that the potential growth in population and development external to the study area would not be accounted for in the traffic projections.

To provide a conservative analysis framework, both procedures were used in this TIA.

General Background Growth

Traffic-volume data compiled by MassDOT from permanent count stations and historic traffic counts in the area were reviewed in order to determine general background traffic growth trends. Based on a review of this data and other area traffic studies, it was determined that the traffic volumes are fluctuating in the area with an average increase of approximately 0.73 percent per year. Therefore, a 1.0 percent per year compounded annual background traffic growth rate was used to account for future traffic growth including presently unforeseen development within the study area.

Specific Development by Others

The City of Revere was contacted in order to determine if there are any planned or approved development projects that are expected to influence future traffic volumes within the study area. Based on these discussions, the following projects were identified for possible inclusion in this assessment:

185 Squire Road – This project entails construction of a 104-room hotel. Traffic volumes for this project were estimated using the Institute of Transportation Engineers (ITE)³ and added to the future condition networks.

125 Squire Road – This project, which is currently under construction, is for a 154-room hotel. Traffic volumes for this project were estimated using ITE and added to the future condition networks.

Planned Roadway Improvements

The City of Revere and MassDOT were contacted in order to determine if there are any planned roadway improvement projects expected to be completed within the study area in the seven-year planning horizon. Based on these discussions, no roadway improvement projects are planned within the study area beyond general maintenance.

No-Build Traffic Volumes

The 2032 No-Build peak-hour traffic-volume networks were developed by applying the 1.0 percent per year compounded annual background traffic growth rate to the 2025 Existing peak-hour traffic volumes and adding the traffic volumes from the identified background developments. The resulting 2032 No-Build weekday morning, evening, and Saturday midday peak-hour traffic-volume networks are shown on Figure 4.

PROJECT-GENERATED TRAFFIC

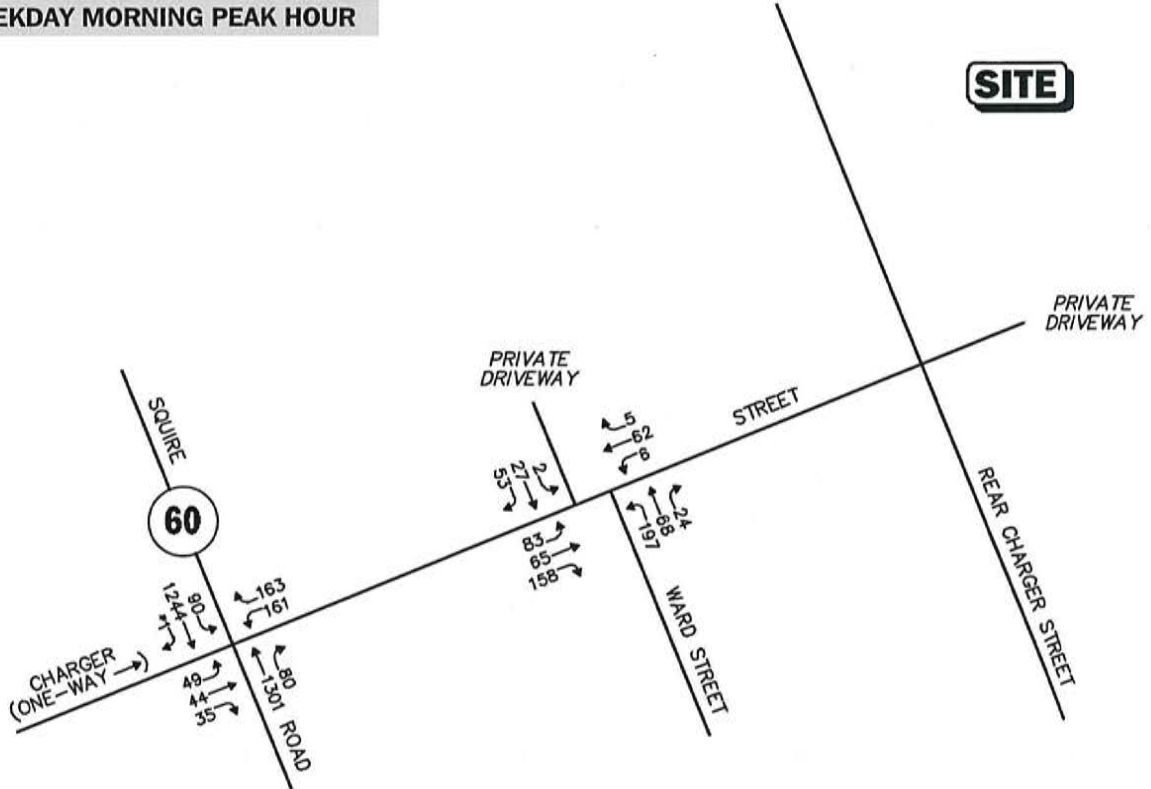
The Project entails constructing a 583-space Park-n-Fly facility. The existing site consists of several commercial uses including a 9,000 sf automobile repair facility and a contractor yard with 60 employees at peak operation. In order to develop the traffic characteristics of the existing site, trip-generation statistics published by the Institute of Transportation Engineers (ITE) for LUC 943, *Automobile Parts and Service Center* were used for the automobile repair shop. The contractor yard trips were determined by the use's operations as estimated by client representatives. As to trip estimation for the contractor yard, all 60 employees come in at the same time⁴ in personal vehicles in the morning and leave for the day in contractor vehicles with two persons per vehicle, which means there are 60 entering trips and 30 exiting trips during the weekday morning peak hour. Similarly, during the weekday evening peak hour 30 vehicles enter, and 60 vehicles leave. Table 4 summarizes the expected trip generation for the existing site.

³*Trip Generation*, 11th Edition; Institute of Transportation Engineers; Washington, DC; 2021.

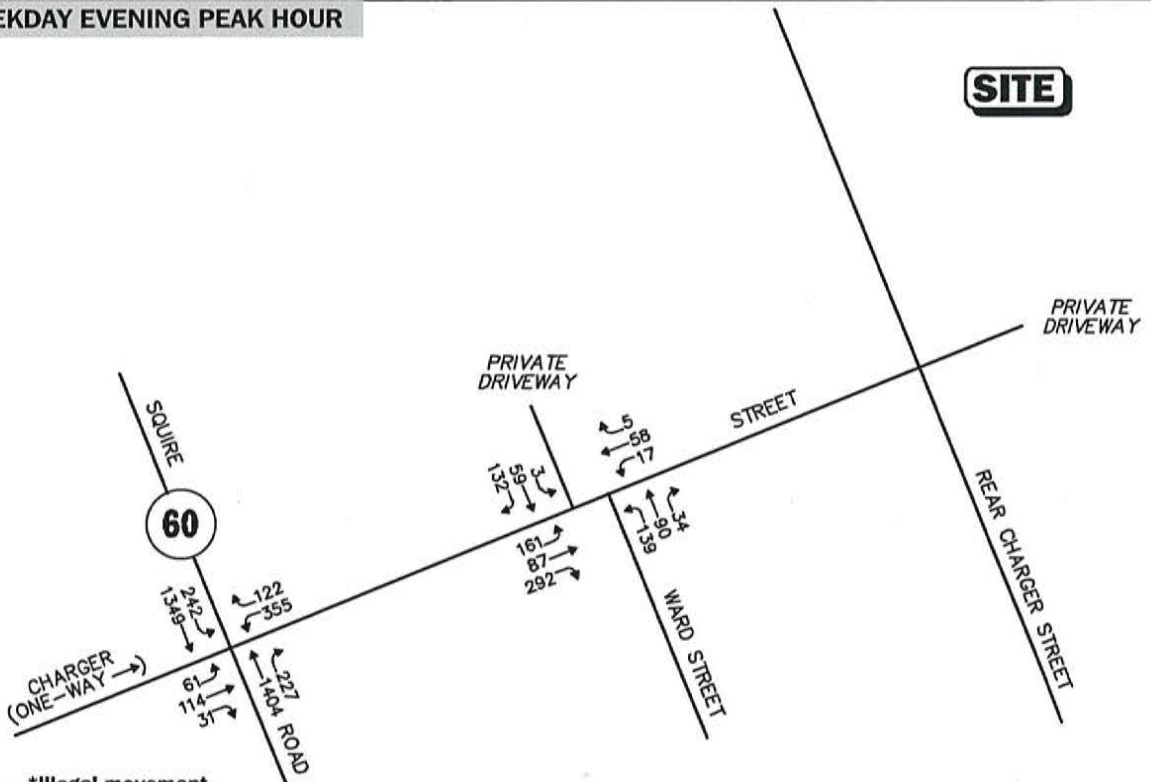
⁴Based on data provided by client representatives.

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WEEKDAY MORNING PEAK HOUR



WEEKDAY EVENING PEAK HOUR



*Illegal movement. Note: Imbalances exist due to numerous curb cuts and side streets that are not shown.

Not To Scale

Figure 4



2032 No-Build Peak-Hour Traffic Volumes

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Table 4
EXISTING SITE TRIP-GENERATION SUMMARY

Time Period/ Directional Distribution	Automobile Repair Trips ^a	Contractor Yard Trips ^b	Total Trips
Weekday Daily	150	180	330
<i>Weekday Morning Peak Hour:</i>			
Entering	12	60	72
<u>Exiting</u>	<u>5</u>	<u>30</u>	<u>35</u>
Total	17	90	107
<i>Weekday Evening Peak Hour:</i>			
Entering	7	30	37
<u>Exiting</u>	<u>12</u>	<u>60</u>	<u>72</u>
Total	19	90	109

^aBased on ITE LUC 943, *Automobile Parts and Service Center*; 9,000 sf.

^bBased on the 60 employees and operation characteristics provided by client representatives.

Based on data from ParkON Airport Parking⁵, the average stay at Park-n-Fly facilities is 5 to 7 days. This data was used to develop the expected trips for the Project. Assuming even trips per day throughout the week, 15-20 percent of the Project's parking spaces could turn over each day. Using the higher 20 percent value, we determined a 583-space facility could generate approximately 234 trips per day. This value was then used in conjunction with data from ITE for LUC 90 *Park-and-Ride Lot with Bus or Light Rail service* to develop peak hour trips for the Project. These calculations are provided in the Appendix. Table 5 summarizes the traffic characteristics of the Project using the above methodology.

⁵*Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers*; ParkON Airport Parking; <https://www.parkon.com/info/long-term-airport-parking>; January 21, 2025.

Table 5
NET NEW PROJECT TRIP-GENERATION SUMMARY

Time Period/ Directional Distribution	Proposed Park-n-Fly Facility Trips ^a	Total Existing Site Trips ^b	Net New Trips
Weekday Daily	234	330	-96
<i>Weekday Morning Peak Hour:</i>			
Entering	25	72	-47
<u>Exiting</u>	<u>8</u>	<u>35</u>	<u>-27</u>
Total	33	107	-74
<i>Weekday Evening Peak Hour:</i>			
Entering	8	37	-29
<u>Exiting</u>	<u>27</u>	<u>72</u>	<u>-45</u>
Total	35	109	-74

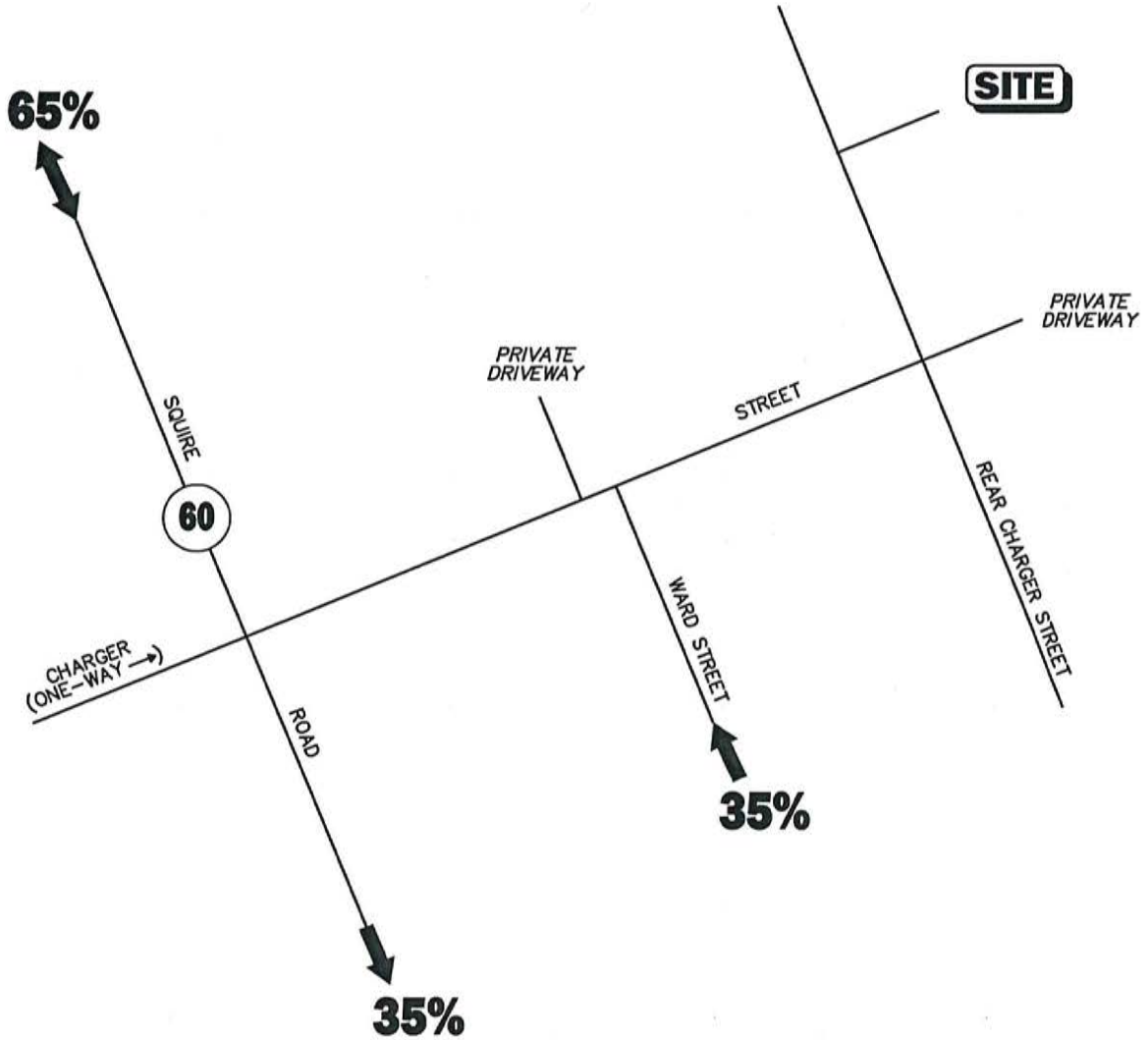
^aBased on data from Park On Airport Parking and ITE data.

^bFrom Table 4.

As can be seen in Table 5, the Project is expected to generate 96 less vehicle trips on an average weekday (two-way, 24-hour volume), with 74 less vehicle trips (47 less entering and 27 less existing) during the weekday morning peak hour and 74 less vehicle trips (29 less entering and 45 less exiting) during the weekday evening peak hour.

TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution of the site-generated trips to and from the Project was determined based on a review of municipal populations along Route 1 and Route 107 north of the Project site. Route 1 and Route 107 are the two major roads leading to the site from the north. The municipal population along Route 1 was divided by the municipal population along both routes to determine the percentage of trips that would travel to/from the site via Route 1. This same method was used to determine the percentage of trips that would travel to/from the site via Route 107. The trip distribution for the Project is summarized in Table 6 and is graphically depicted on Figure 5. Trips expected to be generated by the Project were assigned on the study area roadway networks as shown on Figure 6 for the weekday morning and weekday evening peak hours.



Not To Scale

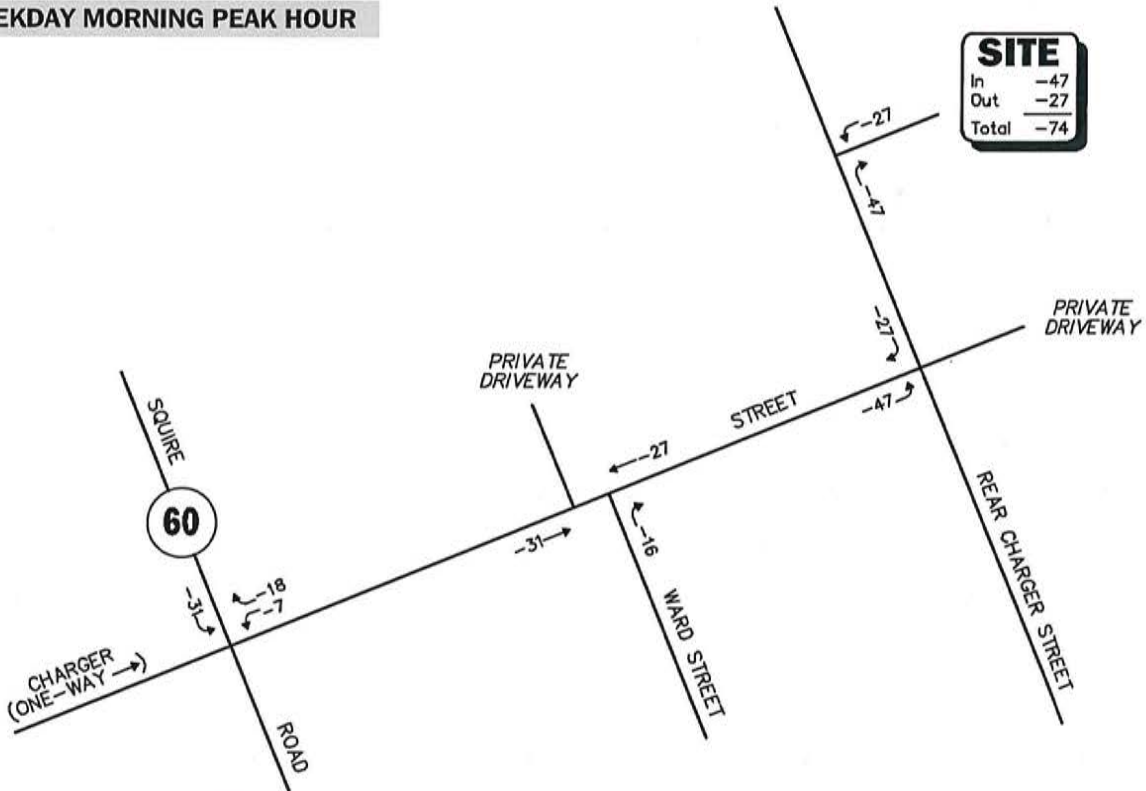
Figure 5

Trip Distribution Map

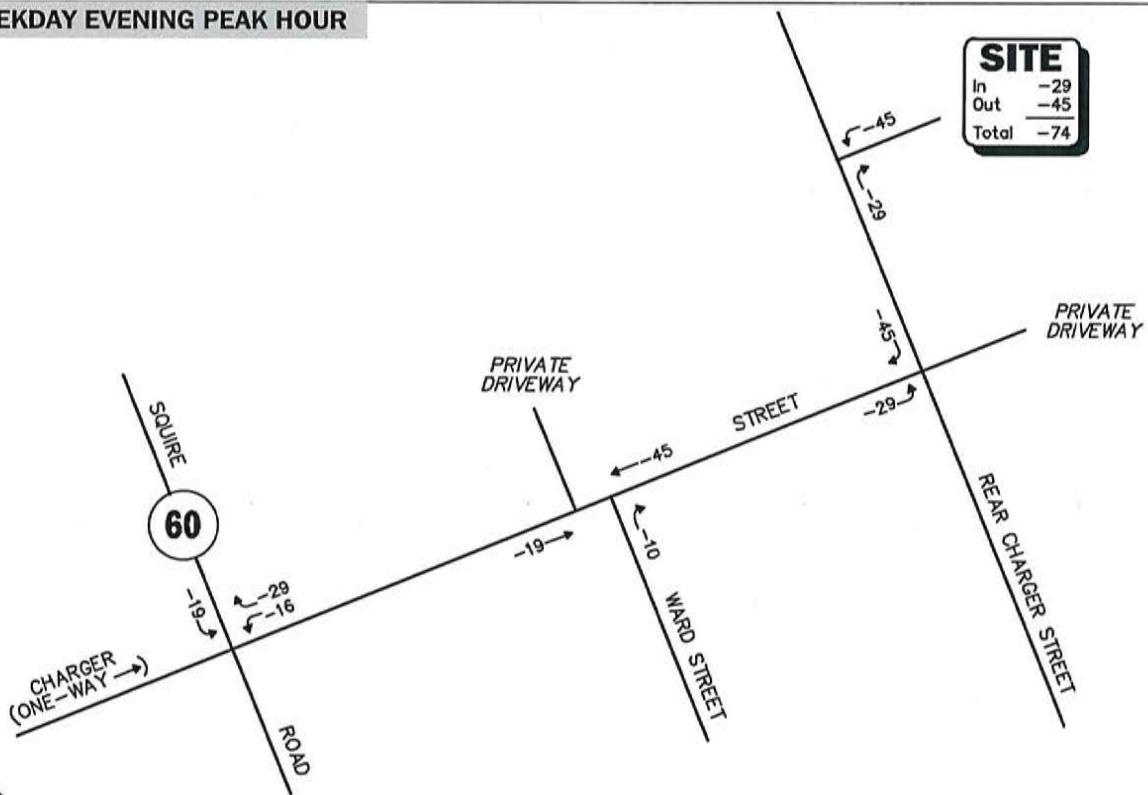


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WEEKDAY MORNING PEAK HOUR



WEEKDAY EVENING PEAK HOUR



Not To Scale

Figure 6



Project-Generated Peak-Hour Traffic Volumes

Table 6
TRIP-DISTRIBUTION SUMMARY

Roadway	Direction (To/From)	Percent (To/From)
Route 60	North	65/65
Route 60	South	0/35
Ward Street	South	35/0
TOTAL		100/100

FUTURE TRAFFIC VOLUMES – BUILD CONDITION

The 2032 Build condition networks consist of the 2032 No-Build traffic volumes with the anticipated Project-generated traffic added to them. The 2032 Build weekday morning and weekday evening peak-hour traffic-volume networks are graphically depicted on Figure 7.

A summary of peak-hour projected traffic-volume changes external to the study area that is the subject of this assessment is shown in Table 7. These volumes are based on the expected changes from the Project.

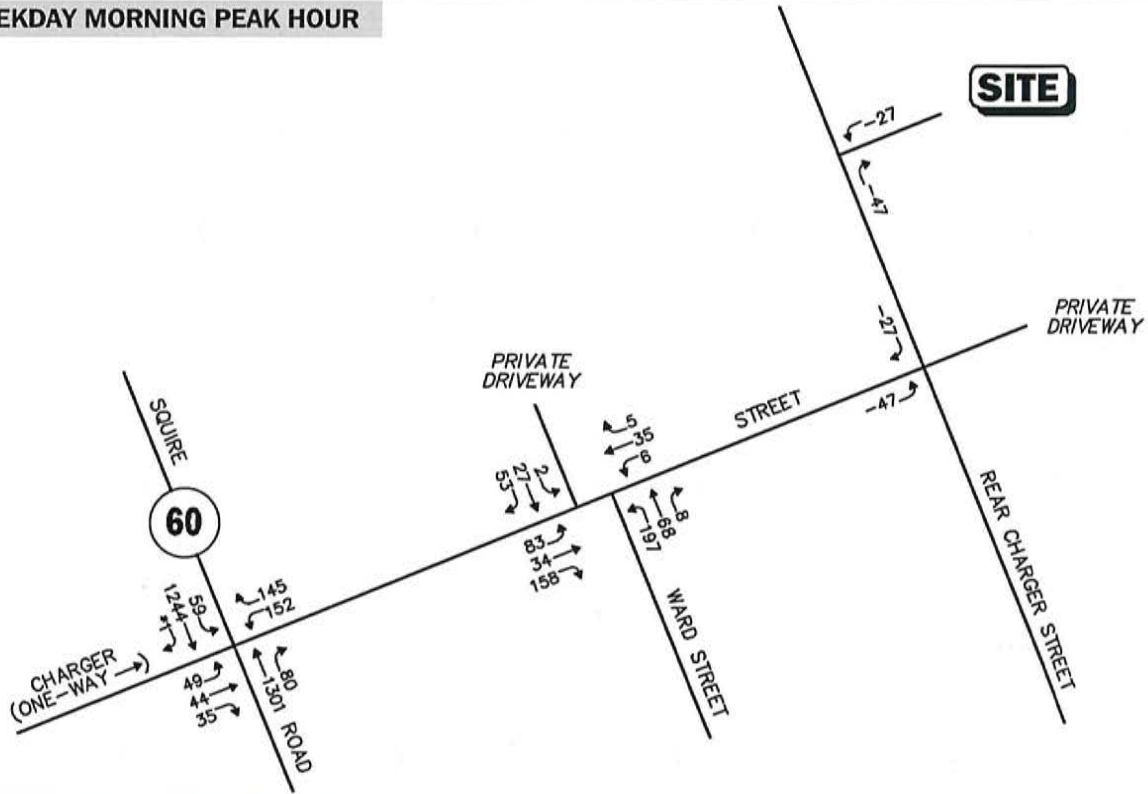
Table 7
PEAK-HOUR TRAFFIC-VOLUME INCREASES

Location/Peak Hour	2032 No-Build	2032 Build	Traffic-Volume Change Over No-Build	Percent Change Over No-Build
<i>Route 60, north of Charger Street:</i>				
Weekday Morning	2,848	2,799	-49	-1.7
Weekday Evening	3,178	3,130	-48	-1.5
<i>Route 60, south of Charger Street:</i>				
Weekday Morning	2,821	2,812	-9	-0.3
Weekday Evening	3,366	3,350	-16	0.4
<i>Ward Street, south of Charger Street:</i>				
Weekday Morning	480	464	-16	-3.3
Weekday Evening	631	621	-10	-1.6

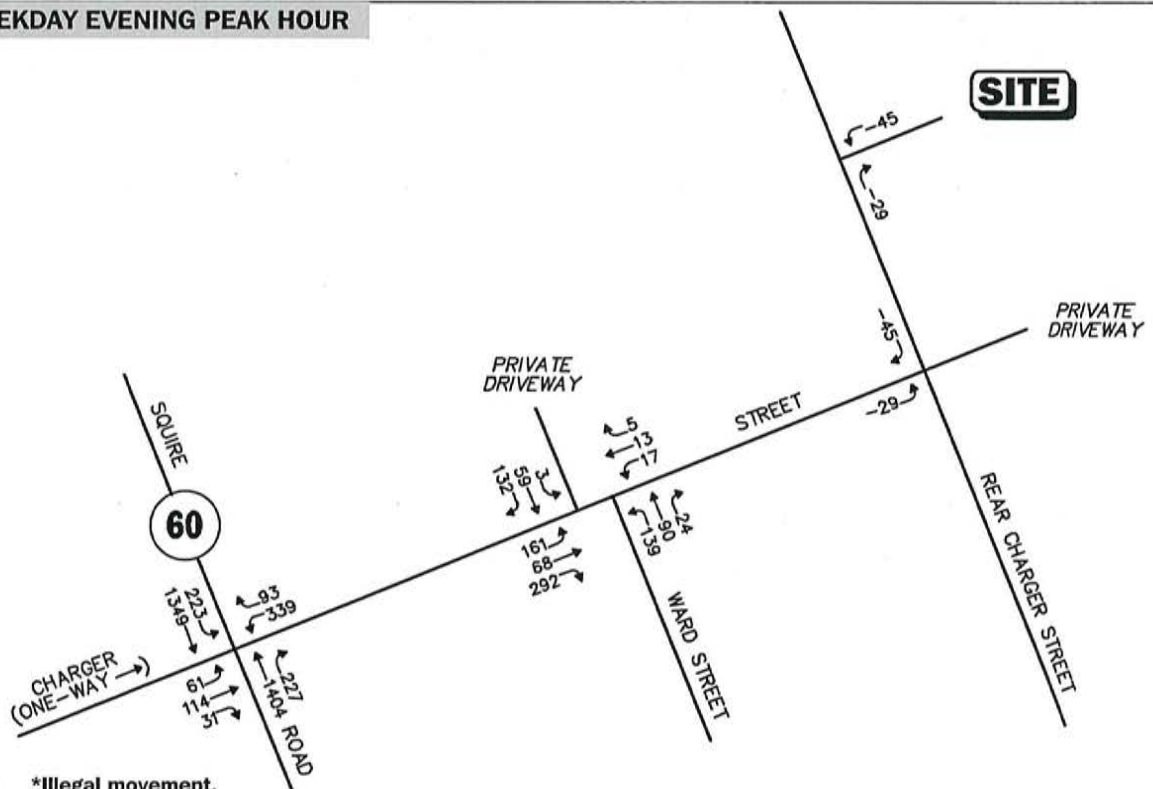
As shown in Table 7, Project-related traffic-volume changes external to the study area relative to 2032 No-Build conditions are anticipated to range from -9 to -49 vehicles or -0.3 to -3.3 percent during the peak periods.

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WEEKDAY MORNING PEAK HOUR



WEEKDAY EVENING PEAK HOUR



*Illegal movement. Note: Imbalances exist due to numerous curb cuts and side streets that are not shown.

Not To Scale

Figure 7

2032 Build Peak-Hour Traffic Volumes



Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

SIGHT DISTANCE EVALUATION

Sight distance measurements were performed at the Project site driveway in accordance with MassDOT and American Association of State Highway and Transportation Officials (AASHTO)⁶ recommendations. Both stopping sight distance (SSD) and intersection sight distance (ISD) measurements were performed. In brief, SSD is the distance recommended to be provided by a vehicle traveling at the design speed of a roadway, on wet pavement, to stop prior to striking an object in its travel path. ISD is the sight distance that is recommended to be provided by a driver entering or crossing an intersecting roadway to perceive an on-coming vehicle and safely complete a turning or crossing maneuver with on-coming traffic. While SSD is a fundamental value, ISD values that exceed SSD values are, according to AASHTO, desirable along the major road. Table 8 presents the measured SSD and ISD at the subject intersection.

⁶*A Policy on Geometric Design of Highway and Streets*, 7th Edition; American Association of State Highway and Transportation Officials (AASHTO); Washington, D.C.; 2018.

Table 8
SIGHT DISTANCE ANALYSIS^a

Intersection/Sight Distance Measurement	Recommended Distances (Feet)	Field Measured Distance (Feet)
	Speed Limit of 25 mph	
<i>Project Site Driveway</i>		
<i>Stopping Sight Distance (Recommended):</i>		
Approaching from the north	155	500+
Approaching from the south	155	500+
<i>Intersection Sight Distance^b (Desirable):</i>		
Left turn from the driveway (looking north)	280	500+
Left turn from the driveway (looking south)	280	500+

^aRecommended values obtained from *A Policy on Geometric Design of Highways and Streets*, 7th Edition; American Association of State Highway and Transportation Officials (AASHTO); 2018.

^bValues shown are the intersection sight distance for a vehicle turning right or left exiting a roadway under STOP control such that motorists approaching the intersection on the major street should not need to adjust their travel speed to less than 70 percent of their initial approach speed.

As can be seen in Table 8, the sight distance at the Project site driveway was found to exceed the recommended values for SSD and the desirable values for ISD.

TRAFFIC OPERATIONS ANALYSIS

Measuring existing and future traffic volumes quantifies traffic flow within the study area. To assess quality of flow, roadway capacity, and vehicle queue analyses were conducted under Existing, No-Build, and Build traffic-volume conditions. Capacity analyses provide an indication of how well the roadway facilities serve the traffic demands placed upon them, with vehicle queue analyses providing a secondary measure of the operational characteristics of an intersection or section of roadway under study.

METHODOLOGY

Levels of Service

A primary result of capacity analyses is the assignment of level of service to traffic facilities under various traffic-flow conditions.⁷ The concept of level of service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six levels of service are defined for each type of facility. They are given letter designations from A to F, with level-of-service (LOS) A representing the best-operating conditions and LOS F representing congested or constrained operating conditions.

Since the level of service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of levels of service, depending on the time of day, day of week, or period of year.

Signalized Intersections

The six levels of service for signalized intersections may be described as follows:

- *LOS A* describes operations with very low control delay; most vehicles do not stop at all.

⁷The capacity analysis methodology is based on the concepts and procedures presented in the *Highway Capacity Manual 7th Edition*; Transportation Research Board; Washington, DC; 2022.

- *LOS B* describes operations with relatively low control delay. However, more vehicles stop than *LOS A*.
- *LOS C* describes operations with higher control delays. Individual cycle failures may begin to appear. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
- *LOS D* describes operations with control delay in the range where the influence of congestion becomes more noticeable. Many vehicles stop, and individual cycle failures are noticeable.
- *LOS E* describes operations with high control delay values. Individual cycle failures are frequent occurrences.
- *LOS F* describes operations with high control delay values that often occur with over-saturation. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Levels of service for signalized intersections were calculated using the Percentile Delay Method implemented as a part of the Synchro™ 12 software as required by MassDOT. The Percentile Delay Method assesses the effects of signal type, timing, phasing, and progression; vehicle mix; and geometrics on “percentile” delay. Level-of-service designations are based on the criterion of percentile delay per vehicle and are a measure of: i) driver discomfort; ii) motorist frustration; and iii) fuel consumption; and include a uniform delay based on percentile volumes using a Poisson arrival pattern, an initial queue move-up time, and a queue interaction delay that accounts for delays resulting from queues extending from adjacent intersections. Table 9 summarizes the relationship between level-of-service and percentile delay and uses the same numerical delay thresholds as the *Highway Capacity Manual*⁸ method. The tabulated percentile delay criterion may be applied in assigning level-of-service designations to individual lane groups, individual intersection approaches, or to entire intersections.

Table 9
LEVEL-OF-SERVICE CRITERIA
FOR SIGNALIZED INTERSECTIONS

Level of Service	Percentile Delay Per Vehicle (Seconds)
A	≤10.0
B	10.1 to 20.0
C	20.1 to 35.0
D	35.1 to 55.0
E	55.1 to 80.0
F	>80.0

⁸Source: Highway Capacity Manual; Transportation Research Board; Washington, DC; 2000; page 16-2.

⁸*Highway Capacity Manual 7th Edition*; Transportation Research Board; Washington, DC; 2022.

Unsignalized Intersections

The six levels of service for unsignalized intersections may be described as follows:

- *LOS A* represents a condition with little or no control delay to minor street traffic.
- *LOS B* represents a condition with short control delays to minor street traffic.
- *LOS C* represents a condition with average control delays to minor street traffic.
- *LOS D* represents a condition with long control delays to minor street traffic.
- *LOS E* represents operating conditions at or near capacity level, with very long control delays to minor street traffic.
- *LOS F* represents a condition where minor street demand volume exceeds capacity of an approach lane, with extreme control delays resulting.

The levels of service of unsignalized intersections are determined by application of a procedure described in the *Highway Capacity Manual 7th Edition*. Level of service is measured in terms of average control delay. Mathematically, control delay is a function of the capacity and degree of saturation of the lane group and/or approach under study and is a quantification of motorist delay associated with traffic control devices such as traffic signals and STOP signs. Control delay includes the effects of initial deceleration delay approaching a STOP sign, stopped delay, queue move-up time, and final acceleration delay from a stopped condition. Definitions for level of service at unsignalized intersections are also given in the *Highway Capacity Manual 7th Edition*. Table 10 summarizes the relationship between level of service and average control delay for two-way STOP-controlled and all-way STOP-controlled intersections.

Table 10
LEVEL-OF-SERVICE CRITERIA
FOR UNSIGNALIZED INTERSECTIONS^a

Level-of-Service by Volume-to-Capacity Ratio		Average Control Delay (Seconds Per Vehicle)
$v/c \leq 1.0$	$v/c > 1.0$	
A	F	≤ 10.0
B	F	10.1 to 15.0
C	F	15.1 to 25.0
D	F	25.1 to 35.0
E	F	35.1 to 50.0
F	F	> 50.0

^aSource: *Highway Capacity Manual 7th Edition*; Transportation Research Board; Washington, DC; 2022.

ANALYSIS RESULTS

Level-of-service analyses were conducted for 2025 Existing, 2032 No-Build, and 2032 Build conditions for the study area intersections. The results of the intersection capacity analysis within the study area are described below, with a tabular summary provided in Table 11 for the signalized intersection and Table 12 for the unsignalized intersections.

Table 11
SIGNALIZED INTERSECTION CAPACITY ANALYSIS SUMMARY

Signalized Intersection/ Peak Hour/Movement	2025 Existing				2032 No-Build				2032 Build			
	V/C ^a	Delay ^b	LOS ^c	Queue Avg/95 th	V/C	Delay	LOS	Queue Avg/95 th	V/C	Delay	LOS	Queue Avg/95 th
<i>Route 60 at Charger Street</i>												
<i>Weekday Morning:</i>												
Charger Street EB LT	0.17	31.2	C	24/53	0.19	31.5	C	26/57	0.19	31.5	C	26/57
Charger Street EB TH/RT	0.47	36.9	D	28/73	0.50	38.8	D	31/78	0.50	38.8	D	31/78
Charger Street WB LT	0.82	75.0	E	109/235	0.89	86.8	F	125/255	0.88	85.6	F	111/239
Charger Street WB RT	0.14	12.0	B	4/64	0.54	15.7	B	11/74	0.49	12.2	B	0/57
Route 60 NB TH	0.52	19.3	B	199/276	0.57	20.2	C	230/314	0.55	18.5	B	220/297
Route 60 NB RT	0.08	0.2	A	0/0	0.09	0.2	A	0/0	0.08	0.2	A	0/0
Route 60 SB LT	0.51	51.6	D	53/98	0.53	51.8	D	57/103	0.41	50.3	D	37/76
Route 60 SB TH	0.37	8.6	A	113/148	0.40	8.8	A	131/167	0.40	8.7	A	131/167
Overall	--	19.0	B	--	--	20.2	C	--	--	18.7	B	--
<i>Weekday Evening:</i>												
Charger Street EB LT	0.21	32.2	C	41/65	0.22	32.4	C	44/69	0.22	32.4	C	44/69
Charger Street EB TH/RT	0.83	75.2	E	120/160	0.88	>80.0	F	131/185	0.88	>80.0	F	131/185
Charger Street WB LT	>1.20	>80.0	F	381/565	>1.20	>80.0	F	419/608	>1.20	>80.0	F	393/579
Charger Street WB RT	0.29	6.3	A	0/37	0.32	7.8	A	0/45	0.24	3.6	A	0/17
Route 60 NB TH	0.73	32.9	C	297/373	0.81	35.8	D	346/425	0.80	34.7	C	340/425
Route 60 NB RT	0.29	9.5	A	30/88	0.31	10.7	B	40/102	0.31	10.5	B	40/102
Route 60 SB LT	0.78	60.2	E	160/240	0.80	61.6	E	172/258	0.77	59.7	E	158/237
Route 60 SB TH	0.43	11.9	B	160/191	0.47	12.1	B	183/217	0.47	12.1	B	183/217
Overall	--	53.6	D	--	--	64.4	E	--	--	59.1	E	--

^aVolume-to-capacity ratio.

^bControl (signal) delay per vehicle in seconds.

^cLevel of service.

^dQueue length in vehicles.

Signalized Intersection

Route 60 at Charger Street

Under 2025 Existing conditions, this intersection operates at an overall LOS B during the weekday morning peak hour and LOS D during the weekday evening peak hour. Under 2032 No-Build conditions, this intersection operates at an overall LOS C during the weekday morning peak hour and at LOS E during the weekday evening peak hour. Under 2032 Build conditions, this intersection operates at an overall LOS B during the weekday morning peak hour and at LOS E during the weekday evening peak hour.

Table 12
UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS SUMMARY

Unsignalized Intersection/ Peak Hour/Critical Movement	2025 Existing				2032 No-Build				2032 Build			
	Demand ^a	Delay ^b	LOS ^c	Queue ^d	Demand	Delay	LOS	Queue	Demand	Delay	LOS	Queue
<i>Charger Street at Ward Street/Private Driveway</i>												
<i>Weekday Morning:</i>												
Charger Street EB LT/TH	140	11.6	B	30	148	11.7	B	30	117	10.8	B	23
Charger Street EB RT	147	9.8	A	25	158	10.1	B	28	158	9.8	A	25
Charger Street WB LT/TH/RT	73	10.1	B	18	73	10.2	B	18	46	9.4	A	10
Ward Street NB LT/TH/RT	276	14.2	B	75	289	14.9	B	85	273	13.5	B	73
Private Driveway SB LT/TH/RT	82	9.3	A	13	82	9.4	A	13	82	9.0	A	13
<i>Weekday Evening:</i>												
Charger Street EB LT/TH	248	14.6	B	60	248	14.7	B	60	229	13.6	B	50
Charger Street EB RT	272	12.1	B	53	292	12.7	B	60	292	12.2	B	58
Charger Street WB LT/TH/RT	80	10.5	B	13	80	10.6	B	13	35	9.8	A	5
Ward Street NB LT/TH/RT	254	13.5	B	55	263	14.0	B	60	253	13.0	B	53
Private Driveway SB LT/TH/RT	194	11.8	B	43	194	12.0	B	43	194	11.3	B	40

^aDemand in vehicles per hour.

^bDelay in seconds per vehicle.

^cLevel of service.

^d95th percentile queue length in vehicles.

Unsignalized Intersections

Charger Street at Ward Street/Private Driveway

Under 2025 Existing and 2032 No-Build conditions, the critical movements at this intersection operate at LOS B or better during the weekday morning and weekday evening peak hours. Under 2032 Build conditions, the critical movements at this intersection operate at LOS B or better during the weekday morning and weekday evening peak hours. Queue lengths for all movements are expected to be less than 4 vehicles under 2032 No-Build conditions. Under 2032 Build conditions, queue lengths for all movements are expected to be less than 3 vehicles.

RECOMMENDATIONS AND CONCLUSIONS

VAI has prepared this TIA to identify traffic impacts associated with the proposed Park-n-Fly facility to be located Street in the northeastern Charger Street area of Revere, Massachusetts. This study was prepared in accordance with MassDOT Guidelines for TIAs, and was conducted pursuant to the standards of the traffic engineering and transportation planning professions for the preparation of such reports. Based on the results of this study, the following can be concluded:

- The crash rates for the study area intersections were observed to be lower than the MassDOT District 4 crash rates for unsignalized and signalized intersections. In addition, no fatalities were reported over the five-year period reviewed.
- The Project is expected to generate 96 less vehicle trips on an average weekday (two-way, 24-hour volume), with 74 less vehicle trips (47 less entering and 27 less existing) during the weekday morning peak hour and 74 less vehicle trips (29 less entering and 45 less exiting) during the weekday evening peak hour.
- Industry data notes that the typical stay at a Park-n-Fly facility is 5-7 days, indicating low trip generation for these types of facilities.
- The sight distance at the Project site driveway was found to exceed the recommended values for SSD and the desirable values for ISD.
- The analysis has indicated that the Project will generally result in minimal impact on motorist delays and vehicle queue lengths at the study intersections.
- The Project does not increase delay by more than 5 seconds on an overall or critical movement basis at either intersection in the study area.

RECOMMENDATIONS

A transportation improvement program that has been developed is designed to provide efficient access to the Project and address any deficiencies identified at the study area locations. The following improvements have been recommended as a part of this evaluation:

Project Access

Access to the garage will be provided via a driveway onto the private roadway that connects to the north side of Charger Street opposite Rear Charger Street. The following recommendations are offered with respect to the design and operation of the garage driveway.

- The driveway should be placed under STOP-sign MUTCD⁹ R1-1) control, with a painted STOP-bar included.
- All signs and other pavement markings to be installed within the Project site shall conform to the applicable standards of the current MUTCD.
- Signs and landscaping adjacent to the Project site driveway should be designed and maintained so as not to restrict lines of sight.
- Snow windrows within sight triangle areas of the Project site driveway should be promptly removed where such accumulations would impede sightlines.

CONCLUSIONS

As documented in this study, Project-related traffic will result in decrease in traffic volumes and traffic delays within the study area. The site driveway will provide efficient access to and from the development. In general, Project-related traffic can be adequately accommodated within the existing and future infrastructure with minimal impact on the traffic operations within the study area.

⁹Ibid 1.

APPENDIX

TRAFFIC COUNTS
SEASONAL ADJUSTMENT DATA
K-FACTOR DATA
PUBLIC TRANSPORTATION SCHEDULES
MOTOR VEHICLE CRASH DATA
GROWTH RATE DATA
TRIP GENERATION CALCULATIONS
TRIP DISTRIBUTION CALCULATIONS
CAPACITY ANALYSIS

TRAFFIC COUNTS

Accurate Counts
978-664-2565

N/S Street : Squire Road
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102321
Site Code : 102321
Start Date : 1/8/20
Page No : 1

Groups Printed- Cars - Trucks

Start Time	Squire Rd From North			Charger St From East			Squire Rd From South			Charger St From West			Int. Tot
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	22	249	1	39	0	22	0	292	23	12	11	7	67
07:15 AM	15	283	0	33	0	48	0	297	20	8	12	9	72
07:30 AM	13	279	0	35	0	39	0	275	15	12	6	9	68
07:45 AM	30	264	0	36	0	36	0	267	13	12	10	6	67
Total	80	1075	1	143	0	145	0	1131	71	44	39	31	276
08:00 AM	25	221	0	62	0	28	0	270	12	13	10	7	64
08:15 AM	25	275	0	48	0	12	0	291	21	11	7	4	69
08:30 AM	20	263	0	44	0	30	0	249	31	17	25	8	68
08:45 AM	31	236	0	42	0	30	0	279	32	10	12	4	67
Total	101	995	0	196	0	100	0	1089	96	51	54	23	270
Grand Total	181	2070	1	339	0	245	0	2220	167	95	93	54	546
Apprch %	8	91.9	0	58	0	42	0	93	7	39.3	38.4	22.3	
Total %	3.3	37.9	0	6.2	0	4.5	0	40.6	3.1	1.7	1.7	1	
Cars	161	1948	1	322	0	233	0	2082	158	94	92	51	514
% Cars	89	94.1	100	95	0	95.1	0	93.8	94.6	98.9	98.9	94.4	94
Trucks	20	122	0	17	0	12	0	138	9	1	1	3	32
% Trucks	11	5.9	0	5	0	4.9	0	6.2	5.4	1.1	1.1	5.6	5

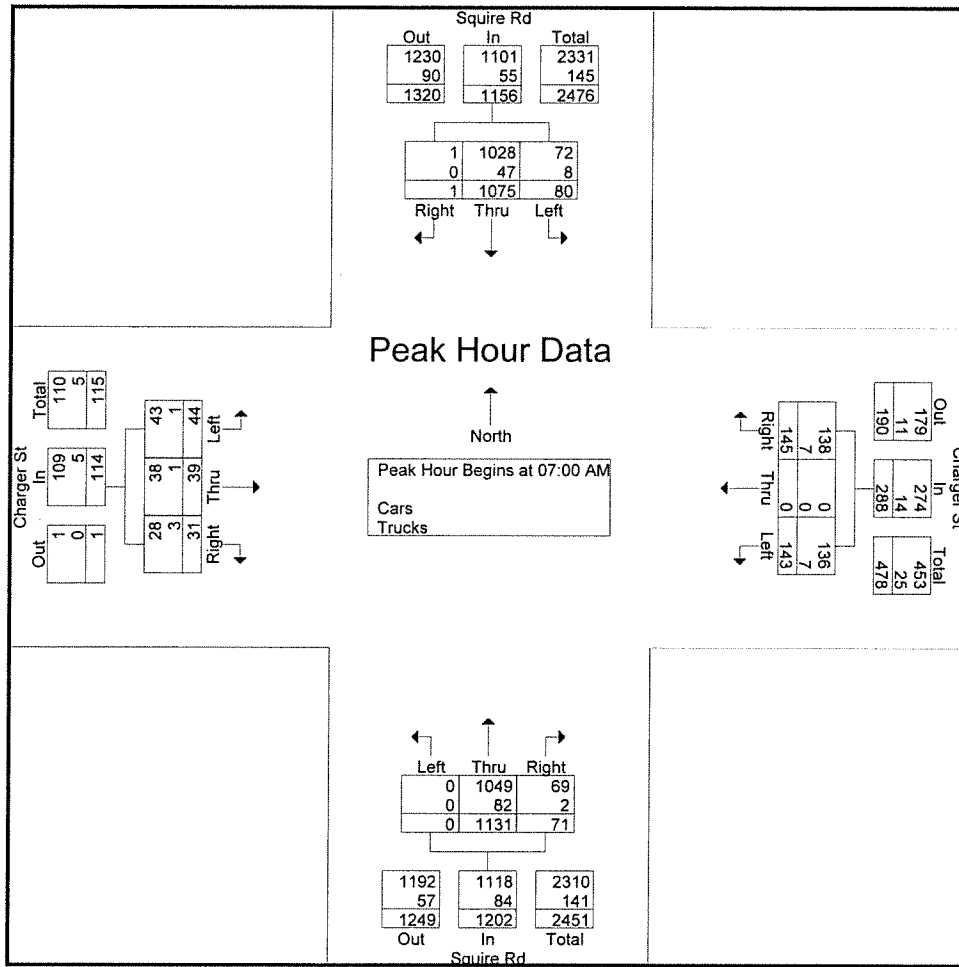
Start Time	Squire Rd From North				Charger St From East				Squire Rd From South				Charger St From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	22	249	1	272	39	0	22	61	0	292	23	315	12	11	7	30	678
07:15 AM	15	283	0	298	33	0	48	81	0	297	20	317	8	12	9	29	725
07:30 AM	13	279	0	292	35	0	39	74	0	275	15	290	12	6	9	27	683
07:45 AM	30	264	0	294	36	0	36	72	0	267	13	280	12	10	6	28	674
Total Volume	80	1075	1	1156	143	0	145	288	0	1131	71	1202	44	39	31	114	2760
% App. Total	6.9	93	0.1	49.7	0	50.3	0	94.1	5.9	38.6	34.2	27.2					
PHF	.667	.950	.250	.970	.917	.000	.755	.889	.000	.952	.772	.948	.917	.813	.861	.950	.952
Cars	72	1028	1	1101	136	0	138	274	0	1049	69	1118	43	38	28	109	2602
% Cars	90.0	95.6	100	95.2	95.1	0	95.2	95.1	0	92.7	97.2	93.0	97.7	97.4	90.3	95.6	94.3
Trucks	8	47	0	55	7	0	7	14	0	82	2	84	1	1	3	5	158
% Trucks	10.0	4.4	0	4.8	4.9	0	4.8	4.9	0	7.3	2.8	7.0	2.3	2.6	9.7	4.4	5.7

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Squire Road
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:00 AM				07:15 AM				07:30 AM				07:45 AM			
+0 mins.	22	249	1	272	33	0	48	81	0	292	23	315	12	10	6	28
+15 mins.	15	283	0	298	35	0	39	74	0	297	20	317	13	10	7	30
+30 mins.	13	279	0	292	36	0	36	72	0	275	15	290	11	7	4	22
+45 mins.	30	264	0	294	62	0	28	90	0	267	13	280	17	25	8	50
Total Volume	80	1075	1	1156	166	0	151	317	0	1131	71	1202	53	52	25	130
% App. Total	6.9	93	0.1	100	52.4	0	47.6	100	0	94.1	5.9	100	40.8	40	19.2	100
PHF	.667	.950	.250	.970	.669	.000	.786	.881	.000	.952	.772	.948	.779	.520	.781	.650
Cars	72	1028	1	1101	158	0	142	300	0	1049	69	1118	53	52	25	130
% Cars	90	95.6	100	95.2	95.2	0	94	94.6	0	92.7	97.2	93	100	100	100	100
Trucks	8	47	0	55	8	0	9	17	0	82	2	84	0	0	0	0
% Trucks	10	4.4	0	4.8	4.8	0	6	5.4	0	7.3	2.8	7	0	0	0	0

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Squire Road
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 7

Groups Printed- Trucks

Start Time	Squire Rd From North			Charger St From East			Squire Rd From South			Charger St From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	4	6	0	3	0	0	0	18	1	0	1	1	3
07:15 AM	1	14	0	1	0	2	0	24	0	0	0	2	4
07:30 AM	1	12	0	2	0	2	0	19	1	1	0	0	3
07:45 AM	2	15	0	1	0	3	0	21	0	0	0	0	4
Total	8	47	0	7	0	7	0	82	2	1	1	3	15
08:00 AM	3	9	0	4	0	2	0	13	0	0	0	0	3
08:15 AM	2	23	0	1	0	0	0	10	0	0	0	0	3
08:30 AM	3	19	0	3	0	1	0	15	3	0	0	0	4
08:45 AM	4	24	0	2	0	2	0	18	4	0	0	0	5
Total	12	75	0	10	0	5	0	56	7	0	0	0	16
Grand Total	20	122	0	17	0	12	0	138	9	1	1	3	32
Apprch %	14.1	85.9	0	58.6	0	41.4	0	93.9	6.1	20	20	60	
Total %	6.2	37.8	0	5.3	0	3.7	0	42.7	2.8	0.3	0.3	0.9	

Start Time	Squire Rd From North				Charger St From East				Squire Rd From South				Charger St From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	3	9	0	12	4	0	2	6	0	13	0	13	0	0	0	0	31
08:15 AM	2	23	0	25	1	0	0	1	0	10	0	10	0	0	0	0	36
08:30 AM	3	19	0	22	3	0	1	4	0	15	3	18	0	0	0	0	44
08:45 AM	4	24	0	28	2	0	2	4	0	18	4	22	0	0	0	0	54
Total Volume	12	75	0	87	10	0	5	15	0	56	7	63	0	0	0	0	165
% App. Total	13.8	86.2	0		66.7	0	33.3		0	88.9	11.1		0	0	0		
PHF	.750	.781	.000	.777	.625	.000	.625	.625	.000	.778	.438	.716	.000	.000	.000	.000	.764

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Squire Road
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/2020
Page No : 10

Groups Printed- Bikes Peds

Start Time	Squire Rd From North				Charger St From East				Squire Rd From South				Charger St From West				Exclu. Total	Inclu. Total	Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds			
07:00 AM	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	3	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1
Total	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	4	0	2
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	4	0	4
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0				
Total %																	100	0	

Start Time	Squire Rd From North				Charger St From East				Squire Rd From South				Charger St From West				Int. Total	
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total		
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:00 AM																		
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0		0	0	0		0	0	0		0	0	0			
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Squire Road
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 1

Groups Printed- Cars - Trucks

Start Time	Squire Rd From North			Charger St From East			Squire Rd From South			Charger St From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
04:00 PM	42	282	1	80	0	35	0	295	38	17	29	8	827
04:15 PM	55	268	0	76	0	28	0	246	34	19	24	16	766
04:30 PM	37	319	0	71	0	23	0	306	43	13	28	9	846
04:45 PM	43	252	0	87	0	30	0	274	43	17	28	6	780
Total	177	1121	1	314	0	116	0	1121	158	66	109	39	3222
05:00 PM	57	275	0	77	0	23	0	305	50	18	23	3	831
05:15 PM	56	286	0	71	0	28	0	326	49	12	20	6	854
05:30 PM	58	305	0	82	0	28	0	262	53	12	37	13	850
05:45 PM	44	298	0	85	0	30	0	320	50	12	21	6	866
Total	215	1164	0	315	0	109	0	1213	202	54	101	28	3401
Grand Total	392	2285	1	629	0	225	0	2334	360	120	210	67	6623
Apprch %	14.6	85.3	0	73.7	0	26.3	0	86.6	13.4	30.2	52.9	16.9	
Total %	5.9	34.5	0	9.5	0	3.4	0	35.2	5.4	1.8	3.2	1	
Cars	376	2219	1	624	0	221	0	2270	355	119	210	65	6460
% Cars	95.9	97.1	100	99.2	0	98.2	0	97.3	98.6	99.2	100	97	97.5
Trucks	16	66	0	5	0	4	0	64	5	1	0	2	163
% Trucks	4.1	2.9	0	0.8	0	1.8	0	2.7	1.4	0.8	0	3	2.5

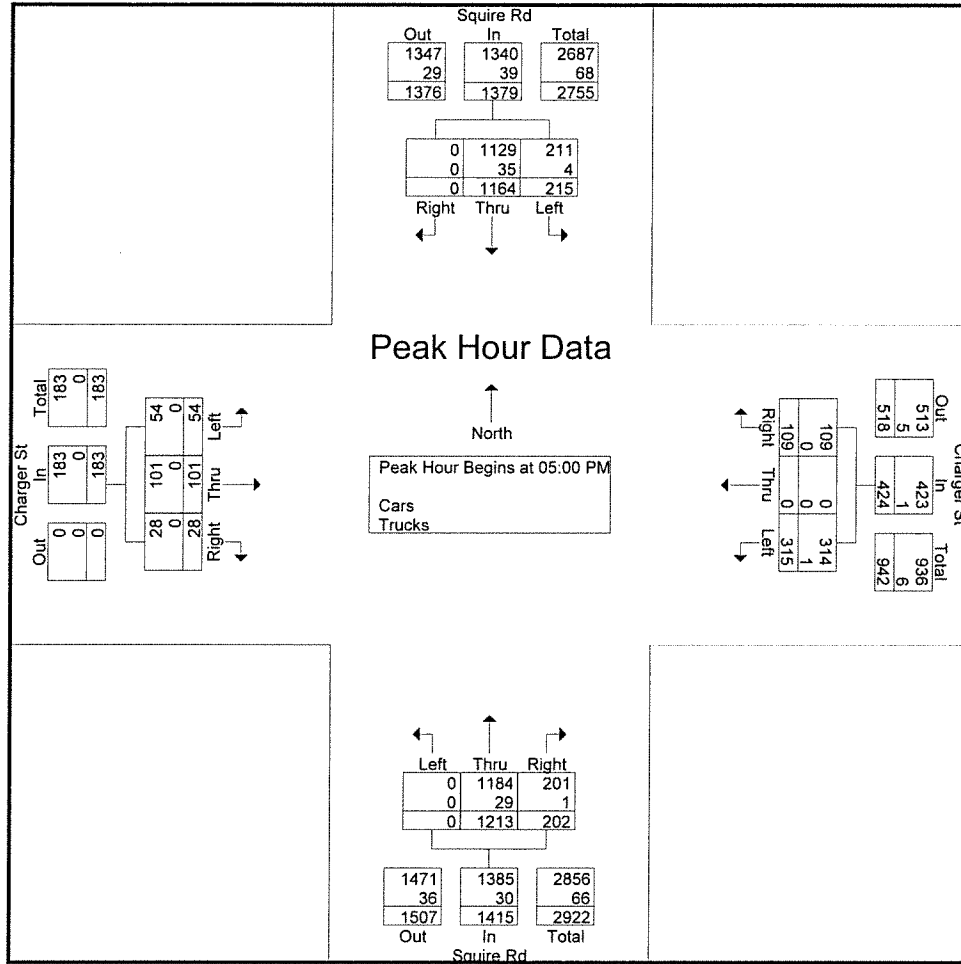
Start Time	Squire Rd From North				Charger St From East				Squire Rd From South				Charger St From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	57	275	0	332	77	0	23	100	0	305	50	355	18	23	3	44	831
05:15 PM	56	286	0	342	71	0	28	99	0	326	49	375	12	20	6	38	854
05:30 PM	58	305	0	363	82	0	28	110	0	262	53	315	12	37	13	62	850
05:45 PM	44	298	0	342	85	0	30	115	0	320	50	370	12	21	6	39	866
Total Volume	215	1164	0	1379	315	0	109	424	0	1213	202	1415	54	101	28	183	3401
% App. Total	15.6	84.4	0		74.3	0	25.7		0	85.7	14.3		29.5	55.2	15.3		
PHF	.927	.954	.000	.950	.926	.000	.908	.922	.000	.930	.953	.943	.750	.682	.538	.738	.982
Cars	211	1129	0	1340	314	0	109	423	0	1184	201	1385	54	101	28	183	3331
% Cars	98.1	97.0	0	97.2	99.7	0	100	99.8	0	97.6	99.5	97.9	100	100	100	100	97.9
Trucks	4	35	0	39	1	0	0	1	0	29	1	30	0	0	0	0	70
% Trucks	1.9	3.0	0	2.8	0.3	0	0	0.2	0	2.4	0.5	2.1	0	0	0	0	2.1

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Squire Road
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 10232C
Site Code : 10232C
Start Date : 1/8/202
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM				04:00 PM				05:00 PM				04:00 PM			
+0 mins.	57	275	0	332	80	0	35	115	0	305	50	355	17	29	8	54
+15 mins.	56	286	0	342	76	0	28	104	0	326	49	375	19	24	16	59
+30 mins.	58	305	0	363	71	0	23	94	0	262	53	315	13	28	9	50
+45 mins.	44	298	0	342	87	0	30	117	0	320	50	370	17	28	6	51
Total Volume	215	1164	0	1379	314	0	116	430	0	1213	202	1415	66	109	39	214
% App. Total	15.6	84.4	0		73	0	27		0	85.7	14.3		30.8	50.9	18.2	
PHF	.927	.954	.000	.950	.902	.000	.829	.919	.000	.930	.953	.943	.868	.940	.609	.907
Cars	211	1129	0	1340	310	0	112	422	0	1184	201	1385	65	109	37	211
% Cars	98.1	97	0	97.2	98.7	0	96.6	98.1	0	97.6	99.5	97.9	98.5	100	94.9	98.6
Trucks	4	35	0	39	4	0	4	8	0	29	1	30	1	0	2	3
% Trucks	1.9	3	0	2.8	1.3	0	3.4	1.9	0	2.4	0.5	2.1	1.5	0	5.1	1.4

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Squire Road
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102321
Site Code : 102321
Start Date : 1/8/20
Page No : 7

Groups Printed- Trucks

Start Time	Squire Rd From North			Charger St From East			Squire Rd From South			Charger St From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
04:00 PM	4	14	0	1	0	2	0	5	0	0	0	0	2
04:15 PM	2	5	0	1	0	1	0	10	1	0	0	2	2
04:30 PM	3	8	0	1	0	0	0	16	1	0	0	0	2
04:45 PM	3	4	0	1	0	1	0	4	2	1	0	0	1
Total	12	31	0	4	0	4	0	35	4	1	0	2	9
05:00 PM	1	9	0	0	0	0	0	7	0	0	0	0	1
05:15 PM	3	9	0	1	0	0	0	8	0	0	0	0	2
05:30 PM	0	10	0	0	0	0	0	6	1	0	0	0	1
05:45 PM	0	7	0	0	0	0	0	8	0	0	0	0	1
Total	4	35	0	1	0	0	0	29	1	0	0	0	7
Grand Total	16	66	0	5	0	4	0	64	5	1	0	2	16
Apprch %	19.5	80.5	0	55.6	0	44.4	0	92.8	7.2	33.3	0	66.7	
Total %	9.8	40.5	0	3.1	0	2.5	0	39.3	3.1	0.6	0	1.2	

Start Time	Squire Rd From North				Charger St From East				Squire Rd From South				Charger St From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	4	14	0	18	1	0	2	3	0	5	0	5	0	0	0	0	26
04:15 PM	2	5	0	7	1	0	1	2	0	10	1	11	0	0	2	2	22
04:30 PM	3	8	0	11	1	0	0	1	0	16	1	17	0	0	0	0	28
04:45 PM	3	4	0	7	1	0	1	2	0	4	2	6	1	0	0	1	16
Total Volume	12	31	0	43	4	0	4	8	0	35	4	39	1	0	2	3	93
% App. Total	27.9	72.1	0		50	0	50		0	89.7	10.3		33.3	0	66.7		
PHF	.750	.554	.000	.597	1.000	.000	.500	.667	.000	.547	.500	.574	.250	.000	.250	.375	.802

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Squire Road
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 10

Groups Printed- Bikes Peds

Start Time	Squire Rd From North				Charger St From East				Squire Rd From South				Charger St From West				Exclu. Total	Inclu. Total	Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds			
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	2
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	2
Apprch %	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0			
Total %																	100	0	

Start Time	Squire Rd From North				Charger St From East				Squire Rd From South				Charger St From West				Int. Total	
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total		
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:00 PM																		
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Market Basket Plaza / Ward St
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 1

Groups Printed- Cars - Trucks

Start Time	Market Basket Plaza From North			Charger St From East			Ward St From South			Charger St From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	1	4	10	2	15	3	42	18	6	13	19	22	151
07:15 AM	0	4	6	0	14	0	58	17	6	14	7	23	149
07:30 AM	0	3	9	2	9	1	52	24	5	17	12	17	151
07:45 AM	1	5	11	1	13	0	56	25	4	27	16	37	196
Total	2	16	36	5	51	4	208	84	21	71	54	99	651
08:00 AM	1	12	13	3	20	5	44	15	6	17	20	29	185
08:15 AM	0	5	16	1	18	0	31	14	9	20	10	33	157
08:30 AM	0	5	13	1	11	0	44	14	5	19	19	41	172
08:45 AM	0	6	15	0	12	1	34	18	6	34	22	29	177
Total	1	28	57	5	61	6	153	61	26	90	71	132	691
Grand Total	3	44	93	10	112	10	361	145	47	161	125	231	1342
Apprch %	2.1	31.4	66.4	7.6	84.8	7.6	65.3	26.2	8.5	31.1	24.2	44.7	
Total %	0.2	3.3	6.9	0.7	8.3	0.7	26.9	10.8	3.5	12	9.3	17.2	
Cars	3	44	92	9	94	10	353	144	43	149	114	222	1277
% Cars	100	100	98.9	90	83.9	100	97.8	99.3	91.5	92.5	91.2	96.1	95.2
Trucks	0	0	1	1	18	0	8	1	4	12	11	9	65
% Trucks	0	0	1.1	10	16.1	0	2.2	0.7	8.5	7.5	8.8	3.9	4.8

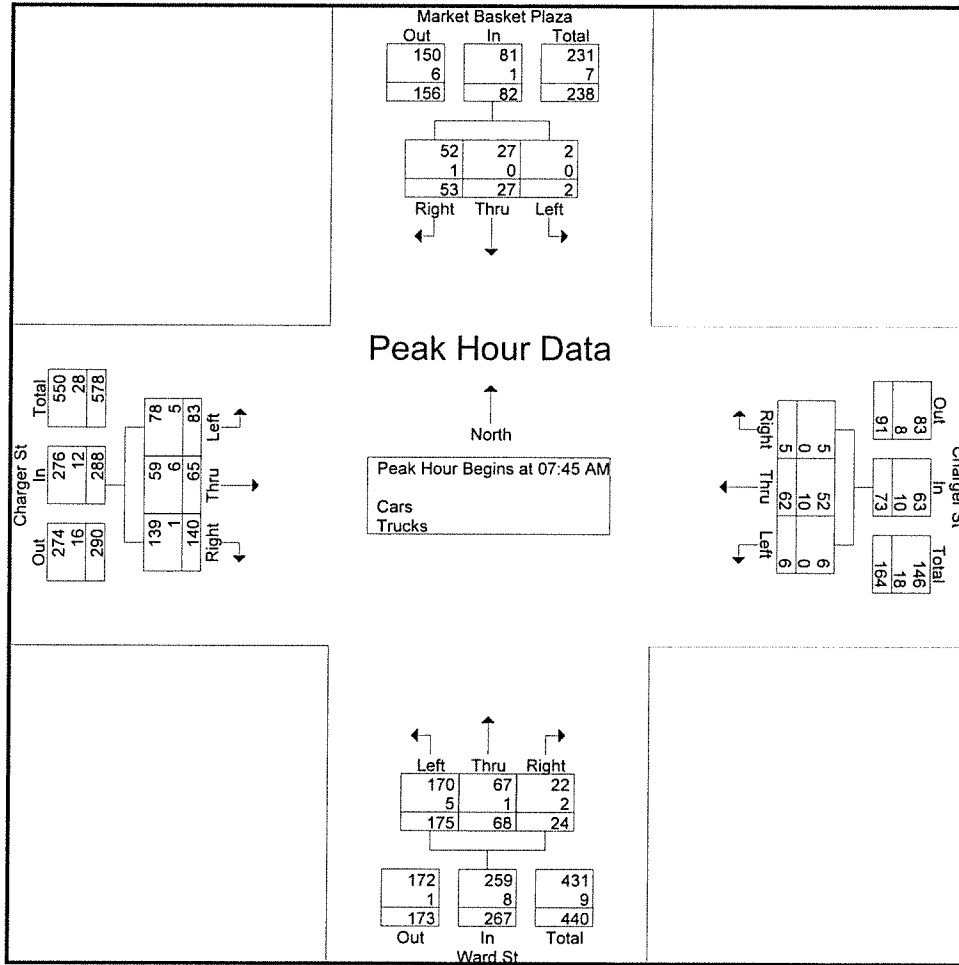
Start Time	Market Basket Plaza From North				Charger St From East				Ward St From South				Charger St From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	5	11	17	1	13	0	14	56	25	4	85	27	16	37	80	196
08:00 AM	1	12	13	26	3	20	5	28	44	15	6	65	17	20	29	66	185
08:15 AM	0	5	16	21	1	18	0	19	31	14	9	54	20	10	33	63	157
08:30 AM	0	5	13	18	1	11	0	12	44	14	5	63	19	19	41	79	172
Total Volume	2	27	53	82	6	62	5	73	175	68	24	267	83	65	140	288	710
% App. Total	2.4	32.9	64.6	82	8.2	84.9	6.8	65.2	65.5	25.5	9	78.5	28.8	22.6	48.6	90	906
PHF	.500	.563	.828	.788	.500	.775	.250	.652	.781	.680	.667	.785	.769	.813	.854	.900	.906
Cars	2	27	52	81	6	52	5	63	170	67	22	259	78	59	139	276	679
% Cars	100	100	98.1	98.8	100	83.9	100	86.3	97.1	98.5	91.7	97.0	94.0	90.8	99.3	95.8	95.6
Trucks	0	0	1	1	0	10	0	10	5	1	2	8	5	6	1	12	31
% Trucks	0	0	1.9	1.2	0	16.1	0	13.7	2.9	1.5	8.3	3.0	6.0	9.2	0.7	4.2	4.4

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Market Basket Plaza / Ward St
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	08:00 AM				07:30 AM				07:00 AM				08:00 AM			
+0 mins.	1	12	13	26	2	9	1	12	42	18	6	66	17	20	29	66
+15 mins.	0	5	16	21	1	13	0	14	58	17	6	81	20	10	33	63
+30 mins.	0	5	13	18	3	20	5	28	52	24	5	81	19	19	41	79
+45 mins.	0	6	15	21	1	18	0	19	56	25	4	85	34	22	29	85
Total Volume	1	28	57	86	7	60	6	73	208	84	21	313	90	71	132	293
% App. Total	1.2	32.6	66.3		9.6	82.2	8.2		66.5	26.8	6.7		30.7	24.2	45.1	
PHF	.250	.583	.891	.827	.583	.750	.300	.652	.897	.840	.875	.921	.662	.807	.805	.862
Cars	1	28	56	85	7	50	6	63	201	84	19	304	83	62	130	275
% Cars	100	100	98.2	98.8	100	83.3	100	86.3	96.6	100	90.5	97.1	92.2	87.3	98.5	93.9
Trucks	0	0	1	1	0	10	0	10	7	0	2	9	7	9	2	18
% Trucks	0	0	1.8	1.2	0	16.7	0	13.7	3.4	0	9.5	2.9	7.8	12.7	1.5	6.1

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Market Basket Plaza / Ward St
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 7

Groups Printed- Trucks

Start Time	Market Basket Plaza From North			Charger St From East			Ward St From South			Charger St From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	0	0	0	1	2	0	0	0	1	2	1	3	10
07:15 AM	0	0	0	0	0	0	2	0	1	0	0	2	7
07:30 AM	0	0	0	0	2	0	1	0	0	1	1	2	10
07:45 AM	0	0	0	0	4	0	4	0	0	2	0	0	10
Total	0	0	0	1	8	0	7	0	2	5	2	7	37
08:00 AM	0	0	1	0	4	0	1	1	0	2	2	1	14
08:15 AM	0	0	0	0	0	0	0	0	0	1	1	0	2
08:30 AM	0	0	0	0	2	0	0	0	2	0	3	0	5
08:45 AM	0	0	0	0	4	0	0	0	0	4	3	1	12
Total	0	0	1	0	10	0	1	1	2	7	9	2	34
Grand Total	0	0	1	1	18	0	8	1	4	12	11	9	64
Apprch %	0	0	100	5.3	94.7	0	61.5	7.7	30.8	37.5	34.4	28.1	
Total %	0	0	1.5	1.5	27.7	0	12.3	1.5	6.2	18.5	16.9	13.8	

Start Time	Market Basket Plaza From North				Charger St From East				Ward St From South				Charger St From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	0	0	0	0	0	0	2	0	1	3	0	0	2	2	5
07:30 AM	0	0	0	0	0	2	0	2	1	0	0	1	1	1	2	4	7
07:45 AM	0	0	0	0	0	4	0	4	4	0	0	4	2	0	0	2	10
08:00 AM	0	0	1	1	0	4	0	4	1	1	0	2	2	2	1	5	12
Total Volume	0	0	1	1	0	10	0	10	8	1	1	10	5	3	5	13	34
% App. Total	0	0	100		0	100	0		80	10	10		38.5	23.1	38.5		
PHF	.000	.000	.250	.250	.000	.625	.000	.625	.500	.250	.250	.625	.625	.375	.625	.650	.708

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Market Basket Plaza / Ward St
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 10

Groups Printed- Bikes Peds

Start Time	Market Basket Plaza From North				Charger St From East				Ward St From South				Charger St From West				Exclu. Total	Inclu. Total	Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds			
07:00 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	1	2	1	3
07:15 AM	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	3	0	3
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1
Total	0	0	0	0	0	0	0	3	0	0	0	2	0	0	1	2	7	1	8
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1
08:15 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	2	0	2
08:30 AM	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	0	2
08:45 AM	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	3	7	0	7
Total	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	5	12	0	12
Grand Total	0	0	0	0	0	0	0	10	0	0	0	2	0	0	1	7	19	1	20
Apprch %	0	0	0		0	0	0		0	0	0		0	0	100				
Total %	0	0	0		0	0	0		0	0	0		0	0	100		95	5	

Start Time	Market Basket Plaza From North				Charger St From East				Ward St From South				Charger St From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
% App. Total	0	0	0		0	0	0		0	0	0		0	0	100		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.250	.250	.250

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Market Basket Plaza / Ward St
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 1

Groups Printed- Cars - Trucks

Start Time	Market Basket Plaza From North			Charger St From East			Ward St From South			Charger St From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
04:00 PM	2	18	34	5	10	4	37	17	7	25	11	61	231
04:15 PM	1	13	34	2	15	1	39	21	6	26	16	72	246
04:30 PM	0	19	34	3	4	1	37	26	4	31	9	67	235
04:45 PM	2	22	33	3	8	0	47	20	1	40	18	45	239
Total	5	72	135	13	37	6	160	84	18	122	54	245	951
05:00 PM	0	13	46	5	13	2	25	25	7	46	16	62	260
05:15 PM	0	13	23	3	16	0	37	21	7	40	14	74	248
05:30 PM	2	19	21	4	16	1	34	22	9	42	27	62	259
05:45 PM	1	14	42	5	13	2	28	22	11	33	30	61	262
Total	3	59	132	17	58	5	124	90	34	161	87	259	1029
Grand Total	8	131	267	30	95	11	284	174	52	283	141	504	1980
Apprch %	2	32.3	65.8	22.1	69.9	8.1	55.7	34.1	10.2	30.5	15.2	54.3	
Total %	0.4	6.6	13.5	1.5	4.8	0.6	14.3	8.8	2.6	14.3	7.1	25.5	
Cars	8	131	264	30	93	11	281	173	52	271	137	501	1952
% Cars	100	100	98.9	100	97.9	100	98.9	99.4	100	95.8	97.2	99.4	98.6
Trucks	0	0	3	0	2	0	3	1	0	12	4	3	28
% Trucks	0	0	1.1	0	2.1	0	1.1	0.6	0	4.2	2.8	0.6	1.4

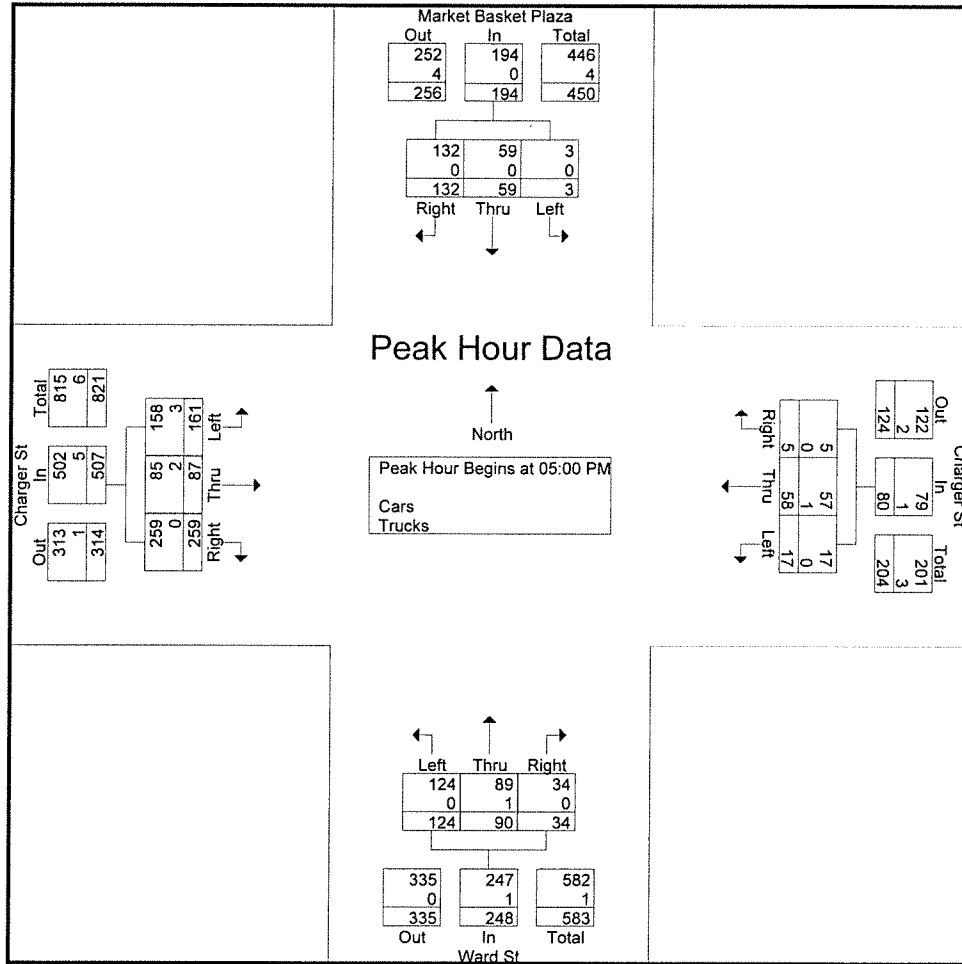
Start Time	Market Basket Plaza From North				Charger St From East			Ward St From South				Charger St From West				Int. Total	
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right		App. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	13	46	59	5	13	2	20	25	25	7	57	46	16	62	124	260
05:15 PM	0	13	23	36	3	16	0	19	37	21	7	65	40	14	74	128	248
05:30 PM	2	19	21	42	4	16	1	21	34	22	9	65	42	27	62	131	259
05:45 PM	1	14	42	57	5	13	2	20	28	22	11	61	33	30	61	124	262
Total Volume	3	59	132	194	17	58	5	80	124	90	34	248	161	87	259	507	1029
% App. Total	1.5	30.4	68		21.2	72.5	6.2		50	36.3	13.7		31.8	17.2	51.1		
PHF	.375	.776	.717	.822	.850	.906	.625	.952	.838	.900	.773	.954	.875	.725	.875	.968	.982
Cars	3	59	132	194	17	57	5	79	124	89	34	247	158	85	259	502	1022
% Cars	100	100	100	100	100	98.3	100	98.8	100	98.9	100	99.6	98.1	97.7	100	99.0	99.3
Trucks	0	0	0	0	0	1	0	1	0	1	0	1	3	2	0	5	7
% Trucks	0	0	0	0	0	1.7	0	1.3	0	1.1	0	0.4	1.9	2.3	0	1.0	0.7

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Market Basket Plaza / Ward St
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:15 PM				05:00 PM				04:00 PM				05:00 PM			
+0 mins.	1	13	34	48	5	13	2	20	37	17	7	61	46	16	62	124
+15 mins.	0	19	34	53	3	16	0	19	39	21	6	66	40	14	74	128
+30 mins.	2	22	33	57	4	16	1	21	37	26	4	67	42	27	62	131
+45 mins.	0	13	46	59	5	13	2	20	47	20	1	68	33	30	61	124
Total Volume	3	67	147	217	17	58	5	80	160	84	18	262	161	87	259	507
% App. Total	1.4	30.9	67.7		21.2	72.5	6.2		61.1	32.1	6.9		31.8	17.2	51.1	
PHF	.375	.761	.799	.919	.850	.906	.625	.952	.851	.808	.643	.963	.875	.725	.875	.968
Cars	3	67	144	214	17	57	5	79	157	84	18	259	158	85	259	502
% Cars	100	100	98	98.6	100	98.3	100	98.8	98.1	100	100	98.9	98.1	97.7	100	99
Trucks	0	0	3	3	0	1	0	1	3	0	0	3	3	2	0	5
% Trucks	0	0	2	1.4	0	1.7	0	1.2	1.9	0	0	1.1	1.9	2.3	0	1

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Market Basket Plaza / Ward St
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 7

Groups Printed- Trucks

Start Time	Market Basket Plaza From North			Charger St From East			Ward St From South			Charger St From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
04:00 PM	0	0	0	0	0	0	1	0	0	2	1	1	5
04:15 PM	0	0	1	0	0	0	1	0	0	1	0	1	4
04:30 PM	0	0	1	0	0	0	1	0	0	3	0	1	6
04:45 PM	0	0	1	0	1	0	0	0	0	3	1	0	6
Total	0	0	3	0	1	0	3	0	0	9	2	3	21
05:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	1
05:15 PM	0	0	0	0	1	0	0	1	0	3	0	0	5
05:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	1
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	1	0	0	1	0	3	2	0	7
Grand Total	0	0	3	0	2	0	3	1	0	12	4	3	28
Apprch %	0	0	100	0	100	0	75	25	0	63.2	21.1	15.8	
Total %	0	0	10.7	0	7.1	0	10.7	3.6	0	42.9	14.3	10.7	

Start Time	Market Basket Plaza From North				Charger St From East				Ward St From South				Charger St From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	0	0	0	0	0	0	0	1	0	0	1	2	1	1	4	5
04:15 PM	0	0	1	1	0	0	0	0	1	0	0	1	1	0	1	2	4
04:30 PM	0	0	1	1	0	0	0	0	1	0	0	1	3	0	1	4	6
04:45 PM	0	0	1	1	0	1	0	1	0	0	0	0	3	1	0	4	6
Total Volume	0	0	3	3	0	1	0	1	3	0	0	3	9	2	3	14	21
% App. Total	0	0	100		0	100	0		100	0	0		64.3	14.3	21.4		
PHF	.000	.000	.750	.750	.000	.250	.000	.250	.750	.000	.000	.750	.750	.500	.750	.875	.875

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Accurate Counts
978-664-2565

N/S Street : Market Basket Plaza / Ward St
E/W Street : Charger Street
City/State : Revere, MA
Weather : Clear

File Name : 102320
Site Code : 102320
Start Date : 1/8/202
Page No : 10

Groups Printed- Bikes Peds

Start Time	Market Basket Plaza From North				Charger St From East				Ward St From South				Charger St From West				Exclu. Total	Inclu. Total	Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds			
04:00 PM	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	2	7	0	7
04:15 PM	0	0	0	0	0	0	0	9	0	0	0	3	0	0	0	3	15	0	15
04:30 PM	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	2	8	0	8
04:45 PM	0	0	0	0	0	0	0	3	0	0	0	1	0	0	0	2	6	0	6
Total	0	0	0	0	0	0	0	23	0	0	0	4	0	0	0	9	36	0	36
05:00 PM	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	0	2
05:15 PM	0	0	0	0	0	0	0	2	0	0	0	1	0	0	0	0	3	0	3
05:30 PM	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	2	7	0	7
05:45 PM	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	4	0	4
Total	0	0	0	0	0	0	0	13	0	0	0	1	0	0	0	2	16	0	16
Grand Total	0	0	0	0	0	0	0	36	0	0	0	5	0	0	0	11	52	0	52
Apprch %	0	0	0	0	0	0	0		0	0	0		0	0	0				
Total %																	100	0	

Start Time	Market Basket Plaza From North				Charger St From East				Ward St From South				Charger St From West				Int. Total	
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total		
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:00 PM																		
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

SEASONAL ADJUSTMENT DATA

Massachusetts Highway Department
 Statewide Traffic Data Collection
 2023 Weekday Seasonal Factors

Factor Group	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Axle Factor
R1	1.23	1.14	1.11	1.06	1.01	0.96	0.93	0.91	1.00	0.97	1.04	1.08	0.77
R3	1.11	1.07	1.02	0.95	0.90	0.89	0.87	0.87	0.92	0.89	0.95	0.99	0.98
R4-R7	1.19	1.16	1.10	1.00	0.92	0.91	0.87	0.88	0.93	0.93	1.01	1.06	0.98
U1-Boston	1.07	1.05	1.00	0.95	0.93	0.92	0.92	0.92	0.94	0.93	0.96	0.99	0.94
U1-Essex	1.14	1.11	1.06	1.00	0.95	0.91	0.87	0.87	0.94	0.95	1.00	1.03	0.96
U1-Southeast	1.12	1.09	1.04	0.96	0.91	0.87	0.84	0.86	0.92	0.94	0.98	1.03	0.96
U1-West	1.05	1.02	0.98	0.96	0.94	0.93	0.94	0.94	0.95	0.92	0.96	0.98	0.81
U1-Worcester	1.06	1.04	0.97	0.93	0.92	0.90	0.92	0.92	0.93	0.92	0.94	0.97	0.88
U3	1.05	1.02	0.96	0.92	0.89	0.89	0.91	0.92	0.91	0.90	0.94	0.96	0.98
U4-U7	1.02	1.00	0.94	0.89	0.86	0.88	0.91	0.92	0.89	0.88	0.91	0.91	0.99
UR2	1.05	1.01	0.97	0.92	0.90	0.90	0.91	0.91	0.91	0.90	0.94	0.97	0.98
Rec - East	1.17	1.16	1.09	1.04	0.92	0.84	0.76	0.80	0.93	1.00	1.03	1.06	0.98
Rec - West	1.46	1.38	1.32	1.06	0.94	0.79	0.59	0.69	0.97	0.99	1.18	1.28	0.98

Round off:
 0-999 = 10
 >1000 = 100

U = Urban
 R = Rural

- 1 - Interstate
- 2 - Freeway and Expressway
- 3 - Other Principal Arterial
- 4 - Minor Arterial
- 5 - Major Collector
- 6 - Minor Collector
- 7 - Local Road and Street

UR2 Group - Combination of Urban Freeways and Expressways and Rural Freeways and Expressways.
Recreational - East Group - Cape Cod (all towns) including the town of Plymouth south of Route 3A (stations 7014,7079,7080,7090,7091,7092,7093,7094,7095,7096,7097,7108 and 7178), Martha's Vineyard and Nantucket.
Recreational - West Group - Continuous Stations 2 and 189 including stations 1066,1067,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1113,1114,1116,2196,2197 and 2198.

10/16/2024

K-FACTOR DATA



Volume Count Report

LOCATION INFO	
Location ID	S16-032-248-04
Type	SPOT
Funct'l Class	7
Located On	CHARGER STREET
Loc On Alias	
SOUTH OF	ROUTE 60
Direction	1-WAY
County	Suffolk
Community	Revere
MPO ID	
HPMS ID	
Agency	MHD

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Wed 7/27/2016
End Date	Thu 7/28/2016
Start Time	11:00:00 AM
End Time	11:00:00 AM
Direction	
Notes	
Station	160320000853
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	7	4	1	2	14
1:00-2:00	1	2	0	1	4
2:00-3:00	0	2	7	0	9
3:00-4:00	2	3	1	3	9
4:00-5:00	6	2	4	1	13
5:00-6:00	3	8	15	20	46
6:00-7:00	18	15	31	17	81
7:00-8:00	31	23	16	25	95
8:00-9:00	23	26	43	29	121
9:00-10:00	26	39	21	20	106
10:00-11:00	32	36	43	36	147
11:00-12:00	33	27	27	44	131
12:00-13:00	46	49	27	35	157
13:00-14:00	30	39	24	29	122
14:00-15:00	33	37	37	46	153
15:00-16:00	38	58	41	22	159
16:00-17:00	57	52	55	62	226
17:00-18:00	65	58	83	49	255
18:00-19:00	54	65	41	47	207
19:00-20:00	60	45	66	36	207
20:00-21:00	34	37	30	20	121
21:00-22:00	24	22	20	17	83
22:00-23:00	10	9	8	7	34
23:00-24:00	8	8	1	1	18
Total					2,518
AADT					2,090
AM Peak					11:30-12:30 166
PM Peak					16:45-17:45 268

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)



Traffic Count (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	S16-032-248-04
Type	SPOT
Funct'l Class	7
Located On	CHARGER STREET
Loc On Alias	
SOUTH OF	ROUTE 60
Direction	1-WAY
County	Suffolk
Community	Revere
MPO ID	
HPMS ID	
Agency	MHD

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Thu 7/28/2016
End Date	Fri 7/29/2016
Start Time	11:00:00 AM
End Time	11:00:00 AM
Direction	
Notes	
Station	160320000853
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	2	7	2	6	17
1:00-2:00	1	0	2	1	4
2:00-3:00	0	5	3	2	10
3:00-4:00	2	2	3	3	10
4:00-5:00	5	4	3	5	17
5:00-6:00	6	9	9	10	34
6:00-7:00	14	13	13	15	55
7:00-8:00	21	19	24	31	95
8:00-9:00	26	20	27	22	95
9:00-10:00	26	35	30	39	130
10:00-11:00	32	25	27	21	105
11:00-12:00	42	45	45	23	155
12:00-13:00	41	35	37	37	150
13:00-14:00	29	42	32	33	136
14:00-15:00	42	40	49	42	173
15:00-16:00	29	45	53	68	195
16:00-17:00	34	53	52	42	181
17:00-18:00	59	66	53	57	235
18:00-19:00	64	61	54	55	234
19:00-20:00	52	35	41	38	166
20:00-21:00	31	30	24	18	103
21:00-22:00	25	14	14	12	65
22:00-23:00	12	10	2	7	31
23:00-24:00	8	7	12	5	32
Total					2,428
AADT					2,022
AM Peak					11:00-12:00 155
PM Peak					17:15-18:15 240

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)



Traffic Count (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	S16-032-248-05
Type	SPOT
Funct'l Class	7
Located On	SQUIRE ROAD
Loc On Alias	
BETWEEN	LANTERN ROAD AND NEWMAN STREET
Direction	2-WAY
County	Suffolk
Community	Revere
MPO ID	
HPMS ID	
Agency	MHD

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Wed 7/27/2016
End Date	Thu 7/28/2016
Start Time	11:00:00 AM
End Time	11:00:00 AM
Direction	
Notes	
Station	160320000888
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	258	202	158	179	797
1:00-2:00	130	133	126	109	498
2:00-3:00	115	107	97	101	420
3:00-4:00	95	101	100	132	428
4:00-5:00	135	169	236	223	763
5:00-6:00	267	396	435	469	1,567
6:00-7:00	507	522	591	592	2,212
7:00-8:00	606	596	647	614	2,463
8:00-9:00	646	632	665	708	2,651
9:00-10:00	650	670	672	670	2,662
10:00-11:00	693	704	794	718	2,909
11:00-12:00	693	755	742	724	2,914
12:00-13:00	748	800	721	698	2,967
13:00-14:00	722	658	725	715	2,820
14:00-15:00	753	780	756	748	3,037
15:00-16:00	758	725	732	728	2,943
16:00-17:00	702	728	701	699	2,830
17:00-18:00	737	720	737	682	2,876
18:00-19:00	697	684	680	717	2,778
19:00-20:00	731	708	703	673	2,815
20:00-21:00	668	648	646	608	2,570
21:00-22:00	569	567	516	472	2,124
22:00-23:00	453	467	368	320	1,608
23:00-24:00	333	298	275	250	1,156
Total					50,808
AADT					42,055
AM Peak					11:30-12:30 3,014
PM Peak					14:15-15:15 3,042

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)



Traffic Count (TCDS)



Volume Count Report

LOCATION INFO	
Location ID	S16-032-248-05
Type	SPOT
Funct'l Class	7
Located On	SQUIRE ROAD
Loc On Alias	
BETWEEN	LANTERN ROAD AND NEWMAN STREET
Direction	2-WAY
County	Suffolk
Community	Revere
MPO ID	
HPMS ID	
Agency	MHD

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Thu 7/28/2016
End Date	Fri 7/29/2016
Start Time	11:00:00 AM
End Time	11:00:00 AM
Direction	
Notes	
Station	160320000888
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

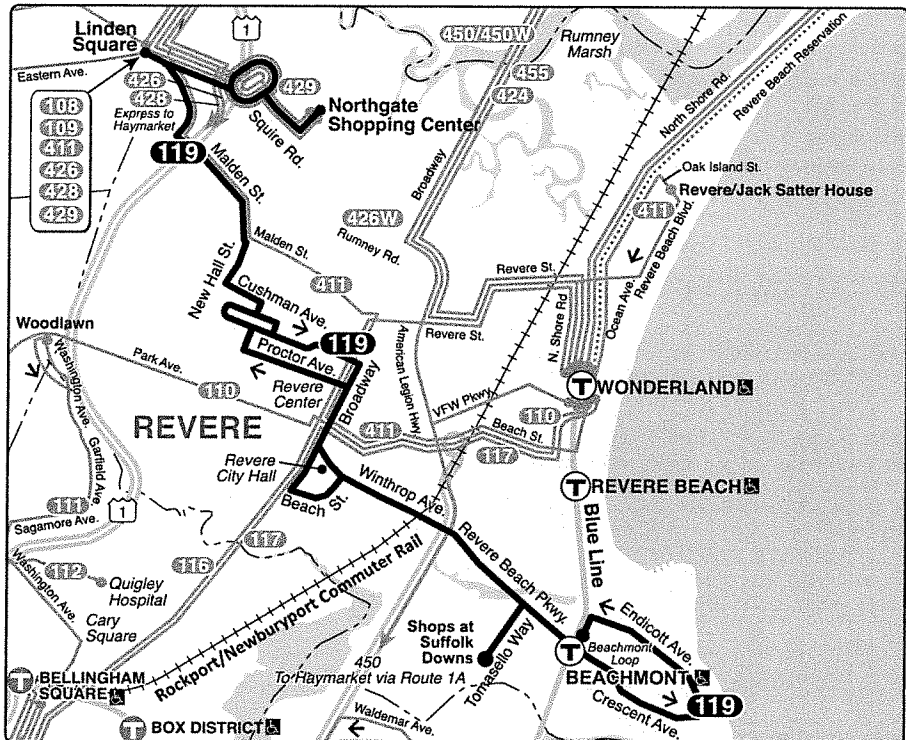
INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	259	231	212	197	899
1:00-2:00	192	158	131	149	630
2:00-3:00	117	116	101	119	453
3:00-4:00	126	92	131	124	473
4:00-5:00	154	172	243	223	792
5:00-6:00	280	309	378	410	1,377
6:00-7:00	478	552	542	559	2,131
7:00-8:00	582	566	570	617	2,335
8:00-9:00	626	620	592	659	2,497
9:00-10:00	639	636	637	568	2,480
10:00-11:00	661	658	699	698	2,716
11:00-12:00	735	711	728	738	2,912
12:00-13:00	698	751	734	711	2,894
13:00-14:00	763	700	732	735	2,930
14:00-15:00	727	751	766	795	3,039
15:00-16:00	712	780	728	715	2,935
16:00-17:00	728	720	736	669	2,853
17:00-18:00	710	705	727	751	2,893
18:00-19:00	686	691	695	736	2,808
19:00-20:00	716	661	687	667	2,731
20:00-21:00	654	616	639	585	2,494
21:00-22:00	583	559	484	470	2,096
22:00-23:00	412	422	431	388	1,653
23:00-24:00	388	386	327	326	1,427
Total					50,448
AADT					42,484
AM Peak					11:45-12:45 2,921
PM Peak					14:30-15:30 3,053

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Route 60				
Station	Date	Daily Volume	Peak Hour Volume	K-Factor
S16-032-248-05	7/27/2016	50,808	3,037	0.059774
	7/28/2016	50,448	3,039	0.06024
			Average	0.060007

Charge Street				
Station	Date	Daily Volume	Peak Hour Volume	K-Factor
S16-032-248-04	7/27/2016	2,518	255	0.101271
	7/28/2016	2,428	235	0.096787
			Average	0.099029

PUBLIC TRANSPORTATION SCHEDULES



- Transfer to bus/subway available on CharlieCard and contactless—good for 2 hours, pay fare difference.
- Children 11 & under ride free.
- ☒ All MBTA buses are accessible to people with disabilities.

	CharlieCard & Contactless	Cash on board	Reduced fare
Bus	\$1.70	\$1.70	\$0.85
Bus + Subway	\$2.40	\$4.10	\$1.10

Complete fare/pass rules and free/reduced fare eligibility: mbta.com/fares or call 617-222-3200

Effective December 15, 2024 Replaces August 2024

119 Northgate – Beachmont Sta

Connections

BLUE LINE

T Information **617-222-3200**
 Lost and Found **617-222-5263**
 TTY **617-222-5146**

Realtime arrival information, maps, and more
mbta.com

Weekday 419					Outbound				
Inbound									
Northgate Shopping Center	Revere City Hall	Tomasello Way	Beachmont Station		Beachmont Station	Tomasello Way	Revere City Hall	Northgate Shopping Center	
5:00	5:20	-	5:39		5:41	-	5:46	5:59	
6:05	6:25	-	6:44		6:48	-	6:54	7:10	
6:45	7:05	-	7:24		7:28	-	7:34	7:50	
7:25	7:45	-	8:04		8:11	-	8:17	8:33	
8:05	8:25	-	8:44		8:50	-	8:56	9:12	
8:45	9:05	-	9:24		9:29	-	9:35	9:51	
9:24	9:41	9:45	9:58		10:07	10:09	10:16	10:32	
10:36	10:53	10:57	11:10		11:19	11:21	11:29	11:45	
11:45	12:04	12:11	12:24		12:30	12:32	12:40	12:56	
12:59	1:18	1:25	1:38		1:44	1:46	1:54	2:15	
1:52	2:12	2:20	2:34		2:37	2:39	2:49	3:13	
2:37	2:57	3:05	3:19		3:22	-	3:31	3:55	
3:22	3:41	-	4:00		4:05	-	4:14	4:38	
4:07	4:26	-	4:45		4:50	-	4:59	5:23	
4:52	5:11	-	5:30		5:35	-	5:43	6:02	
5:32	5:51	-	6:09		6:15	-	6:23	6:42	
6:12	6:31	-	6:48		6:55	-	7:03	7:22	
6:52	7:11	-	7:28		7:30	7:32	7:38	7:53	
7:55	8:09	8:13	8:25		8:29	8:31	8:37	8:52	
8:56	9:10	9:14	9:26		9:30	9:32	9:38	9:53	
8:57	10:11	10:15	10:27		10:31	10:33	10:39	10:54	

Saturday 419					Outbound				
Inbound									
Northgate Shopping Center	Revere City Hall	Tomasello Way	Beachmont Station		Beachmont Station	Tomasello Way	Revere City Hall	Northgate Shopping Center	
7:00	7:14	7:23	7:32		7:36	7:38	7:45	8:00	
8:03	8:17	8:26	8:35		8:39	8:41	8:49	9:05	
9:10	9:25	9:34	9:43		9:47	9:49	9:57	10:15	
10:20	10:38	10:48	10:58		11:03	11:05	11:14	11:32	
11:37	11:55	12:05	12:15		12:20	12:22	12:31	12:49	
12:54	1:12	1:22	1:32		1:37	1:39	1:48	2:06	
2:11	2:29	2:39	2:49		2:54	2:56	3:05	3:23	
3:28	3:46	3:56	4:06		4:11	4:13	4:22	4:40	
4:44	5:02	5:12	5:22		5:27	5:29	5:38	5:56	
6:00	6:13	6:22	6:31		6:36	6:38	6:47	7:05	
7:09	7:22	7:31	7:40		7:45	7:47	7:56	8:14	

Sunday 419					Outbound				
Inbound									
Northgate Shopping Center	Revere City Hall	Tomasello Way	Beachmont Station		Beachmont Station	Tomasello Way	Revere City Hall	Northgate Shopping Center	
9:00	9:11	9:18	9:29		9:32	9:34	9:42	9:59	
10:02	10:14	10:22	10:33		10:37	10:39	10:47	11:04	
11:07	11:19	11:27	11:38		11:42	11:44	11:52	12:09	
12:14	12:29	12:38	12:49		12:54	12:56	1:04	1:21	
1:26	1:41	1:50	2:01		2:06	2:08	2:16	2:33	
2:38	2:53	3:02	3:13		3:18	3:20	3:28	3:45	
3:50	4:05	4:14	4:25		4:30	4:32	4:40	4:57	
5:02	5:17	5:26	5:37		5:40	5:42	5:50	6:07	
6:10	6:24	6:33	6:44		6:47	6:49	6:56	7:13	
7:16	7:30	7:39	7:50		7:53	7:55	8:02	8:19	

*** Snow Route**

When active, buses omit Beachmont Loop and Tomasello Way
mbta.com/alerts/bus

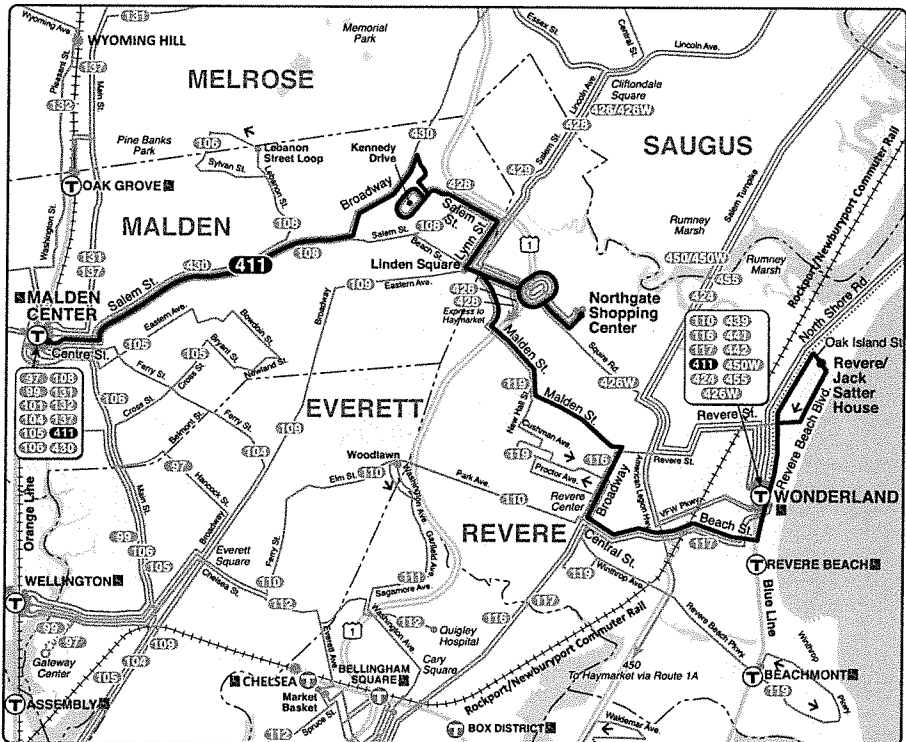
PM times are **bold**

Information in this timetable is subject to change without notice. Traffic and weather may affect running times.

Always check bus destination signs before boarding. Some buses may only serve a part, or skip portions of this route.

Holidays

- SUN** New Year's Day
- SAT** MLK Jr. Day
- SAT** Presidents Day
- SAT** Patriots' Day
- SUN** Memorial Day
- SUN** Independence Day
- SUN** Labor Day
- SAT** Columbus/Indigenous Peoples Day
- SUN** Thanksgiving
- SUN** Christmas Day



Effective December 15, 2024

Replaces August 2024

411

Kennedy Dr or Jack Satter – Malden Ctr Sta

Schedule Change
Saturday

Connections

- ORANGE LINE
- BLUE LINE
- HAVERHILL LINE



Information **617-222-3200**
Lost and Found **617-222-2229**
TTY **617-222-5146**

Realtime arrival information, maps, and more

mbta.com

A129-3-22.1

- Transfer to bus/subway available on CharlieCard and contactless—good for 2 hours, pay fare difference.
- Children 11 & under ride free.

All MBTA buses are accessible to people with disabilities.

	CharlieCard & Contactless	Cash on board	Reduced fare
Local Bus	\$1.70	\$1.70	\$0.85
Bus + Subway	\$2.40	\$4.10	\$1.10

Complete fare/pass rules and free/reduced fare eligibility:
mbta.com/fares or call 617-222-3200

Weekday 411		Outbound	
Inbound			
Jack Satter House		Malden Center Station	Jack Satter House
-	-	6:00	6:15
-	-	6:50	7:05
-	-	7:40	7:55
-	-	8:05	8:20
-	-	8:30	8:45
-	-	9:50	10:05
9:35	10:01	11:00	11:16
10:50	11:19	12:10	12:25
12:05	12:33	1:23	1:39
1:15	1:41	2:28	2:56
2:30	3:01	3:20	3:46
3:50	4:24	4:20	4:41
4:45	5:19	5:15	5:34
-	-	5:40	5:59
-	-	6:10	6:29
5:45	6:16	6:40	6:59
-	-	7:10	7:29
-	-	7:40	7:59
-	-	8:05	8:29

Saturday 411		Outbound	
Inbound			
Jack Satter House		Malden Center Station	Jack Satter House
9:00	9:23	10:05	10:19
10:00	10:28	11:11	11:28
10:59	11:27	12:18	12:35
12:11	12:40	1:30	1:47
1:21	1:50	2:40	2:57
2:41	3:10	3:50	4:06
3:45	4:13	5:00	5:16
4:50	5:16	6:10	6:23
6:00	6:26		

Snow Route

When active, buses don't use Kennedy Drive and Broadway - Route 99. Use Route 108 stops along Salem Street.

mbta.com/alerts/bus

PM times are **bold**

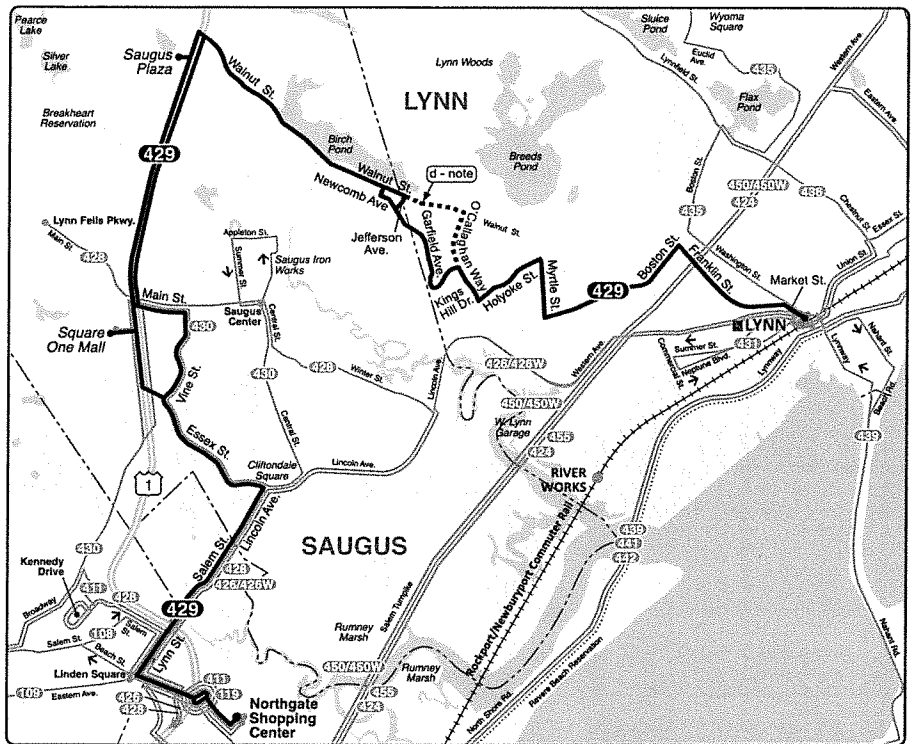
Information in this timetable is subject to change without notice. Traffic and weather may affect running times.

Always check bus destination signs before boarding. Some buses may only serve a part, or skip portions of this route.

Holidays

- SUN** New Year's Day
- SAT** MLK Jr. Day
- SAT** Presidents Day
- SAT** Patriots' Day
- SUN** Memorial Day
- SUN** Independence Day

- SUN** Labor Day
- SAT** Columbus/Indigenous Peoples Day
- SUN** Thanksgiving
- SUN** Christmas Day



Effective December 15, 2024 Replaces August 2024

429 Northgate – Central Sq, Lynn

- Transfer to bus/subway available on CharlieCard and contactless—good for 2 hours, pay fare difference.
- Children 11 & under ride free.
- ♿ All MBTA buses are accessible to people with disabilities.

	CharlieCard & Contactless	Cash on board	Reduced fare
Bus	\$1.70	\$1.70	\$0.85
Bus + Subway	\$2.40	\$4.10	\$1.10

Complete fare/pass rules and free/reduced fare eligibility: mbta.com/fares or call 617-222-3200

Connections

NEWBURYPORT/ROCKPORT LINE



Information 617-222-3200
 Lost and Found 617-222-5263
 TTY 617-222-5146
 Realtime arrival information, maps, and more
mbta.com

Weekday 429					Inbound					Outbound				
Northgate Shopping Center	Cliffondale Square	Squire One Mall	Central Sq. Lynn		Central Sq. Lynn	Squire One Mall	Cliffondale Square	Northgate Shopping Center		Central Sq. Lynn	Squire One Mall	Cliffondale Square	Northgate Shopping Center	
5:45	5:52	-	6:24		6:10	-	6:43	6:55						
6:30	6:37	-	7:13	Ⓛ	6:36	-	-	-						
7:15	7:23	-	8:08	Ⓛ	6:45	-	-	-						
8:10	8:17	8:24	8:57		6:55	-	7:34	7:51						
8:50	8:57	9:03	9:37	Ⓛ	7:05	-	-	-						
9:40	9:47	9:54	10:29	Ⓛ	7:14	-	-	-						
10:35	10:42	10:49	11:24		7:30	9:07	8:13	8:24						
11:35	11:42	11:50	12:28		8:25	9:01	9:07	9:18						
12:35	12:43	12:51	1:30		9:20	9:51	9:58	10:08						
1:35	1:43	1:50	2:39		10:20	10:50	10:57	11:08						
Ⓛ 2:20	-	-	2:45		11:20	11:55	12:02	12:14						
Ⓛ 2:25	-	-	2:50		12:20	12:52	12:59	1:10						
Ⓛ 2:40	-	-	3:05		1:20	1:49	1:57	2:08						
Ⓛ 2:35	-	-	3:08		2:20	3:04	3:06	3:23						
Ⓛ 2:35	-	-	3:08	Ⓛ	2:36	-	-	-						
2:35	2:44	2:51	3:41		3:20	3:57	4:02	4:18						
3:35	3:44	3:53	4:45		4:20	4:58	5:03	5:19						
4:35	4:44	4:52	5:44		5:20	5:56	6:01	6:16						
5:35	5:43	5:51	6:36		6:20	6:53	6:58	7:09						
6:35	6:43	6:51	7:28		7:05	7:33	7:38	7:49						
Ⓛ 7:35	7:42	7:50	8:26	Ⓛ	7:50	8:20	8:23	8:34						
Ⓛ 8:40	8:47	8:55	9:29	Ⓛ	8:35	9:05	9:08	9:19						
Ⓛ 9:35	9:42	9:49	10:21	Ⓛ	9:35	10:03	10:06	10:17						
Ⓛ 10:30	10:37	10:42	11:14											

- Ⓛ T does not serve Newcomb Ave & Garfield Ave
 - Ⓛ T U only runs on school days
 - S to/from O'Callaghan & Osborne St at this time
 - T from O'Callaghan & Holyoke St at this time
 - U from Neptune Towers to O'Callaghan & Osborne St at this time
- PM times are **bold**

Information in this timetable is subject to change without notice. Traffic and weather may affect running times.

Always check bus destination signs before boarding. Some buses may only serve a part, or skip portions of this route.

Saturday 429					Inbound					Outbound				
Northgate Shopping Center	Cliffondale Square	Squire One Mall	Central Sq. Lynn		Central Sq. Lynn	Squire One Mall	Cliffondale Square	Northgate Shopping Center		Central Sq. Lynn	Squire One Mall	Cliffondale Square	Northgate Shopping Center	
7:50	7:58	8:05	8:32		7:00	7:29	7:33	7:43						
8:50	8:58	9:05	9:34		7:50	8:19	8:23	8:33						
10:05	10:13	10:20	10:55		8:50	9:19	9:23	9:33						
11:20	11:28	11:37	12:17		10:05	10:40	10:44	10:54						
12:35	12:43	12:52	1:32		11:20	11:55	11:59	12:09						
1:50	1:58	2:07	2:47		12:35	1:16	1:20	1:30						
3:05	3:13	3:22	4:03		1:50	2:31	2:35	2:45						
4:20	4:28	4:37	5:15		3:05	3:44	3:48	3:58						
5:35	5:43	5:52	6:30		4:20	4:59	5:03	5:13						
6:45	6:53	7:02	7:37		5:35	6:12	6:16	6:26						
Ⓛ 7:50	7:58	8:08	8:44	Ⓛ	6:45	7:20	7:24	7:34						
Ⓛ 8:55	9:03	9:13	9:49	Ⓛ	7:55	8:28	8:30	8:39						
Ⓛ 10:00	10:08	10:18	10:50	Ⓛ	9:00	9:31	9:35	9:44						
Ⓛ 11:00	11:08	11:15	11:47	Ⓛ	10:00	10:31	10:35	10:44						

*** Snow Route**

When active, buses omit Garfield Avenue and Kings Lynn Apartments. Flag bus in a safe location on Walnut Street or O'Callaghan Way.

mbta.com/alerts/bus

Sunday 429					Inbound					Outbound				
Northgate Shopping Center	Cliffondale Square	Squire One Mall	Central Sq. Lynn		Central Sq. Lynn	Squire One Mall	Cliffondale Square	Northgate Shopping Center		Central Sq. Lynn	Squire One Mall	Cliffondale Square	Northgate Shopping Center	
11:00	11:08	11:16	11:45		10:00	10:32	10:36	10:44						
12:00	12:08	12:17	12:47		11:00	11:32	11:36	11:44						
1:05	1:13	1:22	1:53		12:00	12:33	12:37	12:45						
2:10	2:18	2:27	2:58		1:05	1:38	1:42	1:50						
3:15	3:23	3:32	4:03		2:10	2:43	2:47	2:55						
4:20	4:28	4:37	5:08		3:15	3:48	3:52	4:00						
5:20	5:28	5:37	6:08		4:20	4:51	4:55	5:03						
6:25	6:33	6:41	7:11		5:25	5:56	6:00	6:08						
7:20	7:28	7:36	8:03		6:25	6:54	6:58	7:06						

Holidays

- Ⓛ SUN New Year's Day
- Ⓛ SUN Labor Day
- Ⓛ SAT MLK Jr. Day
- Ⓛ SAT Columbus/Indigenous Peoples Day
- Ⓛ SAT Presidents Day
- Ⓛ SAT Patriots' Day
- Ⓛ SUN Memorial Day
- Ⓛ SUN Thanksgiving
- Ⓛ SUN Independence Day
- Ⓛ SUN Christmas Day

MOTOR VEHICLE CRASH DATA

MassDOT Crash Report for Route 60 at Charger Street in Revere MA 2017-2021

Crash Date	Crash Severity	Crash Time	Number of Vehicles	Driver Contributing Circumstances (All Drivers)	Light Conditions	Manner of Collision	Road Surface Condition	Vehicle Actions Prior to Crash (All Vehicles)	Vehicle Travel Directions (All Vehicles)	Weather Conditions	Vehicle Sequence of Events (All Vehicles)	Street Number	Roadway	Near Intersection Roadway
02/05/2017	Non-fatal injury	11:40 PM	1	01: (No improper driving)	Dark - lighted roadway	Pedestrian	Dry	V1: Traveling straight ahead	V1: N	Clear	V1: (Collision with pedestrian)	379	SQUIRE ROAD Rte 60 N	CHARGER STREET
03/13/2017	Property damage only (none injured)	10:16 PM	2	01: (No improper driving) / D1: (Disregarded traffic signs, signals, road markings)	Dark - lighted roadway	Angle	Dry	V1: Traveling straight ahead / V2: Traveling straight ahead	V1: E / V2: S	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)		CHARGER STREET / SQUIRE ROAD Rte 60 E /	
04/09/2017	Property damage only (none injured)	6:30 PM	3	01: (Other improper action) (Operating vehicle in erratic, reckless, careless, negligent or aggressive manner) / D1: (Unknown) / D2: (Unknown)	Daylight	Rear-end	Dry	V1: Traveling straight ahead / V2: Traveling straight ahead	V1: Not Reported / V2: Not Reported / V3: Not Reported	Clear/Unknown	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic) V3: (Collision with motor vehicle in traffic)		CHARGER STREET / SQUIRE ROAD Rte 60 E	
06/13/2017	Non-fatal injury	1:53 PM	2	01: (Unknown) / D2: (No improper driving)	Daylight	Rear-end	Dry	V1: Traveling straight ahead / V2: Slowing or stopped in traffic	V1: N / V2: N	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)	100	CHARGER STREET	SQUIRE ROAD
12/12/2017	Property damage only (none injured)	12:54 PM	2	01: (No improper driving) / D1: (Distraction)	Daylight	Rear-end	Wet	V1: Traveling straight ahead / V2: Traveling straight ahead	V1: E / V2: E	Cloudy/Rain	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)		SQUIRE ROAD / CHARGER STREET	
12/12/2017	Non-fatal injury	6:16 AM	2	01: (Distraction) / D1: (No improper driving)	Dark - lighted roadway	Angle	Ice	V1: Backing / V2: Traveling straight ahead	V1: N / V2: E	Sleet, had freezing rain or drizzle	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)	107	SQUIRE RD	
12/26/2017	Property damage only (none injured)	9:07 PM	2	01: (No improper driving) / D2: (No improper driving)	Dark - lighted roadway	Angle	Dry	V2: Traveling straight ahead / V1: Turning left	V2: W / V1: S	Clear	V2: (Collision with motor vehicle in traffic) V1: (Collision with motor vehicle in traffic)		CHARGER STREET	
1/13/2018	Non-fatal injury	7:43 PM	2	01: (Unknown) / D2: (Disregarded traffic signs, signals, road markings)	Dark - lighted roadway	Angle	Dry	V2: Turning left / V1: Traveling straight ahead	V2: N / V1: E	Clear	V2: (Collision with motor vehicle in traffic) V1: (Collision with motor vehicle in traffic)		CHARGER STREET / SQUIRE ROAD	
05/21/2018	Property damage only (none injured)	9:42 AM	2	01: (Emotional) / D1: (No improper driving)	Daylight	Angle	Dry	V1: Unknown / V2: Traveling straight ahead	V1: W / V2: W	Cloudy	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)	230	SQUIRE ROAD	
02/16/2018	Property damage only (none injured)	11:32 PM	2	01: (Unknown) / D1: (No improper driving)	Daylight	Rear-end	Dry	V1: Slowing or stopped in traffic / V1: Slowing or stopped in traffic	V1: E / V2: E	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)	130	SQUIRE ROAD	
06/26/2018	Property damage only (none injured)	5:32 PM	2	01: (Unknown) / D2: (Unknown)	Daylight	Unknown, same direction	Dry	V1: Unknown / V2: Unknown	V1: E / V2: E	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)		CHARGER ST / SQUIRE RD	
09/19/2018	Non-fatal injury	6:47 AM	2	01: (No improper driving) / D1: (Unknown)	Daylight	Rear-end	Dry	V1: Entering traffic lane / V2: Slowing or stopped in traffic	V1: W / V2: W	Clear/Other	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)		CHARGER ST / SQUIRE RD	
01/13/2020	Property damage only (none injured)	2:44 PM	2	01: (No improper driving) / D2: (Failed to yield right of way)	Daylight	Angle	Dry	V2: Traveling straight ahead / V1: Turning left	V2: N / V1: N	Clear	V2: (Collision with motor vehicle in traffic) V1: (Collision with other road subject)(wall, building, tunnel, etc.) (Collision with utility pole)	130	SQUIRE ROAD	CHARGER STREET
03/20/2020	Property damage only (none injured)	1:37 PM	2	01: (Made an improper turn) / D1: (No improper driving)	Daylight	Angle	Dry	V1: Making U-turn / V2: Traveling straight ahead	V1: W / V2: E	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)		SQUIRE ROAD Rte 60 E / CHARGER STREET Rte 60 E	
02/15/2020	Property damage only (none injured)	7:38 AM	2	01: (Unknown) / D2: (Unknown)	Daylight	Angle	Dry	V1: Traveling straight ahead / V2: Traveling straight ahead	V1: N / V2: E	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)		SQUIRE RD / CHARGER ST	
03/02/2021	Property damage only (none injured)	6:47 PM	2	01: (No improper driving) / D2: (Failed to yield right of way)	Dark - lighted roadway	Angle	Dry	V2: Traveling straight ahead / V1: Turning left	V2: W / V1: E	Clear	V2: (Collision with motor vehicle in traffic) V1: (Collision with motor vehicle in traffic)	190	CHARGER STREET	SQUIRE ROAD
03/17/2021	Non-fatal injury	8:54 PM	2	01: (No improper driving) / D2: (No improper driving)	Dark - lighted roadway	Rear-end	Dry	V1: Slowing or stopped in traffic / V2: Slowing or stopped in traffic	V1: E / V2: S	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)	252	SQUIRE RD	
03/25/2021	Non-fatal injury	8:18 AM	1	01: (Unknown)	Daylight	Blowout	Wet	V1: Traveling straight ahead	V1: N	Rain	V1: (Collision with cyclist)	320	SQUIRE RD	
05/21/2021	Property damage only (none injured)	7:35 AM	2	01: (Unknown) / D2: (Unknown) / D3: (Unknown)	Daylight	Head-on	Dry	V1: Traveling straight ahead / V2: Slowing or stopped in traffic / V3: Traveling straight ahead	V1: W / V2: S / V3: W	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic) V3: (Collision with motor vehicle in traffic)	209	SQUIRE RD	
07/06/2021	Property damage only (none injured)	7:45 PM	2	01: (Unknown) / D2: (No improper driving) / D3: (No improper driving)	Daylight	Rear-end	Dry	V1: Traveling straight ahead / V2: Slowing or stopped in traffic / V3: Slowing or stopped in traffic	V1: N / V2: N / V3: N	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic) V3: (Collision with motor vehicle in traffic)	220	SQUIRE RD	
08/14/2021	Non-fatal injury	12:40 AM	2	01: (No improper driving) / D1: (Unknown)	Dark - lighted roadway	Head-on	Dry	V1: Turning left / V2: Traveling straight ahead	V1: N / V2: S	Clear	V1: (Collision with motor) V2: (Collision with motor vehicle in traffic)	190	CHARGER ST	
12/06/2021	Property damage only (none injured)	7:07 PM	2	01: (Unknown) / D2: (Unknown)	Dark - lighted roadway	Angle	Dry	V1: Turning left / V2: Traveling straight ahead	V1: N / V2: E	Clear	V1: (Collision with motor vehicle in traffic) V2: (Collision with motor vehicle in traffic)		SQUIRE ROAD Rte 60 E / CHARGER STREET	

MassHighway

C+A2:L45RASH RATE WORKSHEET

CITY/TOWN : Revere COUNT DATE : 2025
 DISTRICT : 4 UNSIGNALIZED : SIGNALIZED :

MHD USE ONLY

Source #

~ INTERSECTION DATA ~

MAJOR STREET : Route 60

ST #

MINOR STREET(S) : Charger Street

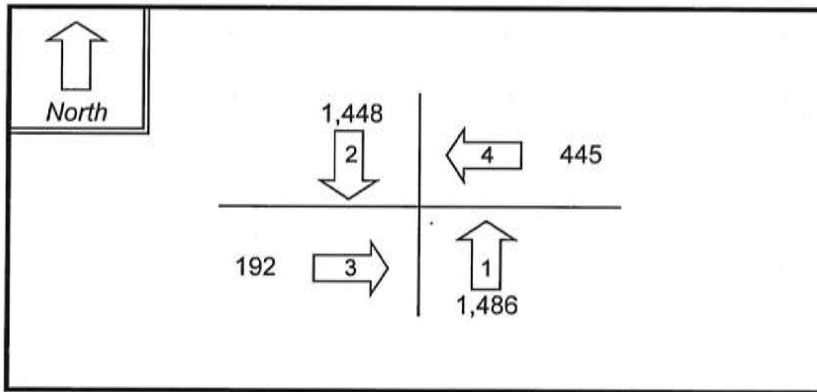
ST #

ST #

ST #

ST #

**INTERSECTION
DIAGRAM**
(Label Approaches)



INTERSECTION

REF #

Peak Hour Volumes

APPROACH :	1	2	3	4	5	Total Entering Vehicles
DIRECTION :	NB	SB	EB	WB		
VOLUMES (PM) :	1,486	1,448	192	445		3,571

"K" FACTOR : APPROACH ADT : ADT = TOTAL VOL/"K" FACT.

TOTAL # OF ACCIDENTS : # OF YEARS : AVERAGE # OF ACCIDENTS (A) :

CRASH RATE CALCULATION : RATE = $\frac{(A * 1,000,000)}{(ADT * 365)}$

Comments : Accident Rate for District 4 signalized intersections = 0.73
Accident Rate for District 4 unsignalized intersections = 0.57

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

MassDOT Crash Report for Charger Street at Ward Street/Private Driveway In Reverse MA 2017-2023

Crash Date	Crash Severity	Crash Time	Number of Vehicles	Driver Contributing Circumstances (All Drivers)	Light Conditions	Manner of Collision	Road Surface Condition	Vehicle Actions Prior to Crash (All Vehicles)	Vehicle Travel Direction (All Vehicles)	Weather Condition	Vehicle Sequence of Events (All Vehicles)	Street Number	Roadway	Near Intersection Roadway
06/07/2018	Property damage only (none injured)	9:52 AM	2	D1: (No improper driving) / D2: (No improper driving)	Daylight	Angle	Dry	V1: Entering traffic lane / V2: Travelling straight ahead	V1: E / V2: W	Clear	V1: Collision with motor vehicle in traffic / V2: Collision with motor vehicle in traffic		CHARGER STREET / WARD STREET	
12/12/2018	Non-fatal injury	11:54 AM	3	D1: (Unknown) / D2: (No improper driving)	Daylight	Angle	Wet	V1: Travelling straight ahead / V2: Stopping or stopped in traffic	V1: W / V2: W	Cloudy/Fog	V1: Collision with motor vehicle in traffic / V2: Collision with motor vehicle in traffic	101	WARD STREET	CHARGER STREET

MassHighway

C+A2:L45RASH RATE WORKSHEET

CITY/TOWN : Revere COUNT DATE : 2025
 DISTRICT : 4 UNSIGNALIZED : SIGNALIZED :

MHD USE ONLY

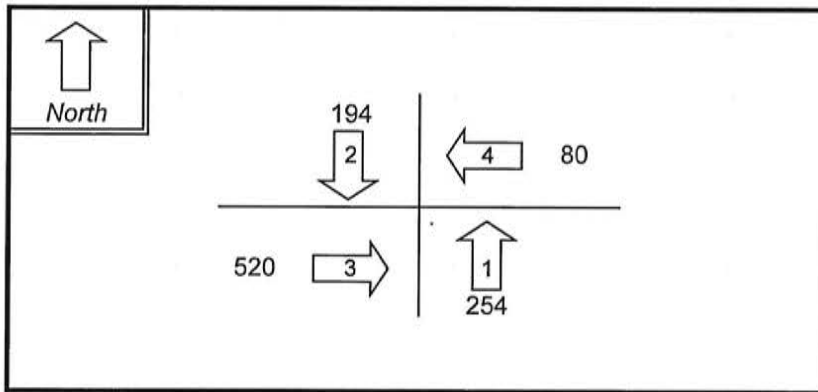
Source #

~ INTERSECTION DATA ~

MAJOR STREET : Charge Street
 MINOR STREET(S) : Ward Street
Private Driveway

ST #
 ST #
 ST #
 ST #
 ST #

**INTERSECTION
 DIAGRAM**
 (Label Approaches)



INTERSECTION
 REF #

Peak Hour Volumes

APPROACH :	1	2	3	4	5	Total Entering Vehicles
DIRECTION :	NB	SB	EB	WB		
VOLUMES (PM) :	254	194	520	80		1,048

" K " FACTOR : APPROACH ADT : ADT = TOTAL VOL/"K" FACT.

TOTAL # OF ACCIDENTS : # OF YEARS : AVERAGE # OF ACCIDENTS (A) :

CRASH RATE CALCULATION : RATE = $\frac{(A * 1,000,000)}{(ADT * 365)}$

Comments : Accident Rate for District 4 signalized intersections = 0.73
Accident Rate for District 4 unsignalized intersections = 0.57

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

GROWTH RATE DATA

Massachusetts Highway Department Annual Growth Rate

Location ID:	R21008	Seasonal Factor Group:	UR2
County:		Daily Factor Group:	
Functional Class	2) Freeway/Expressway	Axle Factor Group:	UR2
Location:	Ramp Route 1 NB to Route 60	Growth Factor Group:	UR2

Year	AADT
2022	6729
2015	5346
A = 2022/2015	1.2587
B = A^(1/7)	1.0334
Average Annual Growth Rate	3.34

Massachusetts Highway Department Annual Growth Rate

Location ID:	80	Seasonal Factor Group:	UR2
County:		Daily Factor Group:	
Functional Class	2) Freeway/Expressway	Axle Factor Group:	UR2
Location:	Northeast Expressway north of Sargent Street	Growth Factor Group:	UR2

Year	AADT
2023	78758
2015	79109

A = 2023/2015	0.9956
B = A^(1/8)	0.9994
Average Annual Growth Rate	-0.06

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Massachusetts Highway Department Annual Growth Rate

Location ID:	R21059	Seasonal Factor Group:	UR2
County:		Daily Factor Group:	
Functional Class	2) Freeway/Expressway	Axle Factor Group:	UR2
Location:	Ramp Route 60 to Route 1 SB	Growth Factor Group:	UR2

Year	AADT
2022	6976
2015	6372

A = 2022/2015 1.0948

B = A^(1/7) 1.0130

Average Annual Growth Rate	1.30
---------------------------------------	-------------

Attachment: RS Realty_Charger Garage_Supplementary Letter re Traffic Study (25-016 : Special Permit, C-25-02, Squire Rear Road)

Massachusetts Highway Department Annual Growth Rate

Location ID:	R21058	Seasonal Factor Group:	UR2
County:		Daily Factor Group:	
Functional Class	2) Freeway/Expressway	Axle Factor Group:	UR2
Location:	Ramp Route 1 SB to Route 60	Growth Factor Group:	UR2

Year	AADT
2022	13846
2015	12498
A = 2022/2015	1.1079
B = A^(1/7)	1.0147
Average Annual Growth Rate	1.47

Massachusetts Highway Department Annual Growth Rate

Location ID:	R21009	Seasonal Factor Group:	UR2
County:		Daily Factor Group:	
Functional Class	2) Freeway/Expressway	Axle Factor Group:	UR2
Location:	Ramp Route 60 to Route 1 NB	Growth Factor Group:	UR2

Year	AADT
2022	13947
2015	16540
A = 2022/2015	0.8432
B = A^(1/7)	0.9759
Average Annual Growth Rate	-2.41

Station	Average Annual Growth
R21008	3.34
80	-0.06
R21059	1.30
R21058	1.47
R21009	-2.41
Average	0.73

TRIP GENERATION CALCULATIONS

Institute of Transportation Engineers (ITE)
Trip Generation , 11th Edition
Land Use Code (LUC) 943 - Automobile Parts and Service Center

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
 Independent Variable (X): 9.000

AVERAGE WEEKDAY DAILY

$$T = 16.60 * (X)$$

$$T = 16.60 * 9.000$$

$$T = 149.40$$

$$T = 150 \text{ vehicle trips}$$

with 50% (75 vpd) entering and 50% (75 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 1.91 * (X)$$

$$T = 1.91 * 9.000$$

$$T = 17.19$$

$$T = 17 \text{ vehicle trips}$$

with 72% (12 vph) entering and 28% (5 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 2.06 * (X)$$

$$T = 2.06 * 9.000$$

$$T = 18.54$$

$$T = 19 \text{ vehicle trips}$$

with 39% (7 vph) entering and 61% (12 vph) exiting.

	Auto Repair Shop	Contractor Yard	Total
Daily	150	180	330
AM			
In	12	60	72
Out	5	30	35
Total	17	90	107
PM			
In	7	30	37
Out	12	60	72
Total	19	90	109

Existing contractor has 60 employees

All arrive at once in individual vehicles and leave together in pairs in AM and reverse in PM

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers



HOW IT WORKS

MY RESERVATIONS



Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

By [Melissa Ruiz](#) | Updated 2023

If you are planning an extended trip, you might be thinking about where to safely and affordably park your car.

You might be asking yourself questions like: Can I park at the airport? Does my airport have long-term or economy airport parking? How much is it going to cost? How can I save money on parking for several days or weeks?

Or you might be weighing the alternatives and thinking, "Maybe I can just use a rideshare service."

Or, you could also arrange for a friend to give you a ride.

But what if your flight departs or arrives late?

And what if you are traveling with kids or someone elderly?

Burdening a friend or family member in the late hours for a ride is not exactly considerate or dependable.

Scrambling for a rideshare service in the late hours might not be the most pleasant experience.

<https://www.parkon.com/info/long-term-airport-parking>

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

Let's face it. There is no better feeling than jumping in your own car after a trip and heading home.

If you need guidance on what the best choice is, look no further.

I have put together this guide to answer the most frequently asked questions about long-term airport parking.

Let's get started.

- [Long-Term Airport Parking Defined](#)
- [Short-Term vs Long-Term Parking](#)
- [Parking Your Car at the Airport](#)
- [Deciding the Best Place to Park Long-Term](#)
- [How to Save on Long-Term Airport Parking](#)

Long-Term Airport Parking Defined

When travelers park at the airport, most think a long-term airport parking lot is only reserved for longer trips. However, if your trip requires at least one overnight stay, utilizing the long-term parking lot at your airport still makes sense.

So what is the difference between long-term and short-term parking? We'll get more into that in the next section.

What is considered long-term parking at an airport?

Long-term parking is any parking needed for the duration of a trip, be that 2 days, 7 days, 14 days, etc.

Short-Term vs Long-Term Parking

Not all airports have a designated area for short-term parking, but if they do, these parking spaces accommodate passengers making quick stops, such as picking up or dropping off a loved one.

If your airport does not have a designated short-term parking garage, passengers who need airport parking for a short time can use the terminal parking area because it is closest to the terminals. Because of their proximity to the airport's terminals, these covered parking areas are more expensive.

Parking fees in short-term parking garages are typically charged in 15, 30, or 60-minute increments. An "hourly" parking garage is also known as short-term parking. Vehicles parked in an hourly garage should check to see if overnight parking is permitted to avoid being towed or receiving a ticket for illegal parking.

<https://www.parkon.com/info/long-term-airport-parking>

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

What is the Difference Between Short-Term and Long-Term Airport Parking?

Short-term parking is for vehicles that need to park at the airport for less than 24 hours. Long-term parking is for vehicles that need parking for the complete duration of their trip and require at least one or more overnight stays.

SHORT-TERM	LONG-TERM
<ul style="list-style-type: none"> ✓ COVERED PARKING GARAGE NEAR THE TERMINALS. FEES ARE INCURRED INCREMENTALLY (15, 30 MINS) ✓ ALSO KNOWN AS TERMINAL PARKING ✓ DUE TO ITS LOCATION AND COVERAGE, PARKING IS LIMITED AND AT A PREMIUM. 	<ul style="list-style-type: none"> ✓ PARKING IS CHARGED AT A MAXIMUM DAILY RATE OR PER DAY ✓ ALSO KNOWN AS ECONOMY, REMOTE, OR DISCOUNT LOTS ✓ USUALLY UNCOVERED LOTS THAT REQUIRE SHUTTLE TRANSPORTATION TO THE TERMINALS

Parking Your Car at the Airport

A common question for first-time travelers is whether they can park their car at the airport for an extended time. Absolutely. Airports offer a variety of parking options at various price points.

If you need long-term airport parking, I recommend doing some preliminary research on your local airport's parking offerings to see where the long-term parking is.

Later in this article, we will dive deeper into all the alternatives for long-term parking.

Where is the long-term parking at the airport?

Long-term parking lots are typically open-air lots just outside of the main campus. These lots do not have direct access to the terminals and are usually not within walking distance. They require a shuttle ride or some type of transportation to the airport terminals.

Long-term lots are more economical than terminal parking garages and accommodate travelers who need affordable, prolonged parking. If your local airport does not have a "long-term" lot, they could also be referred to as economy parking, remote parking, or discount parking.

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

Pro Tip: Remember to allow extra time for transportation to the terminals while parking in a long-term or economy parking lot. Aim to be at the airport 30 minutes before you need to be at your terminal.

How long can I park at the airport?

Typically, you can park your car at the airport for up to a month. Some airports can accommodate longer stays, but special arrangements may be required. JFK Airport, for example, asks travelers who require parking for more than 30 days to contact ABM (airport services) on the day they arrive.

The location or number of passengers at an airport may have an impact on how long a car can park there. Some international airports, such as Seattle-Tacoma Airport (SEA), Orlando International Airport (MCO), and Atlanta-Hartsfield International Airport (ATL), allow vehicles to park for up to 60 or 90 days.

According to our internal data, the average length of an airport parking reservation booked on ParkON.com is between 5 and 7 days. The majority of travelers do not need such a lengthy stay but it is great to know that airports are accommodating of travelers parking needs.

How much is long-term airport parking?

Long-term parking is the most economical type of parking but the cost varies greatly depending on the airport. Some airports charge as little as \$10 per day and others can charge up to almost \$40 per day.

The primary factor influencing daily parking rates is how parking revenue is allocated to the airport and its municipality.

Airports use parking as a reliable source of income to help pay for a variety of initiatives aimed at preserving and enhancing the airport. We have listed the prices for airports across the country, from low to high, to give you an idea of how much they vary.

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

LONG-TERM PARKING RATES AT THE BUSIEST U.S. AIRPORTS

AIRPORT	LOT NAME	DAILY RATE
ATL	ECONOMY LOT	\$14 /DAY
DFW	REMOTE LOT	\$12 /DAY
DEN	ECONOMY E & W	\$18 /DAY
ORD	ECONOMY F, G, H	\$15-\$22 /DAY
LAX	BUDGET LOT	\$20 /DAY
JFK	LONG-TERM LOT	\$35 /DAY
LAS	ECONOMY LOT	\$12 /DAY
MCO	ECONOMY LOT	\$14 /DAY
MIA	ECONOMY LOT	\$12 /DAY
CLT	LONG-TERM LOT	\$10 /DAY
SEA	GENERAL PARKING	\$37 /DAY
PHX	ECONOMY GARAGE	\$16 /DAY



Deciding the Best Place to Park Long-Term

Your parking options are not limited to the airport's long-term or economy lots. Whether you are traveling for three days or three weeks, some planning can help you find the best parking solution for your needs. Here's a rundown of the other types of parking we will be comparing:

- Terminal Parking
- Valet Parking
- Off-Airport Parking

<https://www.parkon.com/info/long-term-airport-parking>

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

Terminal Parking

The main parking area at an airport is often referred to as terminal parking. A common fee structure for terminal parking is in quarter, half, or hourly increments with a daily maximum.

Terminal parking becomes more expensive the longer you stay; cars can park here just as long as they can in a long-term parking lot unless otherwise noted.

Vehicles will pay a premium to park in this covered parking facility due to its convenience and proximity to the terminals. If you are going away for several days or weeks and live in an area where the weather is extremely hot or cold, consider how important covered parking is to you.

Valet Parking

Want even more convenience? Consider using valet parking. If your airport offers valet parking or has reinstated it following the pandemic, you will feel like an instant airport VIP.

This is, without a doubt, the most expensive option, but you get all the benefits of terminal parking plus not having to deal with the hassle of finding a parking space.

Remember that the valet will have your keys while you are away. Determine your level of comfort with this before deciding if valet parking is best for your long-term parking.

Off-Airport Parking

If you have looked into your airport's long-term parking rates and are wondering if there are cheaper options, there are. Off-airport parking is essentially a privately owned and operated economy parking lot. These lots are located within a couple of miles of the airport and provide a secure place to park, with shuttle transportation included.

Almost always, this is going to be your cheapest parking option. We'll dive deeper into the benefits of off-airport parking in the next section.

How to Save on Long-Term Airport Parking

I assume that the average person does not factor in the cost of parking when planning their trip.

Perhaps the thought of parking or transportation to the airport will occur much closer to the trip's start date. But savvy travelers plan, and airport parking should be incorporated into their overall trip budget.

In the past, I parked at the airport in the terminal parking lot for a couple of hundred dollars. Yikes! I can tell you that this is not a welcome surprise when returning home from an already costly trip. Had I done a little research, I

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

could have saved a lot of money.

As a marketing director and contributor to an airport parking blog, it is something I no longer can overlook in my trip budgeting.

Here are some tips to help you save money on long-term airport parking:

- Educate yourself. Navigate to your airport's website and see what parking options your airport offers. Make note of the daily rates at each parking area.
- Reserve parking ahead of time. Many airports have started to offer online parking reservations. Some airports will provide discounts on parking when you reserve your space ahead of time.
- Consider off-airport parking: Off-airport parking will always have the most competitive rates. However, shop around to see which lot has the best deals or if they have any promotions or discounts available. Discount parking reservation sites like ParkON are a great starting point.

What is the cheapest long-term airport parking?

The cheapest long-term airport parking is going to be at the long-term or economy lot at an airport or an off-airport parking service near the airport.

Keep in mind that the availability of an economy lot at the airport can be limited because it is popular among travelers wanting to take advantage of the most affordable parking.

Pro Tip: Many airport websites can now provide up-to-date parking lot availability. Before heading to the airport, I recommend checking your airport's website to see if the lot you plan to park at is full. This will allow you to have a plan B and not leave you scrambling for a parking space at the last minute.

The Benefits of Off-Airport Parking

If you want the best parking rates, off-site airport parking is the best bang for your buck. Why?

Specifically, airports that have parking rates on the higher end create a demand in the market for cheaper parking options. Airports like LAX, SEA, EWR, and JFK are great examples.

These areas have some of the greatest offsite airport parking services available. For less than you would pay at the airport (even with pre-booked rates), you can reserve convenient airport parking in a safe and secure location.

Off-airport lots can provide additional amenities that the airport does not offer: 24-hour on-site security, car washes, valet parking, covered parking, and dent guards, just to name a few.

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

Although all of these benefits seem wonderful, be careful because not all off-site airport parking lots are the same. Use this list as a minimum to find a dependable parking service if you are thinking about using an off-site airport parking service:

- Has recent reviews and positive ratings
- Provides free transportation to and from the airport
- Has a security guard or CCTV surveillance system
- Open 24 hours a day, with staff on-site at all times

In conclusion, while the prospect of long-term airport parking can initially seem daunting, a bit of preparation can make it a seamless part of your travel experience. Whether you choose the convenience of parking at the airport, the luxury of valet services, or the affordability of off-airport options, being informed is key.

As the travel landscape continues to evolve, understanding and leveraging the available options ensures not only cost savings but also peace of mind. Remember, the journey is as significant as the destination, so make sure your vehicle's resting place aligns with your needs and comfort. Safe travels and happy parking!

RESERVE AIRPORT PARKING

MORE AIRPORTS

Los Angeles International (LAX)	Miami (MIA)
New York LaGuardia (LGA)	Oakland (OAK)
Orlando (MCO)	Chicago O'Hare (ORD)

LAX PARKING LOTS

The Parking Spot Century	105 Airport Parking
Hilton LAX Parking	Westin Los Angeles Airport
The Parking Spot Sepulveda	QuikPark LAX

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Long-Term Airport Parking: The Comprehensive Guide for Savvy Travelers

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Assuming 5-7 days on average
 assuming even trips per day throughout week
 then every day 15 to 20 percent of site will changeover

583 spaces

583 X 0.15 = 88 spaces 176 trips
 583 X 0.20 = 117 spaces 234 trips

ITE LUC 90 Park-n-Ride
 Trip rates

	3.88 Ratio	In	Out
Daily	0.54 0.139175	0.77	0.23
AM Peak of Generator	0.58 0.149485	0.22	0.78
PM Peak of Generator			
Am Peak Hour Trips	25	33	
Pm Peak Hour Trips	27	35	

	Low	High	In	Out
Daily	176	234		
AM Peak	25	33	25	8
PM Peak	27	35	8	27

TRIP DISTRIBUTION CALCULATIONS

Municipality	Population
Saugus	28619
Lynn	101253
Swampscott	15111
Marblehead	20296
Melrose	29357
Lynnfield	12925
Peabody	54056
Salem	44744
Danvers	27896
Middleton	9849
Beverly	42318
Wenham	4979
Manchester by the sea	5395
Glouster	29959
Rockport	6988
Essex	3694
Hamilton	7586
Ipswitch	13903
Topsfield	6532
Boxford	8168
Georgetown	8455
Rowley	6358
Newbury	6729
West Newbury	4598
Newburyport	18731
Salisbury	9182
Amesbury	17303
Groverland	6743
Merrimac	6718
Total	558445

Route 1	Population
Saugus	14309.5
Melrose	29357
Lynnfield	12925
Peabody	54056
Danvers	27896
Middleton	9849
Beverly	42318
Wenham	4979
Manchester by the sea	5395
Glouster	29959
Rockport	6988
Essex	3694
Hamilton	7586
Ipswitch	13903
Topsfield	6532
Boxford	8168
Georgetown	8455
Rowley	6358
Newbury	6729
West Newbury	4598
Newburyport	18731
Salisbury	9182
Amesbury	17303
Groverland	6743
Merrimac	6718
Total	362731.5

Route 107	Population
Saugus	14309.5
Lynn	101253
Swampscott	15111
Marblehead	20296
Salem	44744
Total	195713.5

	Trip Distribution	Use
Route 1	0.649538451	65
Route 107	0.350461549	35

CAPACITY ANALYSIS

2025 Existing Weekday Morning Peak Hour
2025 Existing Weekday Evening Peak Hour
2032 No-Build Weekday Morning Peak Hour
2032 No-Build Weekday Evening Peak Hour
2032 Build Weekday Morning Peak Hour
2032 Build Weekday Evening Peak Hour

2025 Existing Weekday Morning Peak Hour

Lanes, Volumes, Timings
3: Charger Street & Route 60

2025 Existing Weekday Morning Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↘	↑↑↑			↑↑↑	↗	↘	↗		↘		↗
Traffic Volume (vph)	84	1129	0	0	1188	75	46	41	33	150	0	152
Future Volume (vph)	84	1129	0	0	1188	75	46	41	33	150	0	152
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	12	12	11	16	12	12	12	16	12	16
Storage Length (ft)	0		0	0		150	0		0	0		75
Storage Lanes	1		0	0		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.933				0.850
Fit Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1586	4821	0	0	4686	1777	1770	1670	0	1948	0	1743
Fit Permitted	0.950						0.950			0.950		
Satd. Flow (perm)	1586	4821	0	0	4686	1777	1770	1670	0	1948	0	1743
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						164		33				164
Link Speed (mph)		30			30			30				30
Link Distance (ft)		910			859			687				658
Travel Time (s)		20.7			19.5			15.6				15.0
Peak Hour Factor	0.97	0.97	0.97	0.95	0.95	0.95	0.95	0.95	0.95	0.89	0.89	0.89
Heavy Vehicles (%)	10%	4%	0%	0%	7%	3%	2%	3%	10%	5%	0%	5%
Adj. Flow (vph)	87	1164	0	0	1251	79	48	43	35	169	0	171
Shared Lane Traffic (%)												
Lane Group Flow (vph)	87	1164	0	0	1251	79	48	78	0	169	0	171
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		11			11			16				16
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.04	1.04	1.00	1.00	1.04	0.85	1.00	1.00	1.00	0.85	1.00	0.85
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2	1	1	2		1		1
Detector Template	Left	Thru			Thru	Right	Left	Thru		Left		Right

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Lanes, Volumes, Timings
3: Charger Street & Route 60

2025 Existing Weekday Morning Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Leading Detector (ft)	20	100			100	20	20	100		20		20
Trailing Detector (ft)	0	0			0	0	0	0		0		0
Detector 1 Position(ft)	0	0			0	0	0	0		0		0
Detector 1 Size(ft)	20	6			6	20	20	6		20		20
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex	CI+Ex	CI+Ex	CI+Ex		CI+Ex		CI+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Queue (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Delay (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 2 Position(ft)		94			94			94				
Detector 2 Size(ft)		6			6			6				
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex				
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				
Turn Type	Prot	NA			NA	Perm	pm+pt	NA		Prot		Perm
Protected Phases	1	6			2		7	4		3		
Permitted Phases						2	4					8
Detector Phase	1	6			2	2	7	4		3		8
Switch Phase												
Minimum Initial (s)	6.0	20.0			20.0	20.0	6.0	6.0		6.0		6.0
Minimum Split (s)	12.0	26.0			26.0	26.0	12.0	12.0		12.0		12.0
Total Split (s)	30.0	69.0			39.0	39.0	15.0	16.0		15.0		16.0
Total Split (%)	30.0%	69.0%			39.0%	39.0%	15.0%	16.0%		15.0%		16.0%
Maximum Green (s)	24.0	63.0			33.0	33.0	9.0	10.0		9.0		10.0
Yellow Time (s)	4.0	4.0			4.0	4.0	3.0	3.0		3.0		3.0
All-Red Time (s)	2.0	2.0			2.0	2.0	3.0	3.0		3.0		3.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0			6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead				Lag	Lag	Lead	Lag		Lead		Lag
Lead-Lag Optimize?	Yes				Yes	Yes	Yes	Yes		Yes		Yes
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0		3.0		3.0
Recall Mode	None	C-Min			C-Min	C-Min	None	None		None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Don't Walk (s)		11.0			11.0	11.0						

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Synchro 12 Report
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Lanes, Volumes, Timings
3: Charger Street & Route 60

2025 Existing Weekday Morning Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Pedestrian Calls (#/hr)		2			2	2						
Act Effect Green (s)	10.8	65.7			51.3	51.3	15.6	8.1		10.6		13.7
Actuated g/C Ratio	0.11	0.66			0.51	0.51	0.16	0.08		0.11		0.14
v/c Ratio	0.51	0.37			0.52	0.08	0.17	0.47		0.82		0.45
Control Delay (s/veh)	51.6	8.6			19.3	0.2	31.2	36.9		75.0		12.0
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	51.6	8.6			19.3	0.2	31.2	36.9		75.0		12.0
LOS	D	A			B	A	C	D		E		B
Approach Delay (s/veh)		11.6			18.2			34.7			43.3	
Approach LOS		B			B			C			D	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Yellow, Master Intersection
 Natural Cycle: 65
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.82
 Intersection Signal Delay (s/veh): 19.0 Intersection LOS: B
 Intersection Capacity Utilization 56.3% ICU Level of Service B
 Analysis Period (min) 15

Splits and Phases: 3: Charger Street & Route 60



Queues

2025 Existing Weekday Morning Peak Hour

3: Charger Street & Route 60

01/15/2025

Lane Group	SEL	SET	NWT	NWR	NEL	NET	SWL	SWR
Lane Group Flow (vph)	87	1164	1251	79	48	78	169	171
v/c Ratio	0.51	0.37	0.52	0.08	0.17	0.47	0.82	0.45
Control Delay (s/veh)	51.6	8.6	19.3	0.2	31.2	36.9	75.0	12.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	51.6	8.6	19.3	0.2	31.2	36.9	75.0	12.0
Queue Length 50th (ft)	53	113	199	0	24	28	109	4
Queue Length 95th (ft)	98	148	276	0	53	73	#235	64
Internal Link Dist (ft)		830	779			607		
Turn Bay Length (ft)				150				75
Base Capacity (vph)	380	3175	2405	991	344	196	207	381
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.37	0.52	0.08	0.14	0.40	0.82	0.45

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

HCM 7th AWSC
5: Charger Street & Ward Street /Private Driveway

2025 Existing Weekday Morning Peak Hour
01/15/2025

Intersection	
Intersection Delay, s/veh	11.8
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕	↗		↕	
Traffic Vol, veh/h	2	27	53	184	68	24	83	65	147	6	62	5
Future Vol, veh/h	2	27	53	184	68	24	83	65	147	6	62	5
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79	0.90	0.90	0.90	0.65	0.65	0.65
Heavy Vehicles, %	0	0	2	3	2	8	6	9	1	0	16	0
Mvmt Flow	3	34	67	233	86	30	92	72	163	9	95	8
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	1	1	1
HCM Control Delay, s/veh	9.3	14.2	10.7	10.1
HCM LOS	A	B	B	B

Lane	NELn1	NELn2	NWLn1	SELn1	SWLn1
Vol Left, %	56%	0%	67%	2%	8%
Vol Thru, %	44%	0%	25%	33%	85%
Vol Right, %	0%	100%	9%	65%	7%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	148	147	276	82	73
LT Vol	83	0	184	2	6
Through Vol	65	0	68	27	62
RT Vol	0	147	24	53	5
Lane Flow Rate	164	163	349	104	112
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.288	0.244	0.522	0.152	0.18
Departure Headway (Hd)	6.315	5.373	5.374	5.285	5.763
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	569	668	671	677	622
Service Time	4.049	3.107	3.405	3.328	3.805
HCM Lane V/C Ratio	0.288	0.244	0.52	0.154	0.18
HCM Control Delay, s/veh	11.6	9.8	14.2	9.3	10.1
HCM Lane LOS	B	A	B	A	B
HCM 95th-tile Q	1.2	1	3	0.5	0.7

2025 Existing Weekday Evening Peak Hour

Lanes, Volumes, Timings
3: Charger Street & Route 60

2025 Existing Weekday Evening Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↖	↗↗↗			↖↖↖	↖	↖	↖	↖	↖		↖
Traffic Volume (vph)	226	1222	0	0	1274	212	57	106	29	331	0	114
Future Volume (vph)	226	1222	0	0	1274	212	57	106	29	331	0	114
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	12	12	11	16	12	12	12	16	12	16
Storage Length (ft)	0		0	0		150	0		0	0		75
Storage Lanes	1		0	0		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.968				0.850
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1711	4868	0	0	4916	1812	1805	1839	0	2025	0	1830
Flt Permitted	0.950						0.950			0.950		
Satd. Flow (perm)	1711	4868	0	0	4916	1812	1805	1839	0	2025	0	1830
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						159		10				149
Link Speed (mph)		30			30			30				30
Link Distance (ft)		910			859			687				658
Travel Time (s)		20.7			19.5			15.6				15.0
Peak Hour Factor	0.95	0.95	0.95	0.94	0.94	0.94	0.74	0.74	0.74	0.92	0.92	0.92
Heavy Vehicles (%)	2%	3%	0%	0%	2%	1%	0%	0%	0%	1%	0%	0%
Adj. Flow (vph)	238	1286	0	0	1355	226	77	143	39	360	0	124
Shared Lane Traffic (%)												
Lane Group Flow (vph)	238	1286	0	0	1355	226	77	182	0	360	0	124
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		11			11			16				16
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.04	1.04	1.00	1.00	1.04	0.85	1.00	1.00	1.00	0.85	1.00	0.85
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2	1	1	2		1		1
Detector Template	Left	Thru			Thru	Right	Left	Thru		Left		Right

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Lanes, Volumes, Timings
3: Charger Street & Route 60

2025 Existing Weekday Evening Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Leading Detector (ft)	20	100			100	20	20	100		20		20
Trailing Detector (ft)	0	0			0	0	0	0		0		0
Detector 1 Position(ft)	0	0			0	0	0	0		0		0
Detector 1 Size(ft)	20	6			6	20	20	6		20		20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Queue (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Delay (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 2 Position(ft)		94			94			94				
Detector 2 Size(ft)		6			6			6				
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex				
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				
Turn Type	Prot	NA			NA	Perm	pm+pt	NA		Prot		Perm
Protected Phases	1	6			2		7	4		3		
Permitted Phases						2	4					8
Detector Phase	1	6			2	2	7	4		3		8
Switch Phase												
Minimum Initial (s)	6.0	20.0			20.0	20.0	6.0	6.0		6.0		6.0
Minimum Split (s)	12.0	26.0			26.0	26.0	12.0	12.0		12.0		12.0
Total Split (s)	30.0	74.0			44.0	44.0	17.0	19.0		17.0		19.0
Total Split (%)	27.3%	67.3%			40.0%	40.0%	15.5%	17.3%		15.5%		17.3%
Maximum Green (s)	24.0	68.0			38.0	38.0	11.0	13.0		11.0		13.0
Yellow Time (s)	4.0	4.0			4.0	4.0	3.0	3.0		3.0		3.0
All-Red Time (s)	2.0	2.0			2.0	2.0	3.0	3.0		3.0		3.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0			6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead				Lag	Lag	Lead	Lag		Lead		Lag
Lead-Lag Optimize?	Yes				Yes	Yes	Yes	Yes		Yes		Yes
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0		3.0		3.0
Recall Mode	None	C-Min			C-Min	C-Min	None	None		None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Don't Walk (s)		11.0			11.0	11.0						

Lanes, Volumes, Timings
3: Charger Street & Route 60

2025 Existing Weekday Evening Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Pedestrian Calls (#/hr)		0			0	0						
Act Effct Green (s)	19.7	67.0			41.3	41.3	22.6	12.6		12.4		18.6
Actuated g/C Ratio	0.18	0.61			0.38	0.38	0.21	0.11		0.11		0.17
v/c Ratio	0.78	0.43			0.73	0.29	0.21	0.83		1.58		0.29
Control Delay (s/veh)	60.2	11.9			32.9	9.2	32.2	75.2		313.6		6.3
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	60.2	11.9			32.9	9.2	32.2	75.2		313.6		6.3
LOS	E	B			C	A	C	E		F		A
Approach Delay (s/veh)		19.4			29.5			62.4			234.9	
Approach LOS		B			C			E			F	

Intersection Summary

Area Type: Other

Cycle Length: 110

Actuated Cycle Length: 110

Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Yellow, Master Intersection

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.58

Intersection Signal Delay (s/veh): 53.6

Intersection Capacity Utilization 81.1%

Analysis Period (min) 15

Intersection LOS: D

ICU Level of Service D









Splits and Phases: 3: Charger Street & Route 60



Queues

3: Charger Street & Route 60

2025 Existing Weekday Evening Peak Hour
01/15/2025

								
Lane Group	SEL	SET	NWT	NWR	NEL	NET	SWL	SWR
Lane Group Flow (vph)	238	1286	1355	226	77	182	360	124
v/c Ratio	0.78	0.43	0.73	0.29	0.21	0.83	1.58	0.29
Control Delay (s/veh)	60.2	11.9	32.9	9.2	32.2	75.2	313.6	6.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	60.2	11.9	32.9	9.2	32.2	75.2	313.6	6.3
Queue Length 50th (ft)	160	160	297	30	41	120	~381	0
Queue Length 95th (ft)	240	191	373	88	65	#160	#565	37
Internal Link Dist (ft)		830	779			607		
Turn Bay Length (ft)				150				75
Base Capacity (vph)	373	3009	1846	780	465	226	228	432
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.64	0.43	0.73	0.29	0.17	0.81	1.58	0.29

Intersection Summary

- Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 7th AWSC
5: Charger Street & Ward Street /Private Driveway

2025 Existing Weekday Evening Peak Hour
01/15/2025

Intersection	
Intersection Delay, s/veh	12.8
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	3	59	132	130	90	34	161	87	272	17	58	5
Future Vol, veh/h	3	59	132	130	90	34	161	87	272	17	58	5
Peak Hour Factor	0.82	0.82	0.82	0.95	0.95	0.95	0.97	0.97	0.97	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	0	1	0	2	2	0	0	2	0
Mvmt Flow	4	72	161	137	95	36	166	90	280	18	61	5
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	1	1	1
HCM Control Delay, s/veh	11.8	13.5	13.3	10.5
HCM LOS	B	B	B	B

Lane	NELn1	NELn2	NWLn1	SELn1	SWLn1
Vol Left, %	65%	0%	51%	2%	21%
Vol Thru, %	35%	0%	35%	30%	73%
Vol Right, %	0%	100%	13%	68%	6%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	248	272	254	194	80
LT Vol	161	0	130	3	17
Through Vol	87	0	90	59	58
RT Vol	0	272	34	132	5
Lane Flow Rate	256	280	267	237	84
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.458	0.422	0.438	0.365	0.148
Departure Headway (Hd)	6.452	5.413	5.891	5.548	6.318
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	557	662	610	646	564
Service Time	4.207	3.166	3.95	3.611	4.397
HCM Lane V/C Ratio	0.46	0.423	0.438	0.367	0.149
HCM Control Delay, s/veh	14.6	12.1	13.5	11.8	10.5
HCM Lane LOS	B	B	B	B	B
HCM 95th-tile Q	2.4	2.1	2.2	1.7	0.5

2032 No-Build Weekday Morning Peak Hour

Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 No-Build Weekday Morning Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↘	↗↗↗			↗↗↗	↘	↘	↗		↘		↘
Traffic Volume (vph)	90	1244	0	0	1301	80	49	44	35	161	0	163
Future Volume (vph)	90	1244	0	0	1301	80	49	44	35	161	0	163
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	12	12	11	16	12	12	12	16	12	16
Storage Length (ft)	0		0	0		150	0		0	0		75
Storage Lanes	1		0	0		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.933				0.850
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1586	4821	0	0	4686	1777	1770	1670	0	1948	0	1743
Flt Permitted	0.950						0.950			0.950		
Satd. Flow (perm)	1586	4821	0	0	4686	1777	1770	1670	0	1948	0	1743
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						164		32				164
Link Speed (mph)		30			30			30				30
Link Distance (ft)		910			859			687				658
Travel Time (s)		20.7			19.5			15.6				15.0
Peak Hour Factor	0.97	0.97	0.97	0.95	0.95	0.95	0.95	0.95	0.95	0.89	0.89	0.89
Heavy Vehicles (%)	10%	4%	0%	0%	7%	3%	2%	3%	10%	5%	0%	5%
Adj. Flow (vph)	93	1282	0	0	1369	84	52	46	37	181	0	183
Shared Lane Traffic (%)												
Lane Group Flow (vph)	93	1282	0	0	1369	84	52	83	0	181	0	183
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		11			11			16				16
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.04	1.04	1.00	1.00	1.04	0.85	1.00	1.00	1.00	0.85	1.00	0.85
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2	1	1	2		1		1
Detector Template	Left	Thru			Thru	Right	Left	Thru		Left		Right

Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 No-Build Weekday Morning Peak Hour
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Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Leading Detector (ft)	20	100			100	20	20	100		20		20
Trailing Detector (ft)	0	0			0	0	0	0		0		0
Detector 1 Position(ft)	0	0			0	0	0	0		0		0
Detector 1 Size(ft)	20	6			6	20	20	6		20		20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Queue (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Delay (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 2 Position(ft)		94			94			94				
Detector 2 Size(ft)		6			6			6				
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex				
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				
Turn Type	Prot	NA			NA	Perm	pm+pt	NA		Prot		Perm
Protected Phases	1	6			2		7	4		3		
Permitted Phases						2	4					8
Detector Phase	1	6			2	2	7	4		3		8
Switch Phase												
Minimum Initial (s)	6.0	20.0			20.0	20.0	6.0	6.0		6.0		6.0
Minimum Split (s)	12.0	26.0			26.0	26.0	12.0	12.0		12.0		12.0
Total Split (s)	30.0	69.0			39.0	39.0	15.0	16.0		15.0		16.0
Total Split (%)	30.0%	69.0%			39.0%	39.0%	15.0%	16.0%		15.0%		16.0%
Maximum Green (s)	24.0	63.0			33.0	33.0	9.0	10.0		9.0		10.0
Yellow Time (s)	4.0	4.0			4.0	4.0	3.0	3.0		3.0		3.0
All-Red Time (s)	2.0	2.0			2.0	2.0	3.0	3.0		3.0		3.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0			6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead				Lag	Lag	Lead	Lag		Lead		Lag
Lead-Lag Optimize?	Yes				Yes	Yes	Yes	Yes		Yes		Yes
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0		3.0		3.0
Recall Mode	None	C-Min			C-Min	C-Min	None	None		None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Don't Walk (s)		11.0			11.0	11.0						

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Synchro 12 Report
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Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 No-Build Weekday Morning Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Pedestrian Calls (#/hr)		2			2	2						
Act Effect Green (s)	11.2	65.7			51.0	51.0	15.9	8.3		10.5		11.1
Actuated g/C Ratio	0.11	0.66			0.51	0.51	0.16	0.08		0.11		0.11
v/c Ratio	0.53	0.40			0.57	0.09	0.19	0.50		0.89		0.54
Control Delay (s/veh)	51.8	8.8			20.2	0.2	31.5	38.8		86.8		15.7
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	51.8	8.8			20.2	0.2	31.5	38.8		86.8		15.7
LOS	D	A			C	A	C	D		F		B
Approach Delay (s/veh)		11.7			19.1			36.0			51.1	
Approach LOS		B			B			D			D	

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Yellow, Master Intersection

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.89

Intersection Signal Delay (s/veh): 20.2 Intersection LOS: C

Intersection Capacity Utilization 59.1% ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: Charger Street & Route 60











Queues

2032 No-Build Weekday Morning Peak Hour

3: Charger Street & Route 60

01/15/2025

								
Lane Group	SEL	SET	NWT	NWR	NEL	NET	SWL	SWR
Lane Group Flow (vph)	93	1282	1369	84	52	83	181	183
v/c Ratio	0.53	0.40	0.57	0.09	0.19	0.50	0.89	0.54
Control Delay (s/veh)	51.8	8.8	20.2	0.2	31.5	38.8	86.8	15.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	51.8	8.8	20.2	0.2	31.5	38.8	86.8	15.7
Queue Length 50th (ft)	57	131	230	0	26	31	-125	11
Queue Length 95th (ft)	103	167	314	0	57	78	#255	74
Internal Link Dist (ft)		830	779			607		
Turn Bay Length (ft)				150				75
Base Capacity (vph)	380	3166	2389	986	347	195	203	341
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.40	0.57	0.09	0.15	0.43	0.89	0.54

Intersection Summary

- Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 7th AWSC
5: Charger Street & Ward Street /Private Driveway

2032 No-Build Weekday Morning Peak Hour
01/15/2025

Intersection	
Intersection Delay, s/veh	12.2
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↑	↑		↕	
Traffic Vol, veh/h	2	27	53	197	68	24	83	65	158	6	62	5
Future Vol, veh/h	2	27	53	197	68	24	83	65	158	6	62	5
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79	0.90	0.90	0.90	0.65	0.65	0.65
Heavy Vehicles, %	0	0	2	3	2	8	6	9	1	0	16	0
Mvmt Flow	3	34	67	249	86	30	92	72	176	9	95	8
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	1	1	1
HCM Control Delay, s/veh	9.4	14.9	10.9	10.2
HCM LOS	A	B	B	B

Lane	NELn1	NELn2	NWLn1	SELn1	SWLn1
Vol Left, %	56%	0%	68%	2%	8%
Vol Thru, %	44%	0%	24%	33%	85%
Vol Right, %	0%	100%	8%	65%	7%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	148	158	289	82	73
LT Vol	83	0	197	2	6
Through Vol	65	0	68	27	62
RT Vol	0	158	24	53	5
Lane Flow Rate	164	176	366	104	112
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.291	0.265	0.55	0.154	0.182
Departure Headway (Hd)	6.377	5.434	5.417	5.358	5.847
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	564	660	666	668	613
Service Time	4.111	3.169	3.449	3.402	3.89
HCM Lane V/C Ratio	0.291	0.267	0.55	0.156	0.183
HCM Control Delay, s/veh	11.7	10.1	14.9	9.4	10.2
HCM Lane LOS	B	B	B	A	B
HCM 95th-tile Q	1.2	1.1	3.4	0.5	0.7

2032 No-Build Weekday Evening Peak Hour

Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 No-Build Weekday Evening Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↘	↗↗↗		↘	↗↗↗	↘	↗	↘	↗	↘		↗
Traffic Volume (vph)	242	1349	0	0	1404	227	61	114	31	355	0	122
Future Volume (vph)	242	1349	0	0	1404	227	61	114	31	355	0	122
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	12	12	11	16	12	12	12	16	12	16
Storage Length (ft)	0		0	0		150	0		0	0		75
Storage Lanes	1		0	0		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.968				0.850
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1711	4868	0	0	4916	1812	1805	1839	0	2025	0	1830
Flt Permitted	0.950						0.950			0.950		
Satd. Flow (perm)	1711	4868	0	0	4916	1812	1805	1839	0	2025	0	1830
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						154		10				149
Link Speed (mph)		30			30			30				30
Link Distance (ft)		910			859			687				658
Travel Time (s)		20.7			19.5			15.6				15.0
Peak Hour Factor	0.95	0.95	0.95	0.94	0.94	0.94	0.74	0.74	0.74	0.92	0.92	0.92
Heavy Vehicles (%)	2%	3%	0%	0%	2%	1%	0%	0%	0%	1%	0%	0%
Adj. Flow (vph)	255	1420	0	0	1494	241	82	154	42	386	0	133
Shared Lane Traffic (%)												
Lane Group Flow (vph)	255	1420	0	0	1494	241	82	196	0	386	0	133
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		11			11			16				16
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.04	1.04	1.00	1.00	1.04	0.85	1.00	1.00	1.00	0.85	1.00	0.85
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2	1	1	2		1		1
Detector Template	Left	Thru			Thru	Right	Left	Thru		Left		Right

Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 No-Build Weekday Evening Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Leading Detector (ft)	20	100			100	20	20	100		20		20
Trailing Detector (ft)	0	0			0	0	0	0		0		0
Detector 1 Position(ft)	0	0			0	0	0	0		0		0
Detector 1 Size(ft)	20	6			6	20	20	6		20		20
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex	CI+Ex	CI+Ex	CI+Ex		CI+Ex		CI+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Queue (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Delay (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 2 Position(ft)		94			94			94				
Detector 2 Size(ft)		6			6			6				
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex				
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				
Turn Type	Prot	NA			NA	Perm	pm+pt	NA		Prot		Perm
Protected Phases	1	6			2		7	4		3		
Permitted Phases						2	4					8
Detector Phase	1	6			2	2	7	4		3		8
Switch Phase												
Minimum Initial (s)	6.0	20.0			20.0	20.0	6.0	6.0		6.0		6.0
Minimum Split (s)	12.0	26.0			26.0	26.0	12.0	12.0		12.0		12.0
Total Split (s)	30.0	74.0			44.0	44.0	17.0	19.0		17.0		19.0
Total Split (%)	27.3%	67.3%			40.0%	40.0%	15.5%	17.3%		15.5%		17.3%
Maximum Green (s)	24.0	68.0			38.0	38.0	11.0	13.0		11.0		13.0
Yellow Time (s)	4.0	4.0			4.0	4.0	3.0	3.0		3.0		3.0
All-Red Time (s)	2.0	2.0			2.0	2.0	3.0	3.0		3.0		3.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0			6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead				Lag	Lag	Lead	Lag		Lead		Lag
Lead-Lag Optimize?	Yes				Yes	Yes	Yes	Yes		Yes		Yes
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0		3.0		3.0
Recall Mode	None	C-Min			C-Min	C-Min	None	None		None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Don't Walk (s)		11.0			11.0	11.0						

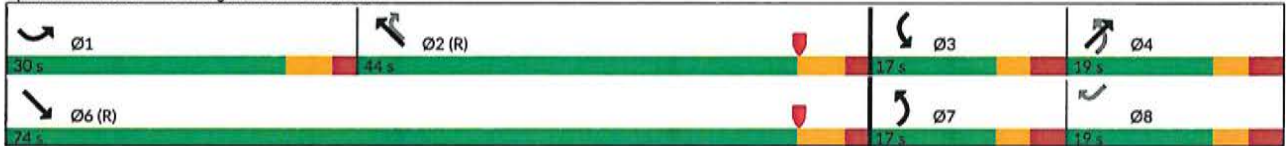
Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 No-Build Weekday Evening Peak Hour
01/15/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Pedestrian Calls (#/hr)		0			0	0						
Act Effct Green (s)	20.4	67.7			41.3	41.3	23.0	12.8		11.5		17.7
Actuated g/C Ratio	0.19	0.62			0.38	0.38	0.21	0.12		0.10		0.16
v/c Ratio	0.80	0.47			0.81	0.31	0.22	0.88		1.83		0.32
Control Delay (s/veh)	61.6	12.1			35.8	10.7	32.4	82.1		420.0		7.8
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	61.6	12.1			35.8	10.7	32.4	82.1		420.0		7.8
LOS	E	B			D	B	C	F		F		A
Approach Delay (s/veh)		19.6			32.3			67.4			314.4	
Approach LOS		B			C			E			F	

Intersection Summary
 Area Type: Other
 Cycle Length: 110
 Actuated Cycle Length: 110
 Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Yellow, Master Intersection
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 1.83
 Intersection Signal Delay (s/veh): 64.4
 Intersection Capacity Utilization 86.4%
 Analysis Period (min) 15
 Intersection LOS: E
 ICU Level of Service E

Splits and Phases: 3: Charger Street & Route 60











Queues

2032 No-Build Weekday Evening Peak Hour

3: Charger Street & Route 60

01/15/2025

								
Lane Group	SEL	SET	NWT	NWR	NEL	NET	SWL	SWR
Lane Group Flow (vph)	255	1420	1494	241	82	196	386	133
v/c Ratio	0.80	0.47	0.81	0.31	0.22	0.88	1.83	0.32
Control Delay (s/veh)	61.6	12.1	35.8	10.7	32.4	82.1	420.0	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	61.6	12.1	35.8	10.7	32.4	82.1	420.0	7.8
Queue Length 50th (ft)	172	183	346	40	44	131	-419	0
Queue Length 95th (ft)	258	217	425	102	69	#185	#608	45
Internal Link Dist (ft)		830	779			607		
Turn Bay Length (ft)				150				75
Base Capacity (vph)	373	3009	1844	775	469	226	211	419
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.68	0.47	0.81	0.31	0.17	0.87	1.83	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 7th AWSC
5: Charger Street & Ward Street /Private Driveway

2032 No-Build Weekday Evening Peak Hour
01/15/2025

Intersection

Intersection Delay, s/veh	13.1
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	3	59	132	139	90	34	161	87	292	17	58	5
Future Vol, veh/h	3	59	132	139	90	34	161	87	292	17	58	5
Peak Hour Factor	0.82	0.82	0.82	0.95	0.95	0.95	0.97	0.97	0.97	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	0	1	0	2	2	0	0	2	0
Mvmt Flow	4	72	161	146	95	36	166	90	301	18	61	5
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	1	1	1
HCM Control Delay, s/veh	12	14	13.6	10.6
HCM LOS	B	B	B	B

Lane	NELn1	NELn2	NWLn1	SELn1	SWLn1
Vol Left, %	65%	0%	53%	2%	21%
Vol Thru, %	35%	0%	34%	30%	73%
Vol Right, %	0%	100%	13%	68%	6%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	248	292	263	194	80
LT Vol	161	0	139	3	17
Through Vol	87	0	90	59	58
RT Vol	0	292	34	132	5
Lane Flow Rate	256	301	277	237	84
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.461	0.456	0.457	0.369	0.15
Departure Headway (Hd)	6.494	5.454	5.944	5.616	6.394
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	552	659	604	636	557
Service Time	4.251	3.21	4.007	3.682	4.477
HCM Lane V/C Ratio	0.464	0.457	0.459	0.373	0.151
HCM Control Delay, s/veh	14.7	12.7	14	12	10.6
HCM Lane LOS	B	B	B	B	B
HCM 95th-tile Q	2.4	2.4	2.4	1.7	0.5

2032 Build Weekday Morning Peak Hour

Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 Build Weekday Morning Peak Hour
01/24/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↖	↗↗↗			↖↖↖	↖	↖	↗		↖		↖
Traffic Volume (vph)	59	1244	0	0	1301	80	49	44	35	152	0	145
Future Volume (vph)	59	1244	0	0	1301	80	49	44	35	152	0	145
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	12	12	11	16	12	12	12	16	12	16
Storage Length (ft)	0		0	0		150	0		0	0		75
Storage Lanes	1		0	0		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.933				0.850
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1586	4821	0	0	4686	1777	1770	1670	0	1948	0	1743
Flt Permitted	0.950						0.950			0.950		
Satd. Flow (perm)	1586	4821	0	0	4686	1777	1770	1670	0	1948	0	1743
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						164		32				164
Link Speed (mph)		30			30			30				30
Link Distance (ft)		910			859			687				658
Travel Time (s)		20.7			19.5			15.6				15.0
Peak Hour Factor	0.97	0.97	0.97	0.95	0.95	0.95	0.95	0.95	0.95	0.89	0.89	0.89
Heavy Vehicles (%)	10%	4%	0%	0%	7%	3%	2%	3%	10%	5%	0%	5%
Adj. Flow (vph)	61	1282	0	0	1369	84	52	46	37	171	0	163
Shared Lane Traffic (%)												
Lane Group Flow (vph)	61	1282	0	0	1369	84	52	83	0	171	0	163
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		11			11			16				16
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.04	1.04	1.00	1.00	1.04	0.85	1.00	1.00	1.00	0.85	1.00	0.85
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2	1	1	2		1		1
Detector Template	Left	Thru			Thru	Right	Left	Thru		Left		Right

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Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 Build Weekday Morning Peak Hour
01/24/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Leading Detector (ft)	20	100			100	20	20	100		20		20
Trailing Detector (ft)	0	0			0	0	0	0		0		0
Detector 1 Position(ft)	0	0			0	0	0	0		0		0
Detector 1 Size(ft)	20	6			6	20	20	6		20		20
Detector 1 Type	CI+Ex	CI+Ex			CI+Ex	CI+Ex	CI+Ex	CI+Ex		CI+Ex		CI+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Queue (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Delay (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 2 Position(ft)		94			94			94				
Detector 2 Size(ft)		6			6			6				
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex				
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				
Turn Type	Prot	NA			NA	Perm	pm+pt	NA		Prot		Perm
Protected Phases	1	6			2		7	4		3		
Permitted Phases						2	4					8
Detector Phase	1	6			2	2	7	4		3		8
Switch Phase												
Minimum Initial (s)	6.0	20.0			20.0	20.0	6.0	6.0		6.0		6.0
Minimum Split (s)	12.0	26.0			26.0	26.0	12.0	12.0		12.0		12.0
Total Split (s)	30.0	69.0			39.0	39.0	15.0	16.0		15.0		16.0
Total Split (%)	30.0%	69.0%			39.0%	39.0%	15.0%	16.0%		15.0%		16.0%
Maximum Green (s)	24.0	63.0			33.0	33.0	9.0	10.0		9.0		10.0
Yellow Time (s)	4.0	4.0			4.0	4.0	3.0	3.0		3.0		3.0
All-Red Time (s)	2.0	2.0			2.0	2.0	3.0	3.0		3.0		3.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0			6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead				Lag	Lag	Lead	Lag		Lead		Lag
Lead-Lag Optimize?	Yes				Yes	Yes	Yes	Yes		Yes		Yes
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0		3.0		3.0
Recall Mode	None	C-Min			C-Min	C-Min	None	None		None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Don't Walk (s)		11.0			11.0	11.0						

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Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 Build Weekday Morning Peak Hour
01/24/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Pedestrian Calls (#/hr)		2			2	2						
Act Effect Green (s)	9.3	66.1			53.2	53.2	15.9	8.3		10.0		10.6
Actuated g/C Ratio	0.09	0.66			0.53	0.53	0.16	0.08		0.10		0.11
v/c Ratio	0.41	0.40			0.55	0.08	0.19	0.50		0.88		0.49
Control Delay (s/veh)	50.3	8.7			18.5	0.2	31.5	38.8		85.6		12.2
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	50.3	8.7			18.5	0.2	31.5	38.8		85.6		12.2
LOS	D	A			B	A	C	D		F		B
Approach Delay (s/veh)		10.6			17.4			36.0			49.8	
Approach LOS		B			B			D			D	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Yellow, Master Intersection
 Natural Cycle: 65
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.88
 Intersection Signal Delay (s/veh): 18.7
 Intersection Capacity Utilization 58.6%
 Analysis Period (min) 15
 Intersection LOS: B
 ICU Level of Service B

Splits and Phases: 3: Charger Street & Route 60











Queues

2032 Build Weekday Morning Peak Hour

3: Charger Street & Route 60

01/24/2025

								
Lane Group	SEL	SET	NWT	NWR	NEL	NET	SWL	SWR
Lane Group Flow (vph)	61	1282	1369	84	52	83	171	163
v/c Ratio	0.41	0.40	0.55	0.08	0.19	0.50	0.88	0.49
Control Delay (s/veh)	50.3	8.7	18.5	0.2	31.5	38.8	85.6	12.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	50.3	8.7	18.5	0.2	31.5	38.8	85.6	12.2
Queue Length 50th (ft)	37	131	220	0	26	31	111	0
Queue Length 95th (ft)	76	167	297	0	57	78	#239	57
Internal Link Dist (ft)		830	779			607		
Turn Bay Length (ft)				150				75
Base Capacity (vph)	380	3186	2492	1021	347	195	195	333
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.16	0.40	0.55	0.08	0.15	0.43	0.88	0.49

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

HCM 7th AWSC
5: Charger Street & Ward Street /Private Driveway

2032 Build Weekday Morning Peak Hour
01/24/2025

Intersection	
Intersection Delay, s/veh	11.4
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	2	27	53	197	68	8	83	34	158	6	35	5
Future Vol, veh/h	2	27	53	197	68	8	83	34	158	6	35	5
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79	0.90	0.90	0.90	0.65	0.65	0.65
Heavy Vehicles, %	0	0	2	3	2	8	6	9	1	0	16	0
Mvmt Flow	3	34	67	249	86	10	92	38	176	9	54	8
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	1	1	1
HCM Control Delay, s/veh	9	13.5	10.2	9.4
HCM LOS	A	B	B	A

Lane	NELn1	NELn2	NWLn1	SELn1	SWLn1
Vol Left, %	71%	0%	72%	2%	13%
Vol Thru, %	29%	0%	25%	33%	76%
Vol Right, %	0%	100%	3%	65%	11%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	117	158	273	82	46
LT Vol	83	0	197	2	6
Through Vol	34	0	68	27	35
RT Vol	0	158	8	53	5
Lane Flow Rate	130	176	346	104	71
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.227	0.257	0.504	0.146	0.111
Departure Headway (Hd)	6.278	5.262	5.251	5.054	5.659
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	573	683	691	709	633
Service Time	4.006	2.99	3.251	3.086	3.697
HCM Lane V/C Ratio	0.227	0.258	0.501	0.147	0.112
HCM Control Delay, s/veh	10.8	9.8	13.5	9	9.4
HCM Lane LOS	B	A	B	A	A
HCM 95th-tile Q	0.9	1	2.9	0.5	0.4

2032 Build Weekday Evening Peak Hour

Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 Build Weekday Evening Peak Hour
01/24/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↘	↗↗↗			↗↗↗	↘	↘	↗		↘		↘
Traffic Volume (vph)	223	1349	0	0	1404	227	61	114	31	339	0	93
Future Volume (vph)	223	1349	0	0	1404	227	61	114	31	339	0	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	12	12	11	16	12	12	12	16	12	16
Storage Length (ft)	0		0	0		150	0		0	0		75
Storage Lanes	1		0	0		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frnt						0.850		0.968				0.850
Flt Protected	0.950						0.950			0.950		
Satd. Flow (prot)	1711	4868	0	0	4916	1812	1805	1839	0	2025	0	1830
Flt Permitted	0.950						0.950			0.950		
Satd. Flow (perm)	1711	4868	0	0	4916	1812	1805	1839	0	2025	0	1830
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						154		10				149
Link Speed (mph)		30			30			30				30
Link Distance (ft)		910			859			687				658
Travel Time (s)		20.7			19.5			15.6				15.0
Peak Hour Factor	0.95	0.95	0.95	0.94	0.94	0.94	0.74	0.74	0.74	0.92	0.92	0.92
Heavy Vehicles (%)	2%	3%	0%	0%	2%	1%	0%	0%	0%	1%	0%	0%
Adj. Flow (vph)	235	1420	0	0	1494	241	82	154	42	368	0	101
Shared Lane Traffic (%)												
Lane Group Flow (vph)	235	1420	0	0	1494	241	82	196	0	368	0	101
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		11			11			16				16
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.04	1.04	1.00	1.00	1.04	0.85	1.00	1.00	1.00	0.85	1.00	0.85
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2	1	1	2		1		1
Detector Template	Left	Thru			Thru	Right	Left	Thru		Left		Right

Lanes, Volumes, Timings
3: Charger Street & Route 60

2032 Build Weekday Evening Peak Hour
01/24/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Leading Detector (ft)	20	100			100	20	20	100		20		20
Trailing Detector (ft)	0	0			0	0	0	0		0		0
Detector 1 Position(ft)	0	0			0	0	0	0		0		0
Detector 1 Size(ft)	20	6			6	20	20	6		20		20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Queue (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 1 Delay (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Detector 2 Position(ft)		94			94			94				
Detector 2 Size(ft)		6			6			6				
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex				
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				
Turn Type	Prot	NA			NA	Perm	pm+pt	NA		Prot		Perm
Protected Phases	1	6			2		7	4		3		
Permitted Phases						2	4					8
Detector Phase	1	6			2	2	7	4		3		8
Switch Phase												
Minimum Initial (s)	6.0	20.0			20.0	20.0	6.0	6.0		6.0		6.0
Minimum Split (s)	12.0	26.0			26.0	26.0	12.0	12.0		12.0		12.0
Total Split (s)	30.0	74.0			44.0	44.0	17.0	19.0		17.0		19.0
Total Split (%)	27.3%	67.3%			40.0%	40.0%	15.5%	17.3%		15.5%		17.3%
Maximum Green (s)	24.0	68.0			38.0	38.0	11.0	13.0		11.0		13.0
Yellow Time (s)	4.0	4.0			4.0	4.0	3.0	3.0		3.0		3.0
All-Red Time (s)	2.0	2.0			2.0	2.0	3.0	3.0		3.0		3.0
Lost Time Adjust (s)	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0			6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead				Lag	Lag	Lead	Lag		Lead		Lag
Lead-Lag Optimize?	Yes				Yes	Yes	Yes	Yes		Yes		Yes
Vehicle Extension (s)	3.0	3.0			3.0	3.0	3.0	3.0		3.0		3.0
Recall Mode	None	C-Min			C-Min	C-Min	None	None		None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Don't Walk (s)		11.0			11.0	11.0						

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Lanes, Volumes, Timings
3: Charger Street & Route 60

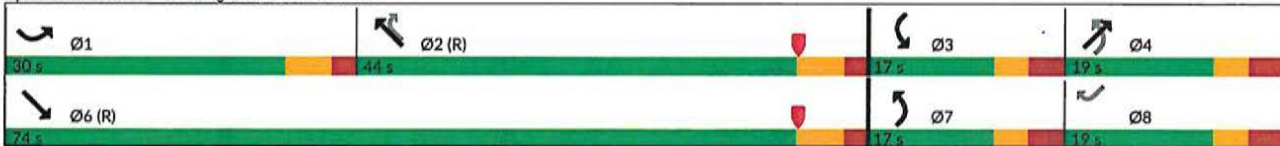
2032 Build Weekday Evening Peak Hour
01/24/2025

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Pedestrian Calls (#/hr)		0			0	0						
Act Effect Green (s)	19.6	67.6			42.0	42.0	23.0	12.8		11.6		17.8
Actuated g/C Ratio	0.18	0.61			0.38	0.38	0.21	0.12		0.11		0.16
v/c Ratio	0.77	0.47			0.80	0.31	0.22	0.88		1.74		0.24
Control Delay (s/veh)	59.7	12.1			34.7	10.5	32.4	82.1		379.7		3.6
Queue Delay	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	59.7	12.1			34.7	10.5	32.4	82.1		379.7		3.6
LOS	E	B			C	B	C	F		F		A
Approach Delay (s/veh)		18.9			31.3			67.4		298.7		
Approach LOS		B			C			E		F		

Intersection Summary

Area Type: Other
 Cycle Length: 110
 Actuated Cycle Length: 110
 Offset: 0 (0%), Referenced to phase 2:NWT and 6:SET, Start of Yellow, Master Intersection
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 1.74
 Intersection Signal Delay (s/veh): 59.1
 Intersection Capacity Utilization 84.5%
 Analysis Period (min) 15
 Intersection LOS: E
 ICU Level of Service E

Splits and Phases: 3: Charger Street & Route 60











Queues

2032 Build Weekday Evening Peak Hour

3: Charger Street & Route 60

01/24/2025

								
Lane Group	SEL	SET	NWT	NWR	NEL	NET	SWL	SWR
Lane Group Flow (vph)	235	1420	1494	241	82	196	368	101
v/c Ratio	0.77	0.47	0.80	0.31	0.22	0.88	1.74	0.24
Control Delay (s/veh)	59.7	12.1	34.7	10.5	32.4	82.1	379.7	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	59.7	12.1	34.7	10.5	32.4	82.1	379.7	3.6
Queue Length 50th (ft)	158	183	340	40	44	131	~393	0
Queue Length 95th (ft)	237	217	425	102	69	#185	#579	17
Internal Link Dist (ft)		830	779			607		
Turn Bay Length (ft)				150				75
Base Capacity (vph)	373	3009	1878	787	469	226	212	420
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.63	0.47	0.80	0.31	0.17	0.87	1.74	0.24

Intersection Summary

- Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 7th AWSC
5: Charger Street & Ward Street /Private Driveway

2032 Build Weekday Evening Peak Hour
01/24/2025

Intersection

Intersection Delay, s/veh	12.4
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	3	59	132	139	90	24	161	68	292	17	13	5
Future Vol, veh/h	3	59	132	139	90	24	161	68	292	17	13	5
Peak Hour Factor	0.82	0.82	0.82	0.95	0.95	0.95	0.97	0.97	0.97	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	0	1	0	2	2	0	0	2	0
Mvmt Flow	4	72	161	146	95	25	166	70	301	18	14	5
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	1	1	1
HCM Control Delay, s/veh	11.3	13	12.8	9.8
HCM LOS	B	B	B	A

Lane	NELn1	NELn2	NWLn1	SELn1	SWLn1
Vol Left, %	70%	0%	55%	2%	49%
Vol Thru, %	30%	0%	36%	30%	37%
Vol Right, %	0%	100%	9%	68%	14%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	229	292	253	194	35
LT Vol	161	0	139	3	17
Through Vol	68	0	90	59	13
RT Vol	0	292	24	132	5
Lane Flow Rate	236	301	266	237	37
Geometry Grp	5	5	2	2	4a
Degree of Util (X)	0.417	0.442	0.425	0.352	0.064
Departure Headway (Hd)	6.353	5.287	5.74	5.36	6.267
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	567	680	626	670	569
Service Time	4.091	3.025	3.782	3.405	4.329
HCM Lane V/C Ratio	0.416	0.443	0.425	0.354	0.065
HCM Control Delay, s/veh	13.6	12.2	13	11.3	9.8
HCM Lane LOS	B	B	B	B	A
HCM 95th-tile Q	2	2.3	2.1	1.6	0.2



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

February 5, 2025

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Diana Cardona to the Public Art Commission in accordance with Revere Ordinance Chapter 2.89.020 and MGL Chapter 41 Section 82. I am appointing Ms. Cardona to a two year term that is set to expire in February 2027.

Ms. Cardona is an active member of the Revere community both personally and through her business and would make a meaningful impact on the Public Art Commission.

Regards,

Patrick M. Keefe Jr.

Attachment: Diana Cardona Appointment Letter PAC (25-051 : Appointment of Diana Cardona to the Public Art Commission)




City of Revere

Office of the City Solicitor

281 Broadway
Revere, MA 02151 | Tel: (781)-286-8166

Paul Capizzi, *City Solicitor* | Daniel Doherty, *Asst. City Solicitor*
Sheryl Pelletier, *Paralegal* | Claire Inzerillo, *Policy Writer & Analyst*

Mayor Patrick M. Keefe Jr.

TO: Honorable City Council
FR: Claire Inzerillo, Policy Writer and Analyst 
DA: February 13, 2025
RE: C.O. 25-032
CC: Mayor Patrick M. Keefe, Jr.
Paul Capizzi, City Solicitor

Councilors,

The Solicitor’s Office is in receipt of Council Order 25-032, ordered by voice vote on January 27th, 2025, and approved by the Mayor on February 11, 2025, which calls for the Mayor to “request the City Solicitor to draft an ordinance regulating the placement, installation, and removal of satellite dishes.” Such placement, installation, and removal are regulated by the Federal Communications Commission’s (“FCC”) Over-the-Air Reception Devices Rule, 47 C.F.R. § 1.4000 (“OTARD Rule” or “Rule”), which protects the ability of individuals to install and use over-the-air reception devices (i.e. a satellite dish).

Generally, the OTARD Rule prohibits governmental and private restrictions to the extent that they impair the ability of individuals to install, maintain, or use over-the-air reception devices. Under the Rule, a regulation would impair installation, maintenance, or use of a satellite dish if it: i) unreasonably delays or prevents installation, maintenance, or use; ii) unreasonably increases the cost of installation, maintenance or use; or iii) precludes reception or transmission of an acceptable quality signal.¹ C.O. 25-032 is primarily concerned with parts (i) and (ii) of the Rule. There are exceptions to the Rule for restrictions necessary to address clear safety or historic preservation issues, for which § 1.4000 provides remedy. However, the

¹ 47 C.F.R. § 1.4000(a)(3)

Attachment: Response CO25-032 (Satellite Dish) (25-032 : Request to draft satellite dish placement ordinance)

Council's reference to satellite dishes being unsightly would most likely not qualify for a waiver by the FCC.

The City of Revere should err on the side of caution when looking to regulate privately-owned satellite dishes located on private property. In 2018, the FCC sided with the Satellite Broadcasting & Communications Association in finding that an ordinance adopted by the City of Philadelphia violated the Commission's OTARD Rule.²

On November 2, 2011, the City of Philadelphia passed amendments to multiple provisions of the City's Code to restrict placement, installation, and maintenance of certain satellite dishes and antennas. Among several restrictive requirements, the ordinance required television access providers or installers of existing antennas to notify the City whether the user "intend[ed] to continue to maintain" those antennas at their locations.³ The ordinance required television access providers or installers to remove any such antennas that are no longer in use. Furthermore, a provider or installer that violated the ordinance would have been subject to penalties.

A few days after the city's adoption of the ordinance, the Satellite Broadcasting & Communications Association, a national trade organization representing the consumer satellite industry, filed a Petition for Declaratory Ruling seeking a determination that Philadelphia's ordinance was preempted by the OTARD Rule. The FCC ordered enforcement of the ordinance to be suspended pending further review. In response to the FCC's order, the cities of Boston and Los Angeles joined Philadelphia in the defense of the ordinance. For the purposes of this memorandum, I focus only on the arguments related to the intent of our own C.O. 25-032.

Philadelphia's ordinance required a television access provider or installer to register any existing satellite dish or antenna with the City's Department of Licenses and Inspections, to notify the Department whether the user of such device intends to maintain the device (another way of referring to a seemingly abandoned device), and to remove any of its previously installed antennas that are no longer in service. Philadelphia argued that such a rule did not "deprive viewers of their option to choose satellite service, nor [did] it impair the installation, maintenance, or use of covered reception devices."⁴ The FCC did not accept this argument. The Commission found that requiring notification of existing antennas and removal of antennas no longer in service violates the OTARD Rule; such a requirement would unreasonably increase the costs of using satellite dishes and antennas. However, the FCC has approved notification requirements which involve a simple notification by a user (the customer) that the user was about to install, or had just installed, an antenna or

² 33 FCC Rcd 3797 (6)

³ Section 9-632(5) of Title 9, Chapter 9-600 of the Philadelphia Code

⁴ 33 FCC Rcd 3797 (6)

device. Nevertheless, the FCC agreed with the SBCA that Philadelphia’s requirement of providers and installers to “remove all satellite dishes or antennas that it previously installed, when such dish or antenna is no longer in service” violated the OTARD Rule because such providers and installers cannot enter upon a customer’s property without the customer’s permission (much less remove an antenna from that property), and the antennas are legally owned by the customer once they are installed on a customer’s premises, and an installer cannot simply take the antenna.⁵ The FCC argues that this removal provision is unenforceable under the OTARD Rule, as the City of Philadelphia disregards the fact that satellite providers and installers are not the legal owners of an antenna after installation and do not have a legal right to enter a customer’s property without permission. The Commission explains that **“to comply with this provision, installers would need to obtain customers’ permission to remove [devices] or face potential liability for trespass,”** and further, that **the ordinance does not specify how “the City, installers, or consumers can determine whether an antenna is ‘no longer in use’ and therefore subject to the removal requirement.”**⁶ This requirement would unfairly harm customers who, for financial or other reasons, subscribe to satellite service on an intermittent basis. This would disproportionately impact low income and poor credit users who’d have to pay for a new device each and every time they want to resume service. It is important to note that there lacks any similar requirement for cable providers, who do not face the same legal mandate to remove inactive lines from telephone poles.

The FCC also sided with the SBCA, multiple times, with regard to Philadelphia’s extremely restrictive and disproportionate dish placement regulations.

While there are several exceptions to the OTARD Rule, I believe no one would satisfy the Council’s intent to clean up what appear to be abandoned dishes throughout the City. For the reasons outlined in the FCC’s declaratory ruling, I strongly recommend the City of Revere take a different approach to inactive or abandoned satellite dishes. Instead of an ordinance regulating the placement, installation, and removal, perhaps an informative flyer, online post, and/or in-person session held at a community center about best practices for satellite dish customers would help educate the public about the importance of understanding the responsibility of owning a satellite dish. According to DIRECTV Community Forums, satellite providers (generally) are responsible for installation, after which the customer is the legal custodian of the dish⁷. If the customer notifies their provider of service cancellation, or moving to a new address, the provider requires return of the receiver box, remote controls, and

⁵ Section 9-632(6) of Title 9, Chapter 9-600 of the Philadelphia Code

⁶ 33 FCC Rcd 3797 (6)

⁷ “Getting rid of an old satellite dish,” DIRECTV Community Forums, DIRECTV. Feb. 13, 2025. forums.directv.com

wireless access point – not the dish. In most cases, to remove a dish, customers are redirected to hire a local professional for dismantling. It is for this reason that I, again, strongly recommend education by the public. Self-removal of a dish can result in leaks if not done properly and the burden of removing the dish, as well as any damage that results from improper removal, falls on the customer. A city ordinance to regulate such burden would not only be largely unenforceable, but would likely trigger legal action in an especially litigious world.



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

February 19, 2025

Marc Silvestri, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Special Legislation and Financial Impact – Leo MacAskill

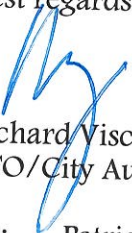
Dear Council President Silvestri,

Please find attached correspondence from the Public Employee Retirement Administration Commission (PERAC) regarding the special legislation that the City Council is proposing for Mr. MacAskill.

In summary, the special legislation is estimated to cost the City \$302,000, with \$150,000 attributable to the return of the entire annuity of Mr. MacAskill's contribution and \$152,000 attributable to the actuarial value of the increased annual benefit as calculated using the means and methods described in the attached PERAC letters.

I will be at Monday's meeting to answer any questions regarding this matter.

Best regards,


 Richard Viscay
 CFO/City Auditor and Chairman of the Revere Retirement Board

Cc: Patrick M. Keefe, Mayor
 Scott Provencal, Executive Director, Revere Retirement Board
 Assunta Newton, Assistant Budget Director

attachments

PERAC

COMMONWEALTH OF MASSACHUSETTS | PUBLIC EMPLOYEE RETIREMENT ADMINISTRATION COMMISSION

PHILIP Y. BROWN, ESQ., *Chair*

WILLIAM T. KEEFE, *Executive Director*

Auditor DIANA DIZOGLIO | KATHLEEN M. FALLON | KATE FITZPATRICK | JAMES J. GUIDO | RICHARD MACKINNON, JR. | JENNIFER F. SULLIVAN, ESQ.

February 14, 2025

Scott Provensal
Executive Director
Revere Retirement Board
14 Yeamans Street, Unit C2
Revere, MA 02151

Scott
Dear Mr. Provensal:

This letter is a follow-up to my January 22, 2025 letter to the Board concerning the cost to provide a retired member of your retirement system, Leo Macaskill, an enhanced benefit similar to the benefit that would be paid under the recently enacted “Violent Assault” provision of G.L. c. 32, §7.

Please note that the original calculation looked only at the present value of the difference between the monthly benefits that would be paid under the Section 7 accidental disability benefit and the proposed “violent assault” benefit. It did not consider the return of accumulated deductions.

Accounting for the return of the accumulated deductions, the cost to the retirement system would thus be approximately \$302,000 (\$150,000 value of the difference in monthly benefits plus \$151,802.64 value of accumulated total deductions at his retirement date).

The assumptions and methodologies used in this analysis are the same as those used in the prior analysis and are outlined in the January 22, 2025 letter.



February 14, 2025
Page Two

I trust the foregoing is of assistance. Please do not hesitate to contact me if there are further questions.

I am a member of the American Academy of Actuaries and meet the Qualification Standards of the Academy to provide the above results.

Sincerely,



John F. Boorack, MAAA, FCA, EA
Actuary

JFB/jfb

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PERAC

COMMONWEALTH OF MASSACHUSETTS | PUBLIC EMPLOYEE RETIREMENT ADMINISTRATION COMMISSION

PHILIP Y. BROWN, ESQ., *Chair*

WILLIAM T. KEEFE, *Executive Director*

Auditor DIANA DIZOGLIO | KATHLEEN M. FALLON | KATE FITZPATRICK | JAMES J. GUIDO | RICHARD MACKINNON, JR. | JENNIFER F. SULLIVAN, ESQ.

January 22, 2025

Scott Provensal
Executive Director
Revere Retirement Board
14 Yeamans Street, Unit C2
Revere, MA 02151

Scott
Dear Mr. Provensal:

You had indicated that the Revere City Council was considering a petition for special legislation to provide a retired member of your retirement system, Leo Macaskill, an enhanced benefit similar to the benefit that would be paid under the recently enacted "Violent Assault" provision of G.L. c. 32, §7. The Board indicated that the Council was looking to have the proposed benefit become effective on the member's original date of retirement. The Council asked for an analysis of the cost to the retirement system for the proposed special legislation.

We reviewed our calculation approval database to determine the benefit that is being paid to Mr. Macaskill. He retired under Accidental Disability effective December 22, 2022. His original benefit under Option B was \$64,643.40. The final year salary paid to Mr. Macaskill to determine this benefit amount was \$86,665.67. We made several assumptions in performing this analysis. First, since the benefits under each option on the date of retirement are actuarially equivalent, for simplicity, we used the Option A benefit that would have been paid to Mr. Macaskill at the time of his retirement (\$65,299.20). Next, we assumed that the salary would increase by 4% each year. Then, we assumed that the proposed benefit would equal his annual salary each year until age 65 at which time, the benefit would then become 80% of the age 65 salary. Lastly, we assumed that, when applicable, the benefits would increase by the current maximum COLA of \$390 per year. To calculate the cost impact to the retirement system, we determined the value of the benefit that would be paid to Mr. Macaskill under his current Section 7 benefit, and we determined the value of the proposed benefit that would be paid should the special legislation get passed and took the difference of these two figures.



January 22, 2025
Page Two

Based on our analysis, the cost to the retirement system of the proposed legislation would be approximately \$150,000.

The assumptions used to determine the present value of the benefits are the mortality table and the interest rate. For this analysis, we assumed that the mortality was in accordance with the RP-2000 Mortality table (unisex) with a 50/50 male/female allocation and we assumed an annual interest rate of 7.0%. There is no clear basis in Chapter 32 for determining the present value of retirement benefits. Therefore, another person tasked with determining the present value of benefits could use a different, but still reasonable mortality table and/or interest rate in his or her determination. A different mortality table could result in either a higher or lower present value, whereas a lower interest rate would result in a higher present value and a higher interest rate would result in a lower present value.

I am a member of the American Academy of Actuaries and meet the Qualification Standards of the Academy to provide the above results.

Let me know if the Board has any further questions.

Sincerely,



John F. Boorack, MAAA, FCA, EA
Actuary

JFB/jfb

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City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

February 19, 2025

Marc Silvestri, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: American Rescue Plan Act (ARPA) –State and Local Fiscal Recovery Fund (SLFRF) Financial Summary

Dear Council President Silvestri,

Please find attached a summary of funds appropriated to the City of Revere as part of the American Rescue Plan Act (ARPA). The highlights are as follows:

- The city received \$30 million (rounded) directly from the U.S. Treasury to provide funding for municipalities to respond to the COVID-19 pandemic. This law was signed on March 11, 2021
- All funds had to be encumbered by December 31, 2024
- All funds need to be liquidated by December 31, 2026
- Eligible expenses (and amounts expended) per SLFRF final rule include:
 - Responding to the COVID public health emergency (\$4.6 million)
 - Water and Sewer Infrastructure (\$9.4 million)
 - Public Sector Workforce (\$6.6 million)
 - Household Assistance (\$7.4 million)
 - Small Business and Non-Profit Assistance (\$1.3 million)
 - Travel and Tourism (\$0.8 million)

All funds have been committed in accordance with the U.S. Treasury's final rule, and we will finalize all accounting and reporting for these funds over the next three fiscal years. I will be at Monday's meeting to answer any question with regard to the summary attached.

Best regards,


 Richard Viscay
 CFO/City Auditor

Cc: Patrick M. Keefe, Mayor

attachment

Attachment: ARPA (25-053 : American Rescue Plan Act State and Local Recovery Fund Financial Summary)

American Rescue Coronavirus State and Local Fiscal

Plan Act Recovery Fund

Financial Summary

City of Revere

Background

- American Rescue Plan Act (ARPA) signed into law by President Biden on March 11, 2021.
- Section 603 of ARPA established the State and Local Fiscal Recovery Fund (SLFRF), which provided funding for municipalities to respond to the Covid-19 pandemic according to the U.S. Treasury Final Rule.
- Revere received \$30M directly from the U.S. Treasury.
- Funds must be encumbered by December 31, 2024, and these encumbrances must be liquidated by December 31, 2026.
- All financials are from 3/11/2021 to 12/31/2024 and are rounded figures.

SLFRF Approved Requests

Responding to the Covid Public Health Emergency (\$4.6M)*

<u>Request</u>	<u>Department</u>	<u>Budgeted Amount</u>	<u>Expended</u>	<u>Encumbered</u>	<u>Available</u>
Health and Wellness Center	Recreation/Health and Wellness	\$2.1M**	\$2.0M	\$100K	Completed
Senior center ramp	Elder Affairs	\$717K	\$49K	\$668K	Completed
IT capital expenditures	IT	\$350K	\$322K	\$28K	Completed
Covid outreach, testing, vaccination, PPE, and other public health costs	Health and Human Services	\$802K	\$802K	Completed	Completed
City and School covid vaccine incentive	Health and Human Services	\$442K	\$442K	Completed	Completed
Emergency warming center	Health and Human Services	\$173K	\$173K	Completed	Completed
Homelessness analysis	Health and Human Services	\$25K	\$25K	Completed	Completed

*\$4.6M Budgeted
 \$3.8M Expended
 \$0.8M Encumbered
 \$0M Available

**Includes program income. As of 12/31/2024, program income = 284K per Munis.

Responding to the Covid Public Health Emergency

- **Health and wellness Center**
 - The health and wellness center will offer athletic, recreation, physical/mental health, and other accessible programming to residents. Costs include monthly lease payments, real estate/insurance payments at 37% cost share for the City, utilities, gym equipment, and interior design services.
- **Senior center ramp**
 - Design and construction for Senior Center entrance ramp replacement and repoint front of building.
- **IT capital expenditures**
 - Majority of the funding is for laptops for City employees to have the ability to work from home if public buildings are closed due to a Covid outbreak. Funding was also used for printer upgrades, network upgrades and other misc. IT capital expenditures.
- **Covid outreach, testing, vaccination, PPE, and other public health costs**
 - Costs associated with responding to the Coronavirus including Covid related signage/awareness costs, Covid testing for the public at the senior center, Covid vaccination clinic at the Wonderland Entertainment venue, at-home Covid testing kits for the public, operating costs at the RHS Covid testing site including trailer rentals and temporary lighting fixtures, PPE, outreach workers and other misc. Covid related public health costs.
- **City and School covid vaccine incentive**
 - City and School employees that were fully vaccinated by the December 6, 2021 deadline were awarded a one-time \$250 incentive to ensure in-person government services were delivered safely to residents. The incentive was proven successful as approximately 90% of City and School employees were fully vaccinated.

Responding to the Covid Public Health Emergency

- **Emergency warming center**
 - A nonprofit was contracted to host a warming center located at the senior center for residents in need of a warm space during the cold weather. Costs for this request includes nonprofit staffing, cleaning services, supplies and materials, snacks, security and safety measures such as security cameras, and other necessary operating costs.
- **Homelessness analysis**
 - An external consultant performed an assessment to (1) collect and analyze homeless system performance measures and data, (2) review standards, policies and documents related to preventing and ending homelessness, and (3) share best practices and research on strategies to serving people who are experiencing homelessness and in ending homelessness

SLFRF Approved Requests

Water and Sewer Infrastructure (\$9.4M)*

<u>Request</u>	<u>Department</u>	<u>Budgeted Amount</u>	<u>Expended</u>	<u>Encumbered</u>	<u>Available</u>
Water main system improvements/replacements	Water and Sewer/Engineering	\$5.5M	\$3.7M	\$1.8M	Completed
Sargant street stormwater drainage improvements	Water and Sewer/Engineering	\$433K	\$325K	\$108K	Completed
To stabilize the increase in water and sewer enterprise costs	Water and Sewer	\$3.0M	\$3.0M	Completed	Completed
Hydrant replacements	Water and Sewer/Engineering	\$250K	\$250K	Completed	Completed
Point of pines stormwater electrical modifications	Water and Sewer/Engineering	\$203K	\$203K	Completed	Completed

*\$9.4M Budgeted
 \$7.5M Expended
 \$1.9M Encumbered
 \$0M Available

Water and Sewer Infrastructure

- **Water main system improvements/replacements**
 - Water main system replacements/improvements in disproportionately impacted communities (qualified census tract zones). Current projects and streets include (1) design, engineering, and construction for Howard, Rand, McLeavey, and Oxford neighborhoods (2) design, engineering, and construction for Library and Sewall neighborhoods (3) design and engineering costs for Beach and Harris neighborhoods.
- **To stabilize the increase in water and sewer enterprise costs**
 - Funds will be used to address the rising costs in the Water and Sewer enterprise fund. This will directly benefit households and commercial properties as the City will use SLFRF, and other financing sources, to leverage these additional costs due to the current state of the economy and avoid a substantial increase to residential/commercial water and sewer rates.
- **Sargant street stormwater drainage improvements**
 - Design and engineering services for stormwater drainage improvements on Sargant street to avoid severe stormwater flooding during rainfall events.
- **Hydrant replacements**
 - City wide hydrant replacements as well as hydrant inspections and assessments.
- **Point of pines stormwater electrical modifications**
 - Electrical system upgrades at the point of pines stormwater pump station, including improvements to the back-up power supply and system monitoring and alarm capabilities.

SLFRF Approved Requests

Public Sector Workforce (\$6.6M)

<u>Request</u>	<u>Department</u>	<u>Budgeted Amount</u>	<u>Expended</u>	<u>Encumbered*</u>	<u>Available</u>
<ul style="list-style-type: none"> Salary/wages and fringe benefits for grant-funded employees, including: <ul style="list-style-type: none"> Covid ambassadors Community outreach liaisons Police details at Covid testing sites and Food Hub Food Hub coordinators SLFRF financial and reporting administration 311 call taker Public health emergency preparedness manager Multiple department of planning and community development staff Language access specialist Travel and tourism director Youth programs oversight Homelessness outreach and support Data analyst Health and wellness center staffing 	Multiple	\$6.6M	\$4.5M	\$2.1M	Completed

*Encumbered includes payroll for FY25 (Jan 2025 - Jun 2025)
 FY26 (Jul 2025 - Jun 2026)
 FY27 (Jul 2026 - Sep 2026)

SLFRF Approved Requests

Household Assistance (\$7.4M)*

Request**	Department	Budgeted Amount	Expended	Encumbered	Available
Public safety equipment	Fire	\$3.0M	\$6K	\$3.0M	Completed
Sidewalk reconstruction	Engineering	\$2.1M	\$1.8M	\$285K	Completed
Riverfront capital expenditures	Planning and Community Development	\$482K	\$216K	\$266K	Completed
Housing resources support and case management	Health and Human Services	\$149K	\$59K	\$90K	Completed
Housing production plan	Planning and Community Development	\$40K	\$40K	Completed	Completed
\$250 housing cost relief payment	Planning and Community Development	\$1.3M	\$1.3M	Completed	Completed
Reverse community schools funding	Human Resources	\$195K	\$195K	Completed	Completed
Bookmobile	Library	\$125K	\$125K	Completed	Completed
Food Hub operating expenses	Health and Human Services	\$86K	\$86K	Completed	Completed

*\$7.4M Budgeted
 \$3.8M Expended
 \$3.6M Encumbered
 \$0.0M Available

**U.S. Treasury considers neighborhood features that promote health and safety as well as other projects to revitalize public spaces in disproportionately impacted communities (qualified census tracts per the U.S. Department of Housing and Urban Development) as household assistance, such as sidewalk reconstruction.

Household Assistance

- **Public safety equipment**
 - Purchase of 1x ladder truck and 2x pumper fire trucks.
- **Sidewalk reconstruction**
 - Sidewalk reconstruction for the following streets: Pomona, Garfield, Summer, Howard, Rand, McLeavey, Oxford, Campbell, and Cushman.
- **Riverfront capital improvements**
 - Capital investments in the Revere riverfront district to recapture its economic and community value. This request includes design services for the community boyard and Gibson park, solar panels for Gibson Park, and design services for stormwater drainage improvements.
- **Housing resources support and case management**
 - Health and Human services will contract a community service agency to provide direct housing case management support to Revere residents and community members which includes eviction prevention counseling, rental assistance, housing search, connection to legal services, and a small emergency placement program.
- **Housing production plan**
 - A housing production plan (HPP) is a community's proactive strategy for planning and developing affordable housing by creating a strategy to enable it to meet its affordable housing needs in a manner consistent with the Chapter 40B statute and regulation.
- **\$250 housing cost relief payment program**
 - \$250 relief payment for Revere owner-occupied properties to address the rising costs in necessary housing costs, which includes but is not limited to, mortgage payments, electricity, oil, and internet. The costs for this program also include advertising costs and gift card design fees. Over 5,200 residents have qualified and picked up their relief payment.

Household Assistance

- **Revere community schools funding**
 - Staffing and supplies for programs administered by the Revere Community Schools, which includes ESOL (English for Speakers of Other Languages) classes, academic support for residents unable to earn their high school diploma to receive a diploma, and classes for low/moderate income households to further their education and receive the necessary skills to re-enter the labor force or find better employment opportunities.
- **Bookmobile**
 - The bookmobile will act as a mobile branch that can deliver materials, allow patrons to borrow and return materials, mobile pop-up programs, and offer Wi-Fi/printing services primarily to qualified census tract zones and members of the community that can not easily access library materials and resources.
- **Food hub operating expenses**
 - Equipment, supplies, utilities, and other necessary operating expenses for the Food Hub at 200 Winthrop ave, which was the location of the emergency food distribution center for Revere residents.

SLFRF Approved Requests

Small Business & Nonprofit Assistance (\$1.3M)*

<u>Request</u>	<u>Department</u>	<u>Budgeted Amount</u>	<u>Expended</u>	<u>Encumbered</u>	<u>Available</u>
Small business technical assistance and storefront/façade improvements	Planning and Community Development	\$705K	\$437K	\$268K	Completed
Restaurant recovery program	Planning and Community Development	\$321K	\$321K	Completed	Completed
CRA Associates economic recovery and community planning consulting services	Planning and Community Development	\$90K	\$90K	Completed	Completed
Financial aid for youth sport nonprofits financially impacted by the pandemic	Auditing/Mayor	\$60K	\$60K	Completed	Completed
Additional funding for CDBG nonprofit grant program	Planning and Community Development	\$50K	\$50K	Completed	Completed
Revere chamber of commerce small business economic recovery support	Planning and Community Development	\$48K	\$48K	Completed	Completed

*\$1.3M Budgeted
 \$1.0M Expended
 \$0.3M Encumbered
 \$0M Available

Small Business/Nonprofit Assistance

- **Small business technical assistance and storefront/façade improvements**
 - Small business technical assistance (marketing, finances, business planning, etc.) and funding for storefront signage and façade improvements for Revere small businesses impacted by the pandemic located in Broadway and Shirley ave.
- **Restaurant recovery program**
 - Financial aid and technical assistance to local restaurants that were financially impacted by the pandemic:
 - \$20K was awarded to 15 local restaurants that were financially impacted by the pandemic to pay for necessary operating costs during April 2021 - June 2021
 - One-on-one external consulting services per restaurant to advise on marketing evaluation, finances, and social media.
- **CRA Associates economic recovery and community planning consulting services**
 - Consultant services for the Department of Planning and Community Development.
- **Financial aid for youth sport nonprofits financially impacted by the pandemic**
 - Financial aid for youth sport nonprofits, up to \$15K each, that were financially impacted by the pandemic to continue delivering sport programs to Revere youth. Four nonprofits applied during the 7-month window the application was live, and all four qualified for the full \$15K.
- **Additional funding for CDBG nonprofit grant program**
 - Additional funding for the CDBG grant program to provide subawards to two additional nonprofits that will provide out-of-school time care to low-income youth and rental/mortgage financial relief for residents in need.
- **Revere chamber of commerce small business economic recovery support**
 - Funding for the Revere chamber of commerce to have a local physical office in Revere and provide economic recovery support for Revere small businesses impacted by the pandemic. Costs include a one-year lease, staffing, and office supplies.

SLFRF Approved Requests

Travel and Tourism (\$817K)

<u>Request</u>	<u>Department</u>	<u>Budgeted Amount</u>	<u>Expended</u>	<u>Encumbered</u>	<u>Available</u>
Travel and tourism events and activities	Recreation	\$789K	\$748K	\$41K	Completed

Travel and Tourism

- **Travel and tourism events and activities**
 - Events and activities to help increase foot traffic primarily to small businesses residing in qualified census tract zones (low-income areas), which were disproportionately impacted by the pandemic according to the U.S. Treasury. Costs also include public safety details for events and activities with high resident attendance.
 - Event and activities include:
 - Revere Beach Pride
 - All Hallow's Eve
 - Bizzy Social Summer Market
 - Revere Beach Summer Music Series
 - Ice Sculpture Stroll
 - Children's Ball
 - Summer Fireworks
 - Sunday Summer Concert
 - Dine Out Revere
 - Revere Block Party
 - Tourism Pamphlets
 - Other City-related marketing expenditures and administrative costs associated with the Travel and Tourism department



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 18, 2025

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,
I write to inform you of my appointment of Nina DeFreitas to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am appointing Ms. DeFreitas to a three-year term that starts on March 4, 2025.

Ms. DeFreitas is an active member of the Rossetti-Cowan Senior Center who can effectively assist her community through this role.

Regards,



Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 18, 2025

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,
I write to inform you of my appointment of Lucretia Duran to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am appointing Ms. Duran to a three-year term that starts on March 4, 2025.

Ms. Duran is an active member of the Rossetti-Cowan Senior Center and will make a meaningful impact through the Council on Elder Affairs.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 18, 2025

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,
I write to inform you of my appointment of Nancy Monkiewicz to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am appointing Ms. Monkiewicz to a three-year term that starts on March 4, 2025.

Ms. Monkiewicz is an active member of the Rossetti-Cowan Senior Center and will make a meaningful impact through the Council on Elder Affairs.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 18, 2025

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,
I write to inform you of my appointment of Kathleen Smith to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am appointing Ms. Smith to a three-year term that starts on March 4, 2025.

Ms. Smith is an active member of the Rossetti-Cowan Senior Center who has the knowledge and skillset to serve on the Council on Elder Affairs.

Regards,



Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 18, 2025

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,
I write to inform you of my appointment of Ann Marie Droukis to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am appointing Ms. Droukis to a three-year term that starts on March 4, 2025.

Ms. Droukis is an active member of the Rossetti-Cowan Senior Center and is eager to serve on this council to help it thrive.

Regards,



Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 19, 2025

The Honorable Members of the Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Lois (Internicola) D'Ambrosio to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am appointing Lois to a three-year term that is set to expire in March of 2028.

Lois is an active member of the Rossetti-Cowan Senior Center who is prepared for the responsibility of a member of the Council on Elder Affairs.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 19, 2025

The Honorable Members of the Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Eleanor Vieira to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am reappointing Eleanor to a three-year term that is set to expire in March of 2028.

Eleanor is an active member of the Rossetti-Cowan Senior Center who is prepared for the responsibility of a second term on the Council on Elder Affairs.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 19, 2025

The Honorable Members of the Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Denise Rampleberg to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am reappointing Denise to a three-year term that is set to expire in March of 2028.

Denise is an active member of the Rossetti-Cowan Senior Center who is prepared for the responsibility of a second term on the Council on Elder Affairs.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 19, 2025

The Honorable Members of the Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Sandy Lozier to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am reappointing Sandy to a three-year term that is set to expire in March of 2028.

Sandy is an active member of the Rossetti-Cowan Senior Center who is prepared for the responsibility of a second term on the Council on Elder Affairs.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 19, 2025

The Honorable Members of the Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Robert Hanlon to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am reappointing Robert to a three-year term that is set to expire in March of 2028.

Robert is an active member of the Rossetti-Cowan Senior Center who is prepared for the responsibility of a second term on the Council on Elder Affairs.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 19, 2025

The Honorable Members of the Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Linda Doherty to the Council on Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am reappointing Linda to a three-year term that is set to expire in March of 2028.

Linda is an active member of the Rossetti-Cowan Senior Center who is prepared for the responsibility of a second term on the Council on Elder Affairs.

Regards,

Patrick M. Keefe Jr.