

AGENDA

PLANNING BOARD REGULAR MEETING AND PUBLIC HEARING

February 24, 2026

City Hall Council Chamber

5:30 pm

PUBLIC HEARING:

1. A public hearing will be held with respect to a proposed zoning amendment relative to changing residential uses by as of right to special permit within the NB, GB, RC, RC1, RC2, and RC3 Districts and by requiring the modification of nonconforming single and two family dwellings by special permit of the City Council instead of the Zoning Board of Appeals (hearing notice attached).

REGULAR MEETING:

1. Approval of previous meeting minutes (attached)
2. Vote on recommendation to the City Council with respect to the proposed zoning amendments to allow residential use only by special permit within the NB, GB, RC, RC1, RC2, and RC3 Districts as well as requiring the modification of nonconforming single- and two-family dwellings by special permit of the City Council rather than the ZBA.

**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 23, 2026 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, February 24, 2026 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 Title 17 of the Revised Ordinances of the City of Revere Relative to Special Permits

Be it ordained by the City of Revere as follows:

Section 1. Section 17.16.040 Generally – Table of Uses, NB District of the Revised Ordinances of the City of Revere is hereby amended by changing the following uses from “yes” to “sp”: dwelling, two-family; dwelling, apartment; dwelling, townhouse; and dwelling, duplex.

Section 2. Section 17.16.040 Generally – Table of Uses, GB District of the Revised Ordinances of the City of Revere is hereby amended by changing the following uses from “yes” to “sp”: dwelling, two-family; dwelling, apartment; dwelling, townhouse; and dwelling, duplex.

Section 3. Section 17.16.040 Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by changing dwelling, apartment from “yes” to “sp” in the RC, RC1, RC2, and RC3 zoning districts.

Section 4. Section 17.16.060 Townhouses in RB, RB1, CB, and LI Districts is hereby amended by deleting “RC, RC1, RC2, RC3, NB and GB” and inserting in place thereof, “RC, RC1, RC2, and RC3”.

Section 5. Section 17.16.060 Townhouses in RB, RB1, CB, and LI Districts is hereby amended by deleting “RB, RB1, CB and LI” and inserting in place thereof, “RB, RB1, CB, LI, NB and GB”.

Section 6. Section 17.40.030(A) Modification of nonconforming structures of the Revere Revised Ordinances is hereby amended by deleting, “(excluding single and two-family residential structures)”

Section 7. Section 17.40.040 Modification of nonconforming single and two-family residential structures of the Revere Revised Ordinances is hereby deleted in its entirety.

A copy of the aforementioned zoning ordinance (**CZ-26-01**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before February 18, 2026.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Send invoice to: amelnik@revere.org
02/04/2026
02/11/2026

MINUTES
REVERE PLANNING BOARD
Public Hearing and Regular Meeting
January 27, 2026

The Planning Board held a public hearing and regular meeting on Tuesday, January 27, 2026, in the City Hall Council Chamber. The meeting was called to order by the Chair at 5:30 pm.

ROLL CALL:

The following members were recorded as present: Mr. Abrams, Ms. Hofman, Mr. Rivera, Ms. Simmons-Herling, Mr. Sullivan. Mr. Stringi, City Planner, was also present.

Public Hearing:

A public hearing was held with respect to a request to repetition the Board of Appeals for variances necessary to petition the City Council for a special permit for a PUD at 18 and 22 Green St. within the TED District.

Proponents:

1. Attorney Joe Cattoggio presented the repetition to the Planning Board based on a material change to the plans rejected by the Board of Appeals. The changes presented to the Planning Board included the reduction of total units from 29 to 28, setting the structure back 5 feet from the front property line, and placing a roof deck to add to open space.
2. Resident from 18 Green St. spoke in favor of the repetition citing that new housing would be increased within the new Green St. Smart Growth District as was approved for the new 29 units across the street.

Opponents:

1. Jen Rigali for her parents Dennis and Anne Bowen of 22 Green St. stating petition should be based on the decrease in units from 29 to 28 instead of from 40 to 28.

After several questions from the Board to Attorney Cattoggio, the hearing was closed and the regular meeting was held.

REGULAR MEETING:

The previous meeting minutes were approved as presented.

COMMITTEE REPORTS: NONE

INFINISHED BUSINESS: NONE

NEW BUSINESS:

1. Motion by Mr. Rivera second by Mr. Sullivan that the Board based on material changes to the plan favorably grant consent to allow the petitioner of 18 and 22 Green St. to repetition the Board of Appeals for variances necessary to petition the City Council for a PUD special permit.
(Unanimous by all members present) VOTED AND SO ORDERED
2. Motion by Mr. Rivera second by Ms. Hoffman that the Board elect the same slate of Planning Board officers for the calendar year 2026 comprised of Ms. Simmons-Herling as Chair, Mr. Stamatopoulos as Vice-Chair, and Mr. Rivera as Treasurer.
(Unanimous by all members present) VOTED AND SO ORDERED

There being no further business, the meeting was adjourned at 6:20pm.

Hector Rivera, Secretary