



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151

Calendar

Monday, February 28, 2022, 6:00 PM

Committee of the Whole Meeting - Polling Locations Hearing

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of February 7, 2022
3. **22-046** Motion presented by Councillor McKenna: That the City Council issue a Certificate of Appreciation to Hennisee Gomez, Property Manager of Broadway Towers. Hennisee has been a wonderful asset to the residents of Revere by assisting fire victims and those in need by providing housing at reasonable rates.

Public Hearings

4. **22-049** Hearing called as ordered on: An Ordinance Amending the Time Requirements for the Placement of Trash for Curbside Collection Section 1. Section 8.06.030D Time, Requirements for the Placement of Trash for Curbside Collection; time and method is hereby amended by deleting the first sentence and inserting in place thereof, "Trash carts and containers authorized for curbside collection shall be placed for curbside collection no earlier than 5:00 p.m. on the day before scheduled collection and no later than 7:00 a.m. on the day of collection from April 1st to October 31st and no earlier than 4 p.m. on the day before scheduled collection and no later than 7 a.m. on the day of collection from November 1st to March 31st."
5. **22-057** Hearing called as ordered on an amendment to the Revised Ordinances of the City of Revere relative to Drain Layers.
6. **22-062** Hearing called as ordered on a request to amend to the Revised Ordinances of the City of Revere by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128 relative to Automotive/Rental Car Facilities in the HB District.
7. **22-063** Hearing called as ordered on the application of Broadway Capital CDPM, Inc., 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council for the extension and alteration of a nonconforming structure and use to enable the appellant to convert a former nursing home to a 72 unit mixed use development consisting of 71 residential units and 1 office at 133 Salem Street, Revere, MA 02151.
8. **22-064** Hearing called as ordered on a petition submitted by National Grid to install underground electrical service from pole #587 to the property located at 57 Shirley Avenue, Revere, MA 02151.

Committee of the Whole Report

9. **22-036** Communication from the Election Commissioner requesting feedback on polling locations in the City of Revere.

Communications

10. **22-065** Communication from the Mayor relative to the Memorandum of Agreement between the City and the Revere Firefighters Local 926.
11. **22-066** Communication from the Mayor relative to an amendment to a City Council order authorizing appropriations pursuant to the PARC Grant of the Commonwealth of Massachusetts.
12. **22-067** Communication from the Mayor relative to the re-appointments of certain members of boards and commissions.
13. **22-068** Communication from the Mayor relative to the appointment of Denise Rampelberg to the Board of Elder Affairs
14. **22-069** Communication from the Mayor relative to the appointment of Eleanor Vieira to the Board of Elder Affairs
15. **22-070** Communication from the Mayor relative to the appointment of Linda Doherty to the Board of Elder Affairs.
16. **22-071** Communication from the Mayor relative to the appointment of Paul Ring to the Library Board of Trustees.
17. **22-072** Communication from the Mayor relative to the appointment of Robert P. Hanlon to the Board of Elder Affairs
18. **22-073** Communication from the Mayor relative to the appointment of Sandi Lozier to the Board of Elder Affairs.
19. **22-074** Communication from the Mayor relative to the appointment of James O'Brien as an associate member to the Zoning Board of Appeals.
20. **22-075** Communication from the Mayor relative to Special Municipal Employee Status for members of the Board of Elder Affairs.

Motions

21. **22-076** Motion presented by Councillor Serino: That the City Council adopt the attached Resolution recognizing February as Black History Month.
22. **22-077** Motion presented by Councillor Keefe: That the City Council award Certificates of Merit to Donald Boudreau, Keith Correia, and Ladder 2: Acting Captain Kevin O'Hara, Fire Fighter Chuck DelGreco, and Fire Fighter Brian Ciampoli for their life-saving efforts at a recent High School basketball game.
23. **22-078** Motion presented by Councillor Keefe: That the City Council discontinue the practice of requesting the Police Department to deliver the City Council packets. City Council packets are already provided digitally and for any Councillor wishing to receive a paper packet, they will be available for pick up during City Hall business hours on Friday.

24. **22-079** Motion presented by Councillor Rotondo: That the Mayor request the DPW Water and Sewer Department to provide the public with how many water and sewer repairs have been made over the past two years. The purpose of this request is to demonstrate the great work this department has done.
25. **22-080** Motion presented by Councillor Fiore: That the Mayor provide the City Council with a list of city employees with take home city vehicles along with each employee's job title, residential address, and copies of mileage logs.
26. **22-081** Motion presented by : That the Mayor request CFO Rich Viscay, Solicitor Paul Capizzi, Mr. Dakin from the School Building Program, Superintendent of Public Schools Dr. Kelly, and a representative from the company who can provide the comparative market analysis for possible real estate taking of Wonderland Dog track to appear before the City Council for the purpose of discussing the comparative market analysis. Further, that the Superintendent of Public Schools provide student growth over the past 8 years system-wide.
27. **22-082** Motion presented by Councillor McKenna: That the Mayor request the Parking Director to issue 100 parking placards to the Director of Elder Affairs for use by the seniors attending the Senior Center for classes, luncheons, and special events. Providing placards to these seniors will allow them to enjoy all Senior Center activities without worry of receiving a parking violation or paying the meters in the Central Avenue Municipal Lot.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, February 7, 2022

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

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Al Fiore	Councillor	Present	
Patrick M. Keefe	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Absent	
Ira Novoselsky	Councillor	Present	
Dan Rizzo	Councillor	Present	
George J. Rotondo	Councillor	Absent	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	President	Present	

Councillor Keefe offered a moment of silence for Councillor Morabito's sister and grandmother. The City Council offers its sincerest thoughts and prayers for the Morabito family during this very difficult time.

Annamaria Morabito, Age 49, of Revere, unexpectedly on January 26, 2022. Beloved daughter of Saverio Morabito and the late Giuseppina (Lombardi); loving sister of Diane Morabito and her husband Charles Lambropoulos of Lynnfield, Alfred Morabito and his wife Rachael L. of Lynn, and Revere City Councillor Steven Morabito and his partner Richard Bosworth, Jr. of Revere; cherished granddaughter of the late Saverio and Maria (Pasquariello) Lombardi and the late Alfred and Anna (Imbesi) Morabito; devoted aunt of Mia, Gianna, and David J. Annamaria; also survived by many loving aunts, uncles, and cousins. Annamaria had a sparkling and colorful personality. Her smile instantaneously lit up a room and her laugh was infectious. Annamaria took great pride in her appearance. She dressed head to toe completely accessorized, whether it was just another day of the week or preparing for a celebration. She enjoyed music, dancing, shopping for clothes and accessories, taking photographs and going on day trips with her family.

Maria Lombardi (Pasquariello)- Of Lynn, formerly of Chelsea, January 31st. Devoted wife of the late Saverio Lombardi. Beloved mother of Annina Cogliandro and her husband Anthony of Saugus, Antonio Lombardi and his wife Dorothy of Peabody, Giovanna Lombardi of Italy, Linda Marrero of Lynn and the late Giuseppina Morabito and her surviving husband Saverio of Revere.

Sister of Antonio Pasquariello, Carmela Iannuzzi and her late husband Gerardo, Elisa Grande and her husband Dominic, Settimio Pasquariello and his wife Caryn and the late Cesira Martone and her late husband Joseph and the late Francesco Pasquariello and his late wife Cesira. Also lovingly survived by 12 grandchildren, 12 great grandchildren as well as many nieces and nephews.

2 Approval of the Journal of the Regular Meeting of January 24, 2022

RESULT: ACCEPTED

3 22-030 Motion presented by Councillor Cogliandro: That Certificates of Appreciation be awarded to the following individuals in recognition of their work at the Veterans' Food Bank since the beginning of the pandemic in 2020: Richard Savage, Kathleen Savage, Jeannine Zichella, Ella DiPrima, Carol Pizziferri, June Deneen, Donald Boudreau, Betzy Martinez, William Reedy, Shawn Morris, John Coyne, Nicholas Rudolph, Mark Matheson, and Donna Dreezen.

Councillor Cogliandro presented Certificates of Appreciation to the volunteers of the Revere Veterans' Food Bank in recognition of their service to Revere's military families and veterans.

RESULT: PLACED ON FILE

Public Safety Sub-Committee Report

The Public Safety Sub-Committee met on Monday evening, February 7, 2022 at 5:00PM. Committee members present were Councillors Cogliandro, Fiore, Silvestri, Visconti (ex-officio), and Chairman Serino. Councillor Morabito was absent.

There was one matter on this evening's agenda:

Council Order 22-007, 2022 Hazard Mitigation Plan Update

Elle Baker, Open Space and Environmental Planner addressed the committee and presented a Power Point summary of the Hazard Mitigation Plan.

Councillors Fiore and McKenna whose wards are both low-lying and within coastal boundaries discussed several concerns that will be addressed with the updated plan including the Point of Pines seawall, Riverside seawall, and the raising up of homes bordering Belle Isle Marsh.

Since the inception of the Hazard Mitigation Plan five years ago, the City has applied for and received approximately \$600,000 in Municipal Vulnerability Preparedness grants to help fund several of the items outlined in the plan according to Ms. Baker.

The committee voted favorably to recommend adoption and approval of the 2022 Hazard Mitigation Plan. Councillors Cogliandro, Fiore, Silvestri, Visconti (ex-officio), and Chairman Serino voting in the affirmative. Councillor Morabito was absent.

- 4 22-007 Communication from the Mayor relative to the 2022 update to the Municipal Hazard Mitigation Plan.

2022 HAZARD MITIGATION PLAN UPDATE

- Whereas natural and human-caused disasters may occur at any time, we recognize that to lessen the impacts of these disasters we will save resources, property, and lives in the City;
- And whereas the creation of a Hazard Mitigation Plan is necessary for the development of a risk assessment and effective mitigation strategy;
- And whereas duly-noticed public meetings were held on March 3, 2021 and October 7, 2021;
- And whereas, the City is committed to the mitigation goals and measures presented in the plan;
- Therefore, the City hereby adopts the Revere, Massachusetts Hazard Mitigation Plan - 2022 Update.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Fiore, Keefe, McKenna, Novoselsky, Rizzo, Serino, Silvestri, Visconti
ABSENT:	Morabito, Rotondo

Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday, February 7, 2022 at 5:30PM. Committee members present were Councillors Keefe, McKenna, Serino, Visconti (ex-officio), and Chairman Cogliandro. Councillor Rizzo was absent.

There were several appointments before the committee this evening:

22-009 Appointment of Steven Betterman to the Affordable Housing Trust Fund.

Mr. Betterman was unable to attend tonight's meeting. His appointment will remain in committee.

22-010 Appointment of Laila Pietri to the Affordable Housing Trust Fund.

Ms. Pietri's appointment to the Affordable Housing Trust Fund received a unanimous favorable recommendation from the committee for confirmation

22-022 Appointment of Nicholas Rudolph to the Conservation Commission.

Mr. Rudolph's appointment to the Conservation Commission received a unanimous favorable recommendation from the committee for confirmation.

22-028 Appointment of Megan Simmons-Herrling to the Planning Board.

Ms. Simmons-Herrling's appointment to the Planning Board received a unanimous favorable

recommendation from the committee for confirmation.

- 5 22-009 Communication from the Mayor relative to the appointment of Steven Betterman to the Affordable Housing Trust Fund Board of Trustees.

RESULT: **REFERRED TO APPOINTMENTS**

- 6 22-010 Communication from the Mayor relative to the appointment of Laila Pietri to the Affordable Housing Trust Fund Board of Trustees.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF LAILA PIETRI TO THE AFFORDABLE HOUSING TRUST FUND?"

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Cogliandro, Fiore, Keefe, McKenna, Novoselsky, Rizzo, Serino, Silvestri, Visconti
ABSENT: Morabito, Rotondo

- 7 22-022 Communication from the Mayor relative to the appointment of Nicholas Rudolph to Conservation Commission.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF NICHOLAS RUDOLPH TO THE CONSERVATION COMMISSION?"

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Cogliandro, Fiore, Keefe, McKenna, Novoselsky, Rizzo, Serino, Silvestri, Visconti
ABSENT: Morabito, Rotondo

- 8 22-028 Communication from the Mayor relative to the appointment of Megan Simmons-Herrling to the Planning Board.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF MEGAN SIMMONS-HERRLING TO THE PLANNING BOARD?"

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Cogliandro, Fiore, Keefe, McKenna, Novoselsky, Rizzo, Serino, Silvestri, Visconti
ABSENT: Morabito, Rotondo

Communications

- 9 22-036 Communication from the Election Commissioner requesting feedback on polling locations in the City of Revere.

RESULT: **REFERRED TO COMMITTEE OF THE WHOLE** **Next: 2/28/2022 6:00 PM**

- 10 22-057 Communication from the Mayor requesting an amendment to the Revised Ordinances of the City of Revere relative to Drain Layers.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 2/28/2022 6:00 PM
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- 11 22-058 Communication from the Mayor relative to the appointment of Brian Averback to the Conservation Commission.

RESULT:	REFERRED TO APPOINTMENTS	Next: 3/14/2022 6:00 PM
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- 12 22-059 Communication from the Mayor relative to the reappointment of Joseph LaValle to the Conservation Commission.

RESULT:	REFERRED TO APPOINTMENTS	Next: 3/14/2022 6:00 PM
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- 13 22-060 Communication from the Mayor relative to the reappointment of Heather Legere to the Conservation Commission.

RESULT:	REFERRED TO APPOINTMENTS	Next: 3/14/2022 6:00 PM
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Motions

- 14 22-038 Motion presented by Councillor Novoselsky: That the Mayor request Planning & Community Development to pursue State grant funds in the Shared Streets and Spaces Program for the purpose of applying for a raised crosswalk on Campbell Avenue at the public stairs. Additionally that portable speed bumps for spring, summer and fall weather be installed on Campbell Avenue, upper Centennial Avenue, the long end of Hichborn Street, and various locations on Garfield Avenue and Standish Road between Eliot Road and Curtis Road. Additionally, that raised crosswalks or portable speed bumps be installed through grant funding at all school zones.

Councillor Fiore requested an amendment to provide for speed bumps and raised crosswalks in school zones, which was approved by the City Council.

Councillor Rizzo indicated that though this is a great idea, speed bumps and crosswalks should be installed at strategic locations and not all over the City.

RESULT:	ORDERED AS AMENDED VOICE VOTE
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- 15 22-039 Motion presented by Councillor Cogliandro, Councillor Serino: That the Mayor request the Traffic Commission to amend Schedule IV of Title 10 Isolated Stop Signs by removing Conant Street for Northeast bound and Southwest bound traffic at the intersection of Rumney Road. Further, that the DPW be directed to remove the stop sign upon the approval of the amendment by the Traffic Commission.

RESULT: ORDERED - VOICE VOTE

- 16 22-040 Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to increase patrols on Proctor Avenue. This neighborhood continues to be affected by speeding.

RESULT: ORDERED - VOICE VOTE

- 17 22-041 Motion presented by Councillor Serino: That the Mayor request National Grid to install a 48 watt street lamp on Pole 2793 in front of 58 Carlson Avenue. Years ago, a car took the pole down, and when the pole was replaced, the street lamp never got replaced.

Councillor Serino requested an amendment to his motion to specify a 48 watt light.

RESULT: ORDERED AS AMENDED VOICE VOTE

- 18 22-042 Motion presented by Councillor Serino: That the Mayor request National Grid to lower the wattage of the light in the street lamp to 48 watts on Pole 2591 in front of 60 Kingman Avenue. The current wattage is shining in neighbors' homes, and has become a nuisance.

Councillor Serino requested an amendment to his motion to specify a 48 watt light.

RESULT: ORDERED AS AMENDED VOICE VOTE

- 19 22-043 Motion presented by Councillor Serino, Councillor Fiore: That the Fire Chief appear before the City Council's Public Safety Committee to discuss the state of the Revere Fire Department's fleet of trucks and their maintenance. Residents in Ward Six have been inquiring regarding Engine 3's use of a Chelsea fire truck in recent weeks and months. Additionally, that the Fire Chief be requested to provide an update on the Point of Pines Fire Station and the City's contracted ambulance services.

Councillor Fiore requested amendments to Councillor Serino's motion to further ask the Fire Chief to provide an update on the Point of Pines Fire Station and the City's ambulance service contract.

Chief Bright was unable to attend the meeting tonight, but submitted the following email correspondence to Councillor Serino:

Over the past several months we have experienced a rash of mechanical and safety system breakdowns concerning our fire apparatus. We put in emergency allocations to cover some of the work. Engine 4 and Engine 5 have been repaired and are back in service. Engine 3 (N. Revere) and Engine 1 (Parkway) are still out for repairs, but hopefully we should have them back in service within a couple weeks. As you know, we do not have the budget or capacity to do

much mechanical work in house in the City. Compounding matters is the covid pandemic creating a shortage of mechanics, parts, etc. Consequently, residents may continue to see Malden, Boston, or some other neighboring communities fire apparatus in use in Revere for the immediate future. I have been borrowing apparatus so that we are not placing them out of service (browning out), which was the common practice before I became Fire Chief.

Lastly, we have two pumper trucks on order that should be delivered and ready to put in service this summer. This should be very helpful.

If you have any questions, please do not hesitate to contact me anytime.

RESULT: REFERRED TO PUBLIC SAFETY

- 20 22-044 Motion presented by Councillor Serino: That the Mayor request Overlook Ridge and MassDOT to provide the City with an update regarding the eventual reconfiguration of the entrance to Overlook Ridge and access to Route 1.

Councillors Rizzo and Novoselsky would like to see management from Roseland Properties address the City Council on this issue as this developer has provided nothing but broken promises to the City of Revere which included a hotel on-site and Route 1 improvements that have never come to fruition.

RESULT: ORDERED - VOICE VOTE

- 21 22-045 Motion presented by Councillor McKenna, Councillor Keefe: That the Mayor be requested to communicate the City's concerns to Congresswoman Katherine Clark relative to 5G antennas within a two and half mile radius of Logan Airport. The FAA and recent data has shown that 5G antennas can disrupt flight instruments on airplanes. Beachmont is directly under the flight path from Logan Airport and any airplane interference from 5G antennas would be catastrophic for this neighborhood.

RESULT: ORDERED - VOICE VOTE

- 22 22-046 Motion presented by Councillor McKenna: That the City Council issue a Certificate of Appreciation to Hennisee Gomez, Property Manager of Broadway Towers. Hennisee has been a wonderful asset to the residents of Revere by assisting fire victims and those in need by providing housing at reasonable rates.

RESULT: ORDERED - VOICE VOTE

- 23 22-047 Motion presented by Councillor McKenna, Councillor Fiore: That the Mayor request the appropriate department to purchase sandbags in

preparation for future storms for use by residents. Many residents reside in low lying neighborhoods who would benefit from sandbags around their foundations to prevent flooding. I received several calls from residents requesting sandbags during the blizzard last weekend.

RESULT: ORDERED - VOICE VOTE

- 24 22-048 Motion presented by Councillor Rizzo, Councillor Serino: That the Mayor request the MassDOT to lengthen the deceleration lane on Rte 60 (Squire Rd.) heading eastbound for entry into Northgate Shopping Plaza.

RESULT: ORDERED - VOICE VOTE

- 25 22-049 Motion presented by Councillor Rizzo: That the following amendment to the Revised Ordinances of the City of Revere be ordered to a public hearing: An Ordinance Amending the Time Requirements for the Placement of Trash for Curbside Collection Section 1. Section 8.06.030D Time, Requirements for the Placement of Trash for Curbside Collection; time and method is hereby amended by deleting the first sentence and inserting in place thereof, "Trash carts and containers authorized for curbside collection shall be placed for curbside collection no earlier than 5:00 p.m. on the day before scheduled collection and no later than 7:00 a.m. on the day of collection from April 1st to October 31st and no earlier than 4 p.m. on the day before scheduled collection and no later than 7 a.m. on the day of collection from November 1st to March 31st."

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 2/28/2022 6:00 PM

- 26 22-050 Motion presented by Councillor Serino: That the Mayor be requested to investigate the feasibility of utilizing capital improvement stabilization funds to purchase a snow melting machine for the DPW. Snow is only plowed and never removed in highly congested areas of the City. Removing snow from these areas is the most efficient way to free up on-street parking spaces and improve pedestrian safety and walkability after storms.

Councillor McKenna received some information regarding snow melting machines in that the environmental impacts of running the machine outweigh the benefits. Councillor McKenna requested to withdraw the motion at this time.

Councillor Serino offered to take up the motion with an amendment to ask the Mayor if this purchase would be feasible.

RESULT: ORDERED AS AMENDED VOICE VOTE

- 27 22-051 Motion presented by Councillor Fiore, Councillor McKenna: That the Mayor request the Traffic Commission to remove the parking meters from the Central Avenue Municipal Parking Lot.

Councillor Rizzo indicated that during his tenure as Mayor, he worked with the Traffic Commission to remove several meters in the Broadway business district because they are inconvenient for business.

Councillor McKenna would like to see the parking meters removed to free up much needed parking for residents in this neighborhood.

Councillor Fiore views parking meters as trivial and wants to them meters removed.

RESULT: REFERRED TO TRAFFIC COMMISSION

- 28 22-052 Motion presented by Councillor Fiore: That the Mayor be requested to appear before the City Council to explain why the taxpayers, as opposed to the City, are being charged 3 percent or more to pay taxes with a credit card.

Rich Viscay, CFO addressed the City Council on this motion. Mr. Viscay indicated that the City suspended the 3% charge during the pandemic to help steer rate payers to pay bills online instead of in person. Waiving the 3% charge during this time cost the City between \$400,000 and \$500,000 and estimates that if the City were to continue this practice more and more folks would start using their credit cards to pay for their taxes to earn points. If that occurs, the City could realize a seven figure line item for forgoing the 3% charge. Mr. Viscay further noted that the City does not see any of the 3% as it is a pass-through charge that goes directly to the credit card companies.

Councillor Fiore believes that the 3% charge is hurting individuals who choose to use a credit card to pay their taxes because they cannot afford to pay by cash or checking account.

RESULT: REFERRED TO WAYS & MEANS

- 29 22-053 Motion presented by Councillor Cogliandro: That the Mayor designate the walking path entrance connecting Cooleage Street and Gordon Road as a pedestrian walking path. Further, that the Mayor direct the DPW to ensure that area is clearly marked as such and plowed properly so children can safely walk to school.

School Committee Member John Kingston addressed the City Council and spoke in favor of this motion to ensure that students have a safe commute to school. Mr. Kingston also wants to see crosswalks shoveled out especially near schools to improve student safety and walkability.

RESULT: ORDERED - VOICE VOTE

- 30 22-054 Motion presented by Councillor Silvestri: That the City Council approve the following Home Rule, An Act Relative to Term Limits for the Office of Mayor, City Council, and School Committee. Section 1. Notwithstanding the provisions of section 59 of chapter 43 of the General Laws, no person shall hold the office of city councillor for more than five terms. Section 2. Notwithstanding the provisions of section 31 of chapter 43 of the General Laws, no person shall hold the office of school committee member for more than five terms. Section 3. Notwithstanding the provisions of section 17C of chapter 43 of the General Laws, no person shall hold the office of mayor for more than three terms. Section 4. This act shall not apply to any person holding the office of mayor, city councillor, or school committee member who has exceeded the term limits as provided for in Sections 1 through 3 on the effective date of this act. Section 5. This act shall take effect upon its passage.

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

- 31 22-055 Motion presented by Councillor Silvestri: That the Mayor be requested to provide all first responders in the City of Revere with \$500 from ARPA funds for their committed service during the Covid-19 pandemic.

RESULT: REFERRED TO WAYS & MEANS

- 32 22-056 Motion presented by Councillor Silvestri: That the City Council award Certificates of Appreciation to the Paul Revere 5th Grade Peer Leadership Team for collecting winter gloves and hats for those in need.

RESULT: ORDERED - VOICE VOTE

- 33 22-061 Motion presented by Councillor Fiore: That the City Council request the City Solicitor to provide the City Council with a legal opinion regarding the Mayor's authority to allow multiple members of boards and commissions terms to expire and continue to serve without confirmation of the City Council.

Councillor Fiore cited several examples of boards in which this situation is occurring which include the Board of Assessors, Zoning Board of Appeals, and the Conservation Commission.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:35 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Feb 7, 2022 6:00 PM (Salute to the Flag)



CITY OF REVERE

Brian M. Arrigo
Mayor

February 3, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to submit an amendment to Title 12 of the ordinances of the City of Revere, specifically as they pertain to the governance of drain layers. This amendment clarifies language regarding the approval of drain layers as well as the authority of the director of public works and city engineer. Please refer questions regarding this amendment to Chief of Infrastructure Don Ciaramella and Francessa Scalesse of the Engineering Department.

Regards,

Brian M. Arrigo
Mayor

City of Revere

Donald P. Ciaramella

Chief of Infrastructure & Public Works
281 Broadway Revere, MA 02151
dciaramella@revere.org | 781. 286. 8149



5.a

Brian M. Arrigo
Mayor

Attachment: Drain Layer Amendment (22-057 : Amendment to Title 12 of Revere Ordinances Relative to Drain Layers)

January 26, 2022

City of Revere
Mayor's Office
281 Broadway
Revere, MA 02151

RE: Drain Layer Definition Ordinance

Please see attached proposal requesting Revere City Council refer to the proposed ordinance to a public hearing. I would appreciate if we could get this on the next council's meeting agenda. Please feel free to contact me with any questions you may have. Thank you.

Donald P. Ciaramella

January 24, 2022

I. AN ORDINANCE FURTHER AMENDING TITLE 12 OF THE ORDINANCES OF THE CITY OF REVERE.

SECTION 1. Title 12 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new chapter and sections:

Chapter 12.18 – DRAIN LAYERS

12.18.010 – Definition.

“Drain layer” is a general term applied to a licensed professional, engaged in the business of installing sanitary sewer pipes, water distribution pipes, stormwater pipes, natural gas pipes, electric conduit, including geotechnical subsurface exploration, and any/all underground and subsurface utilities. Such utilities include main line pipes as well as public or private service line pipes, and all related connections and appurtenances.

12.18.020 – Approval; applications; licensing.

A. Consistent with chapter 13.08, all drain layers must be licensed and/or approved by the director of public works and the city engineer prior to commencing any work within the city of Revere. The director of public works and the city engineer may license such drain layers as apply and are found competent. No person other than a licensed drain layer shall construct, repair, otherwise connect to or excavate for such purpose any utility within the City’s right of way nor perform any type of subsurface exploration and/or boring of any kind.

B. All applications for the construction, repair, or alteration of utilities for private use within the City’s right of way, and their entrance into common utilities, shall be made to the director of public works, and shall be in such form as he/she shall prescribe, and shall be approved by the city engineer. All such utilities for private use within the City’s right of way and their entrances into common utility systems shall be constructed, connected, maintained, and kept in repair by a licensed private drain layer hired or employed by the applicant in such manner as the director of public works and/or city engineer may from time to time determine. The cost of any work so constructed, maintained, or repaired shall be paid by the applicant therefor.

II. AN ORDINANCE FURTHER AMENDING TITLE 13 OF THE ORDINANCES OF THE CITY OF REVERE.

SECTION 1. Title 13, Chapter 13.08, Section 13.08.270 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:

13.08.270 – Sewer layer; drain layer.

See 12.18.010.

SECTION 3. Title 13, Chapter 13.08, Section 13.08.300 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:

13.08.300 – Director of public works.

“Director of public works” refers to the head of the public works department of the city or his or her authorized agent, deputy or representative.

SECTION 3. Title 13, Chapter 13.08, Section 13.08.355 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words in the first sentence “by the city engineer,” and inserting in place thereof “by the director of public works and the city engineer.”

SECTION 4. Title 13, Chapter 13.08, Section 13.08.360 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent of public works” throughout and inserting in place thereof the words “director of public works.”

SECTION 5. Title 13, Chapter 13.08, Section 13.08.360 of the Revised Ordinances of the city of Revere is hereby amended by deleting the first word “Applications” and inserting in place thereof the words “Consistent with section 12.18.020, applications.”

SECTION 6. Title 13, Chapter 13.08, Section 13.08.365 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “sewer layer” throughout and inserting in place thereof the words “drain layer.”

SECTION 7. Title 13, Chapter 13.08, Section 13.08.365 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent of public works” and inserting in place thereof the words “director of public works and/or the city engineer.”

SECTION 8. Title 13, Chapter 13.08, Section 13.08.375 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “sewer layer” and inserting in place thereof the words “drain layer.”

SECTION 9. Title 13, Chapter 13.08, Section 13.08.380 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent of public works” throughout and inserting in place thereof the words “director of public works and/or the city engineer.”

SECTION 10. Title 13, Chapter 13.08, Section 13.08.380 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “sewer layer” and inserting in place thereof the words “drain layer.”

SECTION 11. Title 13, Chapter 13.08, Section 13.08.385 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent of public works” and inserting in place thereof the words “director of public works and/or the city engineer.”

SECTION 12. Title 13, Chapter 13.08, Section 13.08.395 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “city engineer” and inserting in place thereof the words “director of public works and/or the city engineer.”

SECTION 13. Title 13, Chapter 13.08, Section 13.08.400 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent of public works” throughout and inserting in place thereof the words “director of public works.”

SECTION 14. Title 13, Chapter 13.08, Section 13.08.405 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent of public works” and inserting in place thereof the words “director of public works.”

SECTION 15. Title 13, Chapter 13.08, Section 13.08.420 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent of public works” throughout and inserting in place thereof the words “director of public works.”

SECTION 16. Title 13, Chapter 13.08, Section 13.08.420 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “sewer layer” and inserting in place thereof the words “drain layer.”

SECTION 17. Title 13, Chapter 13.08, Section 13.08.425 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “sewer layer” throughout and inserting in place thereof the words “drain layer.”

SECTION 18. Title 13, Chapter 13.08, Section 13.08.425 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent of public works” throughout and inserting in place thereof the words “director of public works.”

SECTION 19. Title 13, Chapter 13.08, Section 13.08.430 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “superintendent” and inserting in place thereof the words “director of public works.”

SECTION 20. Title 13, Chapter 13.08, Section 13.08.435 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “city council” and inserting in place thereof the words “director of public works and the city engineer.”

SECTION 21. Title 13, Chapter 13.08, Section 13.08.435 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “sewer layer” throughout and inserting in place thereof the words “drain layer.”

SECTION 22. Title 13, Chapter 13.08, Section 13.08.445 of the Revised Ordinances of the city of Revere is hereby amended by deleting the words “sewer layer” and inserting in place thereof the words “drain layer.”

CZ-22-01

**CITY OF REVERE, MA
PUBLIC HEARING**

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 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, February 28, 2022 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, March 1, 2022 at 5:30PM in the Office of the Planning Board, 3rd Floor, Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere requested by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128:

Section 1. Section 17.16.040(D) Business Uses and Consumer Services, Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by allowing Automotive/truck rental office and storage use by Special Permit^{^^} in the HB District.

Section 2. Section 17.16.040 Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new footnote ^{^^^}:

1. Allowed vehicles as part of the “Automotive/truck rental office and storage” shall be limited to no more than a GVW 8,000 lb limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of 25,000 square feet for any property seeking such a use by Special Permit.
4. No stacking of vehicles will be allowed on site.
5. No repair, maintenance, or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

A copy of the aforementioned application is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Louis Ciarlone
Planning Board, Chairman

Revere Journal
Check attached: 10583
January 26, 2022
February 2, 2022

McDERMOTT
 QUILTY &
 MILLER LLP

28 STATE STREET, SUITE 802
 BOSTON, MA 02109

January 11, 2022

VIA FEDERAL EXPRESS & ELECTRONIC MAIL (amelnik@revere.org)

Ashley E. Melnik
 City Clerk - City of Revere
 281 Broadway
 Revere, Massachusetts 02151

OFFICE CITY CLERK
 REVERE, MASS

2022 JAN 12 AM 11:11

FILED

**RE: Application for Change of Zoning Ordinance
 Revised Ordinances of the City of Revere
 Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030
85 Squire Road, Revere, Massachusetts 02151**

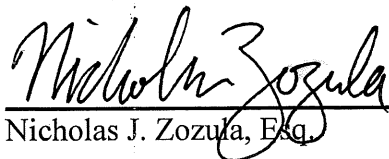
Dear City Clerk Melnik:

As counsel to Enterprise Rent-A-Car Company of Boston, LLC, a Delaware limited liability company (the “Applicant”), and the Applicant for a Change of Zoning Ordinance per MGL40A, § 5 to amend the City of Revere Zoning Ordinance (R.R.O. 17.16.040) to allow an “Automotive/Truck Rental Office and Storage” Use in the Highway Business districts by Special Permit, I am writing to submit the enclosed original re-application to the Revere City Council for a Change of Zoning Ordinance (Form A).

Also enclosed please find a check made payable to the City of Revere in the amount of \$180.00 and a check made payable to the Revere Journal in the amount of \$140.00.

We respectfully request that this matter be placed on the next available Revere City Council public hearing agenda, if possible. Thank you for your time and consideration. Please do not hesitate to contact me with any questions in this regard.

Sincerely,


 Nicholas J. Zozula, Esq.

NJZ/rwl
 enc.

Attachment: CZ2201ZoningAmendmentRentalCarFacilitiesHBDistrict (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

The City of Revere, Massachusetts



City Hall

281 Broadway
 Revere, MA 02151
 (781) 286-8160
 (781) 286-8206 FAX

Ashley E. Melnik

City Clerk

Office of the City Clerk

To: Applicants Seeking a Change of Zoning Ordinances
 or a Change of the Zoning Map from the Revere City Council
 From: Ashley E. Melnik, City Clerk
 RE: Application Procedure

The Revere City Council requires all applicants seeking a change of the Zoning Ordinances or a change of the Zoning Map to submit the following documents:

1. An application for a change of the Zoning Ordinances or a change of the Zoning Map from the Revere City Council.
2. An application for an amendment of the Zoning Map shall include a plan indicating the parcels that will be affected by the proposed Zoning Map amendment. N/A NOT NEEDED PER CIVIL CLERK OFFICE
3. The required fees for submission of an application for a change of the Zoning Ordinances or a change of the Zoning Map to the Revere City Council.

Please note that applications for a change of the Zoning Ordinances or a change of the Zoning Map will not be accepted unless the applicant fulfills all of the application requirements of the Revere City Council.

10/28/88
 10/10/02
 7/21/05
 5/24/11
 2/1/17

City of Revere, Massachusetts
Schedule of Fees
for Public Hearing
for Licenses, Permits, Zoning Amendment, Board of Appeals

~~Applicant is required to secure a certified list of abutters and abutters to the abutter as required by Chapter 40A, Section 11 of the Massachusetts General Laws from the City of Revere Board of Assessors and the Board of Assessors of neighboring cities and towns if required, and submit said certified list(s) to the City Clerk's Office with the completed application and separate checks listed below. N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

(The Board of Assessors shall provide a hard copy of the certified list(s) and two (2) sets of mailing labels to facilitate the mailing of first notices and decision notices.)

1.) City of Revere \$180.00
For administrative expenses
of the City Clerk's Office. (\$180.00)

2.) Revere Journal \$140.00
Legal advertising expenses
relative to variance public hearing (\$70.00/week)

- 3/18/91
- 3/27/92
- 2/2/94
- 9/7/94
- 12/5/96
- 7/21/05
- 5/24/11
- 2/1/17

Attachment: CZ2201 Zoning Amendment Rental Car Facilities HBDistrict (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

N/A - NOT NEEDED PER CITY CLERK OFFICE

**Plot Plan Requirements
Relative to the Submission of
Variance Application to the Zoning Board of Appeals
Special Application to the Revere City Council**

1. ~~Applications to the Zoning Board of Appeals or the Revere City Council must include a plot plan illustrated in black ink on 8½' x 14; mylar suitable for recording in the Suffolk County Registry of Deeds in accordance with Suffolk County Registry of Deeds' standards.~~
2. The plot plan must illustrate lot or lots for which application is submitted. Multiple lots assembled to form a buildable lot must be illustrated with hash lines between lots to indicate location of multiple lots. Applications for variances for subdivision purposes must include existing lot lines illustrated with hash lines as well as proposed new lot lines illustrated by bold lines. Plot plans submitted for variance for subdivision purposes must include existing as well as proposed lot numbers.
3. The plot plan must illustrate lot dimensions, i.e., lot frontage and lot size. Plan must also illustrate yard dimensions, i.e., front, side and rear yard setbacks.
4. Plot plan must include calculations of percentage of principal building coverage on the lot, usable open space and current and proposed building and/or structure height. (See section 17.24.010 of Revere Zoning Ordinances for reference.)
5. Plot plan must illustrate parking spaces. (See Section 17.28.020 of Revere Zoning Ordinances for requirements.)
6. Plot plan must indicate current zoning designation of lot as well as street address of lot.
7. Plan must illustrate all existing structure, stairs, decks, chimney foundations, swimming pools, sheds, patios, etc.
8. Plan must illustrate the exact distance of structures on direct abutting properties in proximity to the applicant's property.
9. Plan must indicate the names of direct abutters illustrated on their adjoining properties.
10. Plan must illustrate the amount of new increased square footage being requested by this application.
11. Plan must illustrate the proposed number of stories and height of the proposed structure.

10/28/88

12/1/89 amended

2/2/94 amended

3/27/05 amended

FORM A

APPLICATION NO. _____

DATE: _____

**City of Revere, Massachusetts
Revere City Council
Application For
Change of Zoning Ordinance
or Zoning Map**

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

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

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

- A. Application for change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030).
- B. Application for change of zoning map (Revised Ordinances of the City of Revere, Title 17, Chapter 17.12, Sections 17.12.010 – 17.12.030).

1. Applicant submitting this application is:

Name: Enterprise Rent-A-Car Company of Boston, LLC

Address: 50 Tomahawk Drive Bldg #49 East Boston, MA 02128

Tel. #: 781-389-2539

2. Applicant is: _____ City Council
 Individual Owning Land Affected by Change
 _____ Request by Registered Voters
 _____ Planning Board
 _____ Regional Planning Agency

Attachment: CZ2201ZoningAmendmentRentalCarFacilitiesHBDistrict (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

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

Name: Joseph P. Hanley, Esq. and Nicholas J. Zozula, Esq.

Title: Attorneys for the Applicant

Address: McDermott, Quilty & Miller, LLP, 28 State Street, Suite 802, Boston, MA

Tel. #: 617 646 4440

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

Name: Sunrise Equities Corp.; Anthony J. Miceli, President

Address: 9 Park Place, 4th Floor, Great Neck, NY 11021

Tel. #: (516) 466-6464

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

Book 12857, Page 68. Certificate # (if registered) _____,

Book _____, Page _____.

~~6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated: N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

Lot # _____ Sq. Ft. _____ N/A NOT NEEDED PER CIVIL CLERK OFFICE

~~7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

8. A locus map (8.5" 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.

SEE ATTACHED ZONING MAP SHOWING HB DISTRICTS

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 X

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: CZ2201 Zoning Amendment Rental Car Facilities HB District (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

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 address is 85 Squire Road (Route 60). The current use is a Verizon Retail Store. The property contains 0.692 acres of land with an existing free standing building containing approximately 3,395 square feet and built in 1974.

11. What is the nature of the change of zoning ordinance or change of zoning map requested in this application?

The proposed use is an Enterprise Rental Car location. The property is located within the HB district as a Highway Business district (HB), highway commercial and regional business. Under 17.16.040.D, in the HB District the proposed "Automotive/truck rental office and storage" for an Enterprise Rental Car location is NOT permitted.

The proposed change to the zoning ordinance offered by the Applicant and Property Owner, per MGL 40A, § 5, is to amend the zoning ordinance (R.R.O. 17.16.040) to allow the use in the HB district by special permit (the use is currently allowed by special permit in the TED and PDD1 districts only).

The request is to allow the use in the HB district by special permit with the following conditions and restrictions:

1. Allowed vehicles as part of the "Automotive/truck rental office and storage" shall be limited to no more than a GVW 8,000 lb limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of 25,000 square feet for any property seeking such a use by Special Permit.
4. No stacking of vehicles will be allowed on site.
5. No repair maintenance or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

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

J. [Signature]
Signature of Applicant

1/10/2022
Date

M.P. [Signature]
Signature of Owner

1/10/2022
Date

Nicholas Zozula, Esq.
Signature of Designated Representative

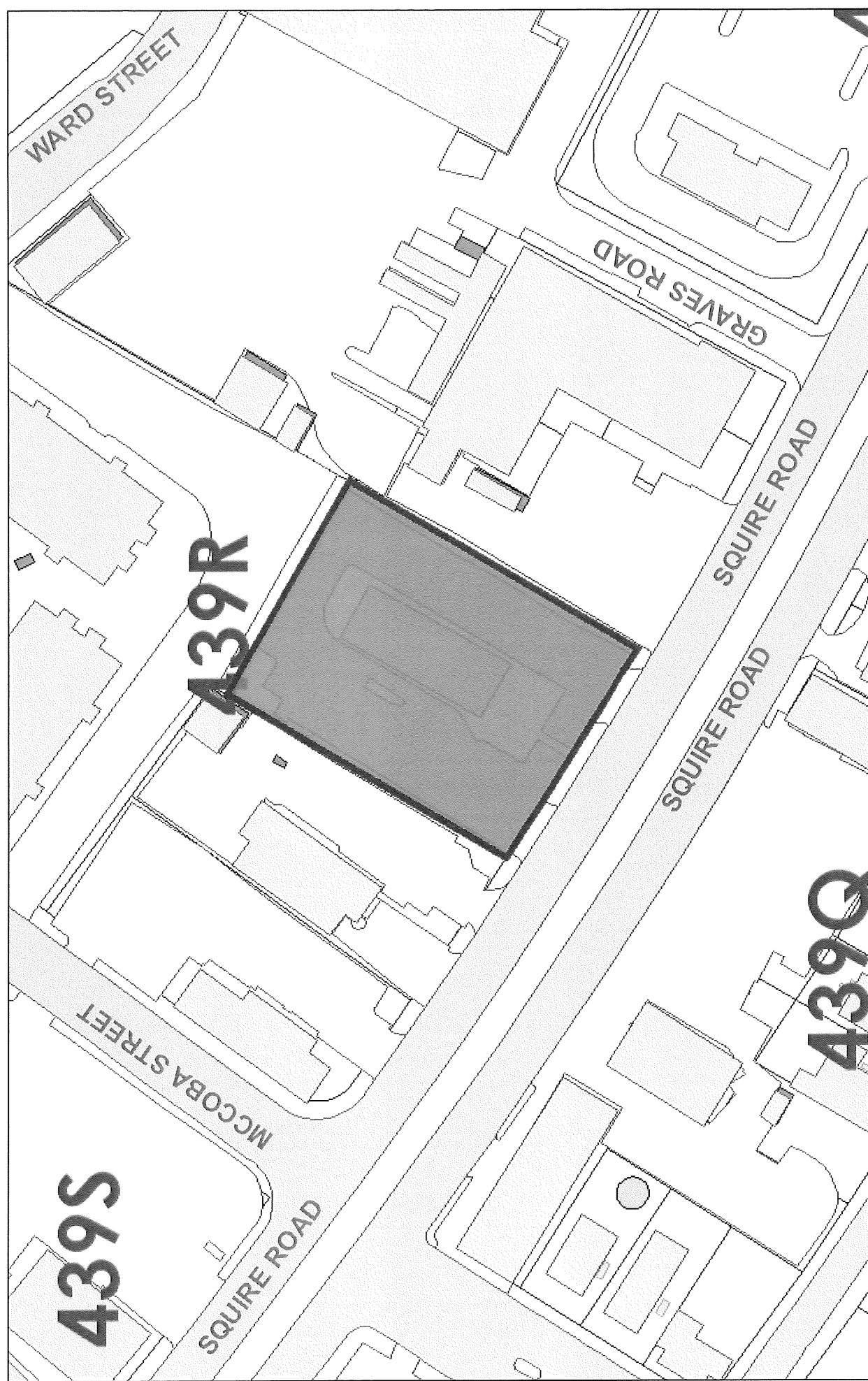
1/10/22
Date

Received from above applicant, the sum of \$ 320 to apply against administrative and mailing costs.

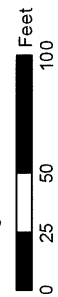
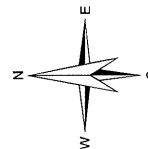
Date Submitted to the Revere Planning Board:

January 11, 2022

Attachment: CZ2201 Zoning Amendment Rental Car Facilities HBDistrict (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)



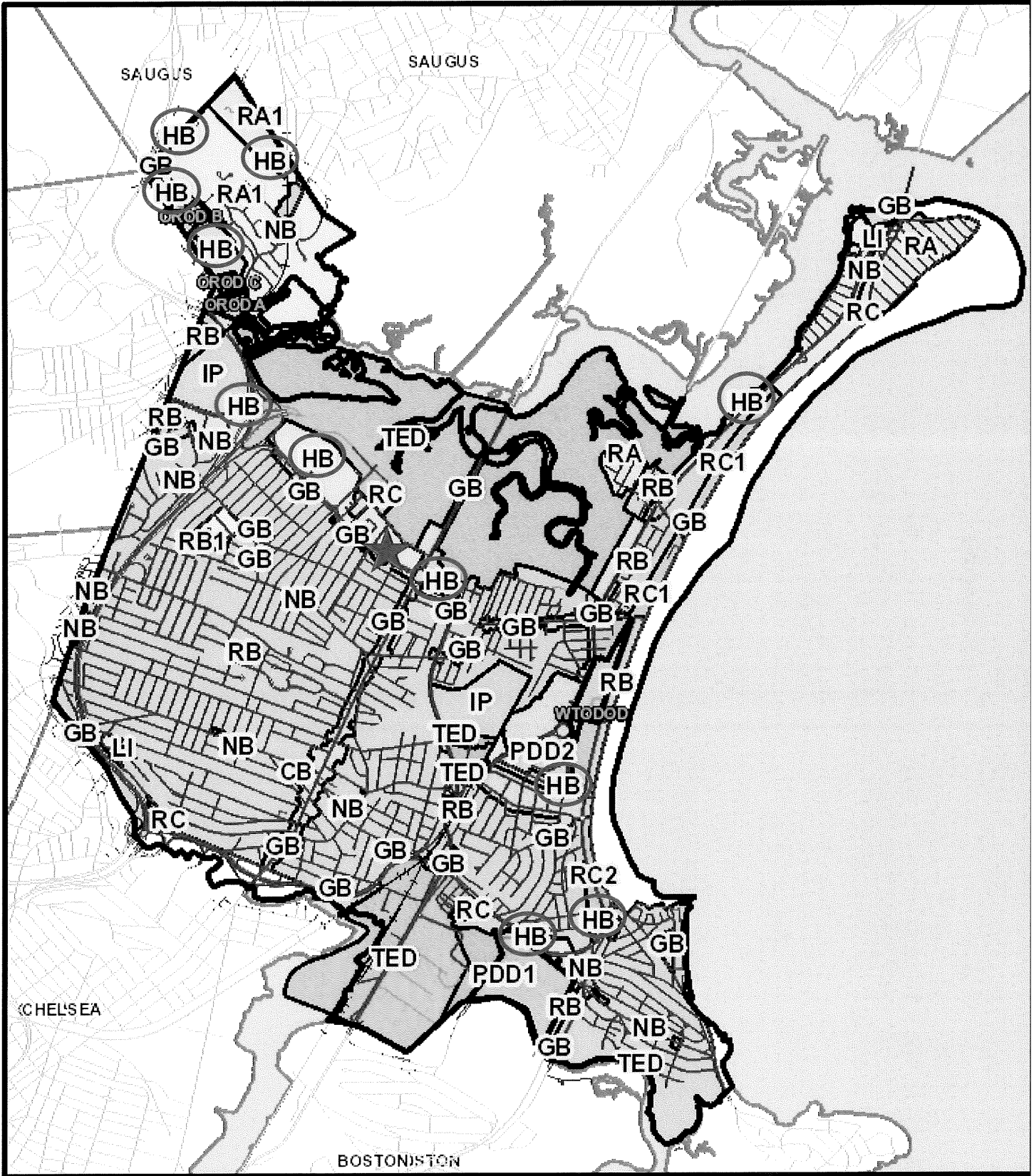
85 Squire Road



Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use or reliance upon GIS information.

Attachment: CZ2201 Zoning Amendment Rental Car Facilities HB District (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

City of Revere Zoning Map – Highway Business Districts



Attachment: CZ2201 Zoning Amendment Rental Car Facilities HB District (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

C-22-01

PUBLIC HEARING

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 28, 2022 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 Broadway Capital CDPM, Inc., 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council for the extension and alteration of a nonconforming structure and use to enable the appellant to convert a former nursing home to a 72 unit mixed use development consisting of 71 residential units and 1 office at 133 Salem Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-22-01) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #1216
02/09/2022
02/16/2022

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

FORM B

APPLICATION NO. C-22-01
DATE: 2/2/2022

**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 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 _____.
- C.** 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.

1. Applicant submitting this application is:

Name: Broadway Capital CDPM Inc.

Address: 932 BROADWAY UNIT 1, CHELSEA MA 02150

Tel. #: 617-851-4955

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

FILED
2022 FEB -2 PM 1:57
OFFICE CITY CLERK
REVERE, MASS

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

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

Name: MIKAEL VIENNEAU, Broadway Capital CDPM Inc.

Title: President

Address: 932 Broadway Unit 1, Chelsea MA 02150

Tel. #: 617-851-4955

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

Name: 133 Salem Street Holdings, LLC

Address: 1422 Clarkview Rd, Baltimore MD 21209

Tel. #: 410-342-3155

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

Book 54172, Page 89. 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:

"The Muller" by Vanko Studio Architect dated January 4, 2022 stamped by J. Peter Vanko License No. 31446

Lot # 33-459-5A, 33-459-09, 33-459-10 Sq. Ft. 78,302

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

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. Please see attachment.

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)? No.

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; X no.

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

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

Please see attachment.

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

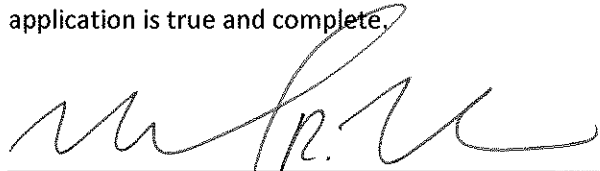
In accordance with Section 17.40.020 and 17.40.030 of the Revised Revere Zoning Ordinance, a special permit is requested from the City Council for the extension of a nonconforming structure and change of one nonconforming use to another nonconforming use.

Date of denial by Building Inspector and/or Planning Board

January 25, 2022

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

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

2-2-2022
Date

See attached signed permission letter from owner.

Signature of Owner

Date



Signature of Designated Representative

2-2-2022
Date

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

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

**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: Mikael Vienneau, Broadway Capital CDPM Inc.

Address: 932 Broadway Unit 1, Chelsea MA 02150

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

Name: 133 Salem Street Holdings, LLC

Address: 1422 Clarkview Rd, Baltimore MD 21209

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

Partner's Name: _____

Address: _____

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

Name: _____

Address: _____

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

Trustee's Name: _____

Address: _____

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

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

Joint Venture Name: _____

Address: _____

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

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

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: Mikael R. Vienneau, President

Address: 932 Broadway Unit 1, Chelsea MA 02150

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:


See attached

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

Request for Finding of Fact – Special Permit

Now comes the applicant Broadway Capital CDPM Inc.
who has applied to this Honorable City Council for a special permit for property located at 133 Salem St,
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) See attachment.
 - (b)
 - (c)
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) See attachment.
 - (b)
 - (c)
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) See attachment.
 - (b)
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) See attachment.
 - (b)
 - (c)

Page 2
Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Salem Street and Waitt Park for the following reasons:
(streets)
- (a) See attachments.
 - (b)
 - (c)
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
- (a) See attachments.
 - (b)
 - (c)

Date: February 2, 2022

Respectfully submitted by: Mikael R. Vienneau, Broadway Capital CDPM Inc.

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

To: George Anzuoni, 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: _____
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: _____
(business address of above person, corporation or business enterprise)

Location Address: _____
(location of property for which license or permit is required.)

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)


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.

133 SALEM STREET HOLDINGS, LLC

Signature of Individual or

Corporate Name

by: 

Corporate Officer (if applicable)

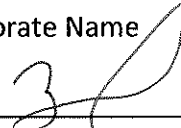
Certification

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.

133 SALEM STREET HOLDINGS, LLC

Signature of Individual or

Corporate Name

by: 

Corporate Officer (if applicable)

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

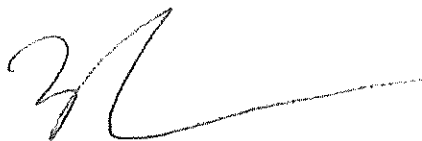
To: City of Revere, Revere Planning Department, Revere City Council
From: Manager of 133 Salem Street Holdings, LLC
cc: Mikael R. Vienneau, President of Broadway Capital CDPM Inc.
Date: January 20, 2022
Subject: Owner Permission Letter: 133 Salem Street, Revere MA

Please consider this document as written permission for Mikael Vienneau of Broadway Capital CDPM Inc to apply, on behalf of the current property owner, 133 Salem Street Holdings, LLC, for the required zoning relief to convert the Nursing Facility located at 133 Salem Street in Revere MA to a mixed-use (residential/ office) property. The associated parcel ID of subject properties are listed below:

33-459A-10

33-459-5A

33-459A-9



Manager of 133 Salem Street Holding, LLC

1422 Clarkview Rd

Baltimore, MD 21209

Phone Number:

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

Petition for Special Permit
133 Salem Street
Revere, MA 02151



Presented by
Mikael R. Vienneau



February 2, 2022

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

Petition for Special Permit
133 Salem Street
Revere, MA 02151

1. PROJECT OVERVIEW

Project Title: The Muller

Project Location: 133 Salem Street
Revere, MA 02151

Project Petitioner: Mikael R. Vienneau, Broadway Capital CDPM Inc.
932 Broadway Suite 1
Chelsea, MA 02150

Property Owner: 133 Salem Street Holdings, LLC
1422 Clarkview Rd,
Baltimore, MD 21209

About Petitioner: Mikael Vienneau is managing director of Broadway Capital. Broadway Capital CDPM Inc. is a privately-owned company located in Chelsea MA, that owns and manages a total of 220 residential units across the north shore. Our company's main office is in Chelsea. The company has a total 8 employees. Most recently Broadway Capital completed the adaptive reuse project of a nursing home to a 34-unit mixed development located at 932 Broadway in Chelsea.

Project Summary: The proposed project to be known as "The Muller" includes retrofitting an existing abandoned structure to create a 72-unit mixed use (office/ residential) development in the Residential (RA1) zoning district. In total the proposed project will create 71 new residential units in proximity to Suffolk Downs, Amazon facilities and other local small businesses. The project will consist of all 71 owner-occupied residential units. There will be a total of 81 off-street parking spots: 1.1 parking spot per residential unit ratio. There will also be a shared open space terrace/ park area around the back of building. The project requires special permit approval due to the following zoning deficiencies associated with the RA-1 zoning designation:

	<u>Permitted/ Required</u>	<u>Proposed</u>	<u>Relief Type</u>
Maximum Height (ft)	35	42.5	Special Permit
Maximum No. of Stories	2.5	4	Special Permit
Minimum Off Street Parking Spaces	157	81	Special Permit
Non-conforming Usage Change	NA	NA	Special Permit

Petition for Special Permit
 133 Salem Street
 Revere, MA 02151

1. General Purpose: Existing structure with no changes to current setbacks and total lot area
 Ample number off-street of parking spots considering all unit 2BD or less
 Maintains useable open space around the exterior of the building
 Promotes home ownership in Revere
2. Appropriate Location: Located in residential (RA1) zoning district
 Close to public transportation and RT1 with direct access to Boston
 In proximity to other residential condominium and apartment developments
 Neighborhood is not opposing development
 New office space will help promote small business growth in area
3. Public Utilities: After performing a simple review of the utilities, a summary of our findings and recommendations is outlined below:
- The electrical service will be provided by National Grid. The current service will need to be upgraded existing service to a 1600-amp 3-phase service in order provide adequate electrical capacity for the 72 units. The line will enter the property via Salem Street side of property.
- The domestic water, sewer and sprinkler lines will most likely be adequate to support the demands for the 72 units. The current building has a 4-inch domestic water line, 6-inch dedicated sprinkler line and 6-inch sewer main. Pending results of hydrant flow test, we may need to make modification to these systems.
- The new building will be required to have an updated fire alarm control panel with multiple zones. The system will consist of at least one fire pull stations, heat detectors in unit entrances, smoke detectors in common areas and horn/strobes in common areas. With the change in use, the life safety systems will need to be upgraded to meet current local fire and building code requirements.
- The building will be fully sprinklered with a new fire protection system. There will be one dedicated fire service throughout the building. One 6-inch service line currently enter from Salem Street with a new circulation pump. All sprinkler heads will be residential or quick response type.
- The storm water runoff will be capture through 6-8 roof drains (per building) and tie-in will be done via a dedicated line on Salem Street. Based on preliminary

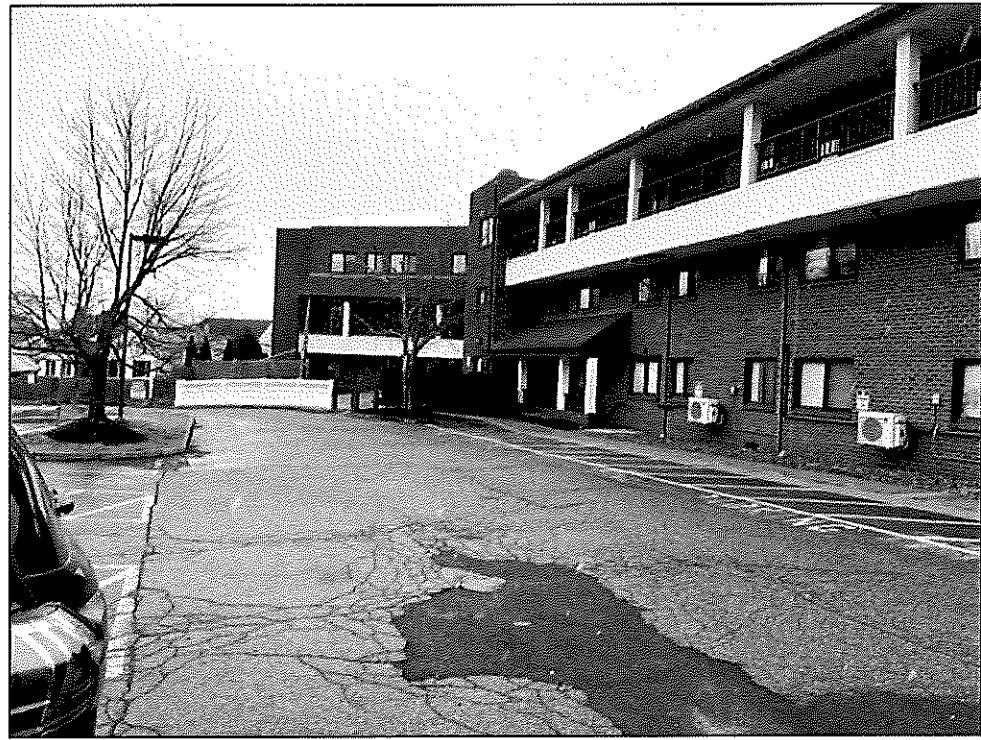
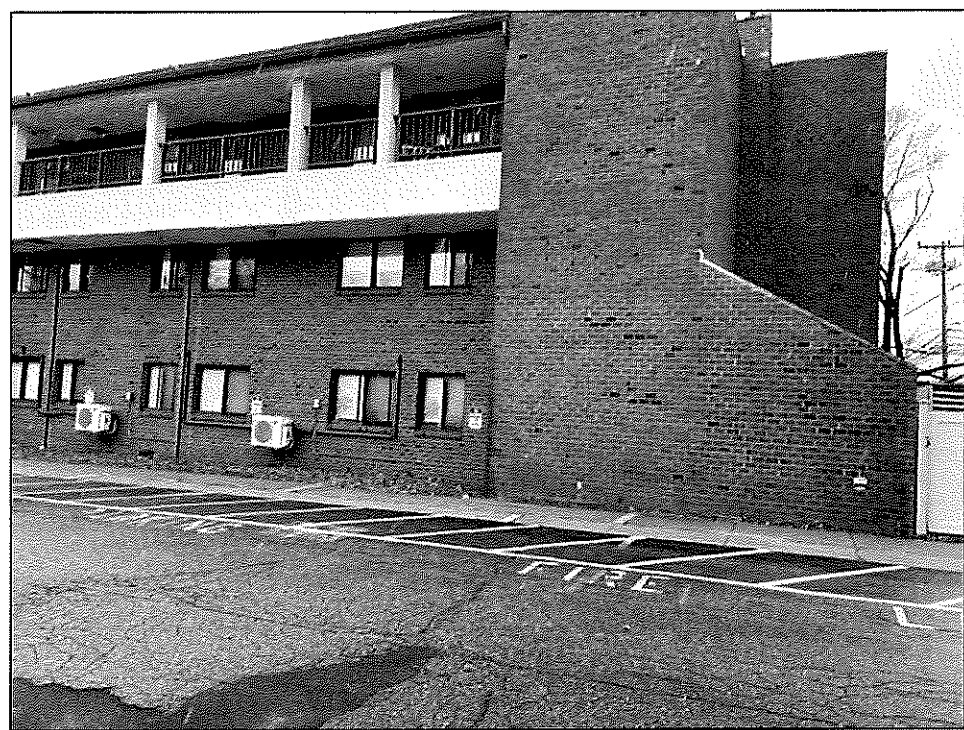
Petition for Special Permit
 133 Salem Street
 Revere, MA 02151

analysis, the current rainwater drainage system will be sufficient for this residential development.

4. Neighborhood Impact: Adequate off-street parking spots with minimal impact to neighborhood
- Minimal changes to traffic flow patterns as vehicles will enter onto both Salem Street and Waitt Park (existing condition)
- Increase property values in surrounding neighborhood
5. Serious Hazards: Existing structure with no changes to current setbacks and total lot area
- Ample number off-street of parking spots considering all unit 2BD or less
- Maintains useable open space around the exterior of the building
- Sidewalks are ADA compliant with appropriate ramps and sloping
6. Appropriate Facilities: Walking area for dogs in rear of building
- Gym in basement for shared use of office and residential units
- Handicap accessible units with two functioning elevators
- Handicap parking spots in the front of building near entrance
7. Landscaping/ Fencing: We plan to line the perimeter with Boxwood planting around building. There will be potted 2-inch caliper trees and shrubbery planting adjacent to the parking area. A detailed landscaping plan will be provided at Site Plan Review.

Petition for Special Permit
133 Salem Street
Revere, MA 02151

8. Property Pictures:



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

Petition for Special Permit
133 Salem Street
Revere, MA 02151



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

Petition for Special Permit
133 Salem Street
Revere, MA 02151



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

Petition for Special Permit
133 Salem Street
Revere, MA 02151

Land Use of Adjacent Properties:



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

Petition for Special Permit
133 Salem Street
Revere, MA 02151

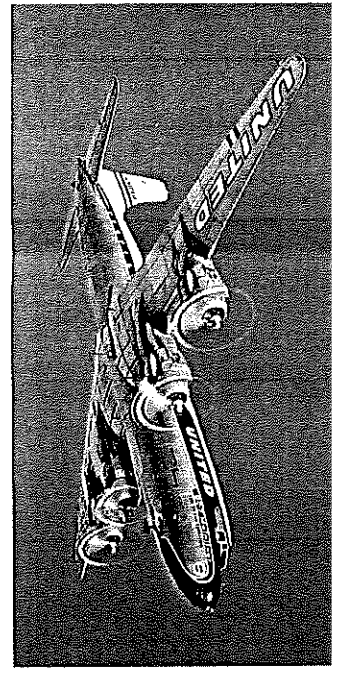
Locus Map from City of Revere GIS System:



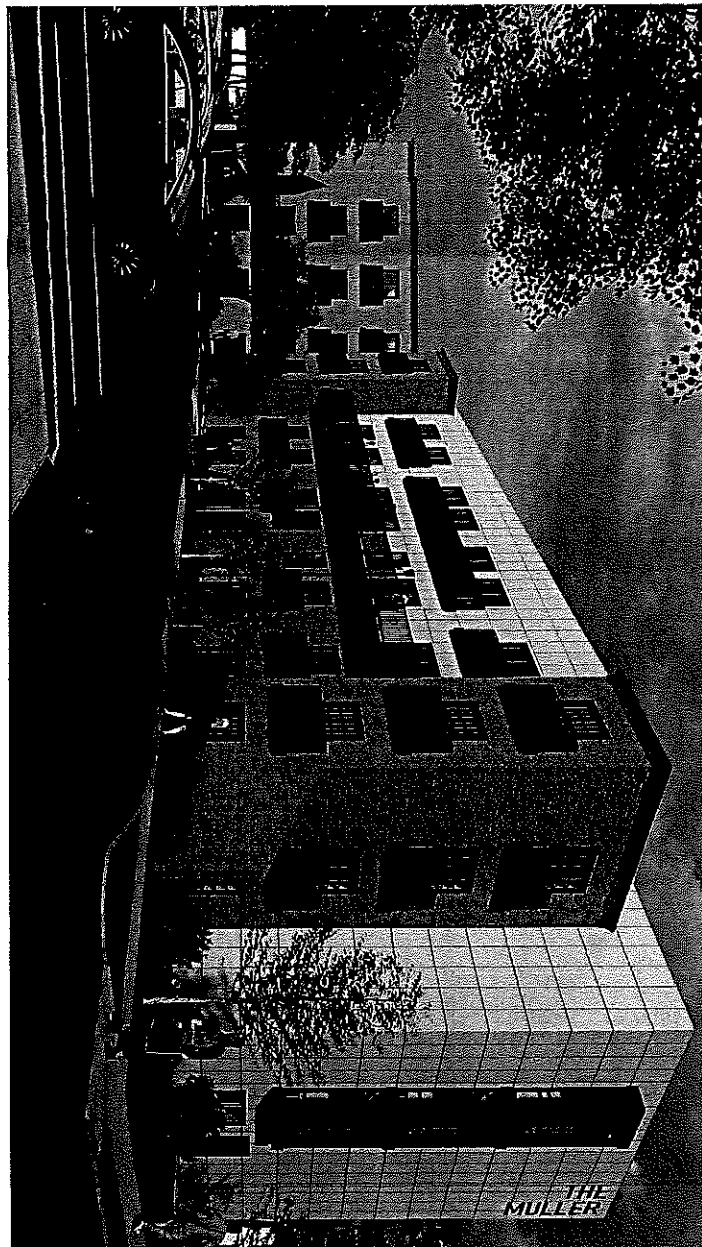
Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	ADAPTIVE REUSE	(Symbol)	ADAPTIVE REUSE	(Symbol)	ADAPTIVE REUSE	(Symbol)	ADAPTIVE REUSE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	ADAPTIVE REUSE	(Symbol)	ADAPTIVE REUSE	(Symbol)	ADAPTIVE REUSE	(Symbol)	ADAPTIVE REUSE	(Symbol)	ADAPTIVE REUSE



BOSTON-REVERE AIRPORT REVERSE, MASS.
 Photo courtesy of the Massachusetts Department of Transportation, showing the location of the former airport and the proposed adaptive reuse project. The project involves the adaptive reuse of the former airport terminal building for a new purpose. The building is a large, multi-story structure with a prominent facade. The surrounding area is a mix of residential and commercial buildings. The project is located in the city of Boston, Massachusetts.



ADAPTIVE REUSE

133 SALEM ST
 REVERE, MA 02151

GENERAL NOTES

1. CHANGES TO THE GENERAL NOTES AND SPECIFICATIONS ARE INDICATED BY A SHADY BACKGROUND. CHANGES TO THE GENERAL NOTES AND SPECIFICATIONS ARE INDICATED BY A SHADY BACKGROUND.
2. THE PLAN IS THE RESULT OF AN ON-SITE SURVEY CONDUCTED BY THE SURVEYOR ON THE DATE OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS.
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10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS.

ZONING INFORMATION

LOCAL ZONING AND DISTRICT, HEIGHT AND FORM SIGNIFICANCE, AND OTHER REGULATIONS ARE INDICATED BY A SHADY BACKGROUND. CHANGES TO THE ZONING INFORMATION ARE INDICATED BY A SHADY BACKGROUND.

LOCAL ZONING AND DISTRICT, HEIGHT AND FORM SIGNIFICANCE, AND OTHER REGULATIONS ARE INDICATED BY A SHADY BACKGROUND. CHANGES TO THE ZONING INFORMATION ARE INDICATED BY A SHADY BACKGROUND.

RECORDS	NO. OF SHEETS
RECORD 1	2
RECORD 2	2
TOTAL RECORDS	4

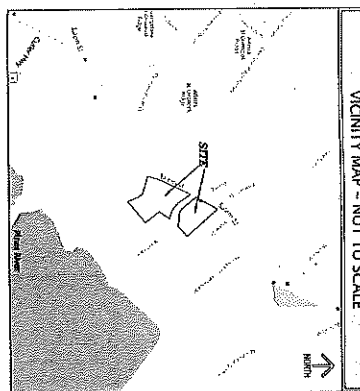
FLOOD NOTE

THE FLOOD HAZARD ZONING MAP IS AVAILABLE FROM THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS. THE FLOOD HAZARD ZONING MAP IS AVAILABLE FROM THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS.

ITEMS CORRESPONDING TO SCHEDULE B

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS.
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10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS.

VICINITY MAP - NOT TO SCALE



LEGAL

THE USE OF THE BOUNDARY SURVEY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BOUNDARY SURVEY CONTRACT. THE BOUNDARY SURVEY CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BOUNDARY SURVEY CONTRACT.

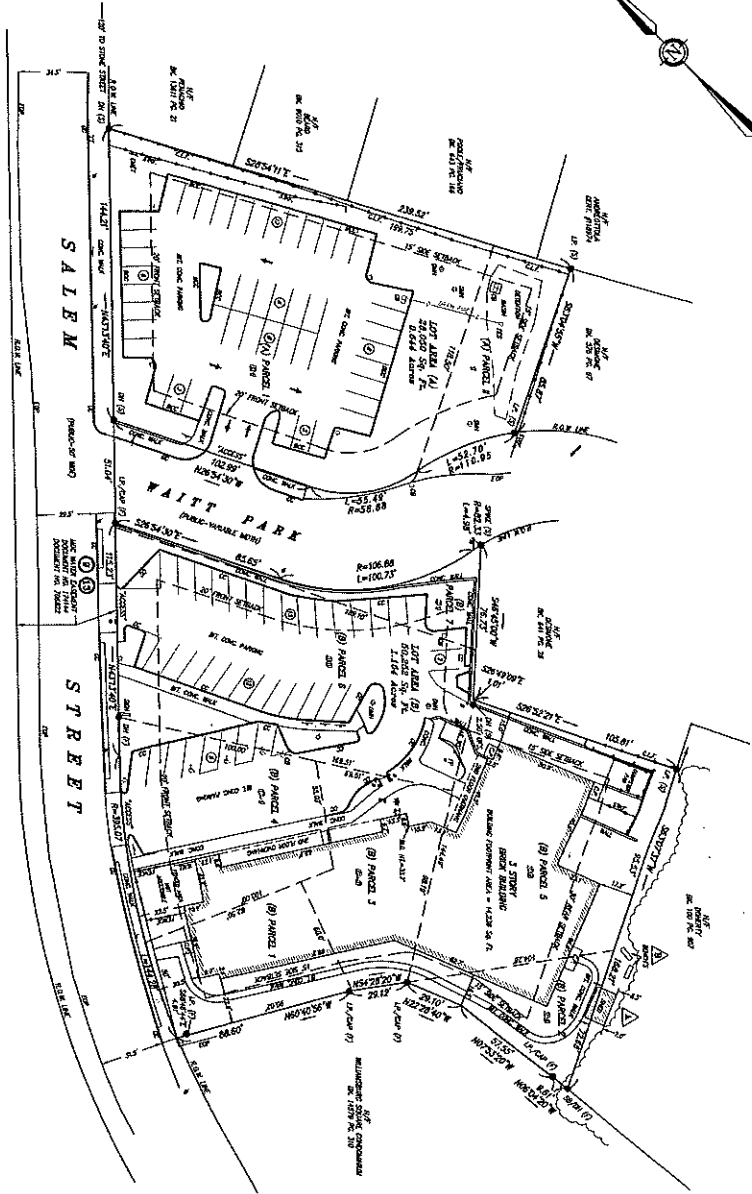
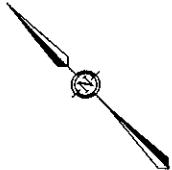
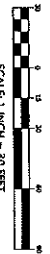
ALTA/NPSF LAND TITLE SURVEY

CSCV WEST REVERE
 NYS PROJECT NO. 202001-004-001
 133 SALEM STREET, REVERE, MA
 133 SALEM STREET, REVERE, MA
 133 SALEM STREET, REVERE, MA

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS.



OSTM SURVEY & ENGINEERING, INC.
 1480-SURVEYS (787-4397)
 TRANSECCION SERVICES
 1480-SURVEYS (787-4397)



- SIGNIFICANT OBSERVATIONS**
- △ SIGN EXTENDS ACROSS PROPERTY LINE OR TO CURB OR CORNER BY 4.5 FEET AS SHOWN
 - △ SIGN NOT LOCATED BY LINE OR CORNER BY A BEARING OF 9° 45' SOUTH

LEGEND OF SYMBOLS & ABBREVIATIONS	
DR. NO.	ROAD
BR. CONC.	BRICK PAVING
CONC. ASP.	CONCRETE
CONC. ASP. (S)	CONCRETE DRIVE
CONC. ASP. (C)	CONCRETE DRIVE
CONC. ASP. (D)	CONCRETE DRIVE
CONC. ASP. (E)	CONCRETE DRIVE
CONC. ASP. (F)	CONCRETE DRIVE
CONC. ASP. (G)	CONCRETE DRIVE
CONC. ASP. (H)	CONCRETE DRIVE
CONC. ASP. (I)	CONCRETE DRIVE
CONC. ASP. (J)	CONCRETE DRIVE
CONC. ASP. (K)	CONCRETE DRIVE
CONC. ASP. (L)	CONCRETE DRIVE
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CONC. ASP. (Y)	CONCRETE DRIVE
CONC. ASP. (Z)	CONCRETE DRIVE

MVS

ALTRANS LAND TITLE SURVEY

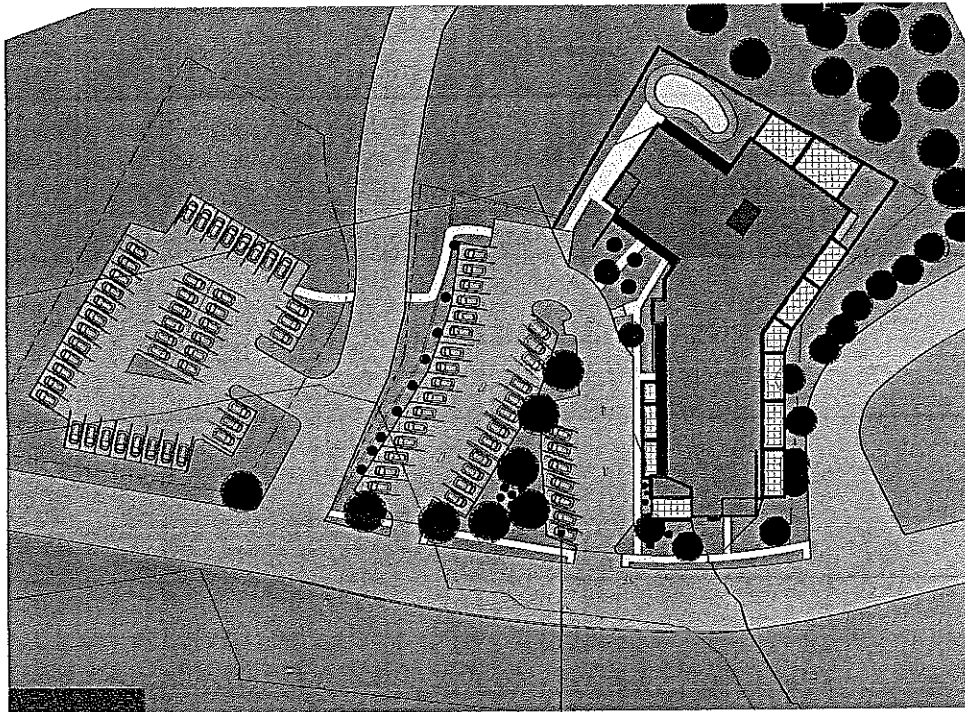
1-800-SURVEYS (737-4397)

DATE: 08/02/2005

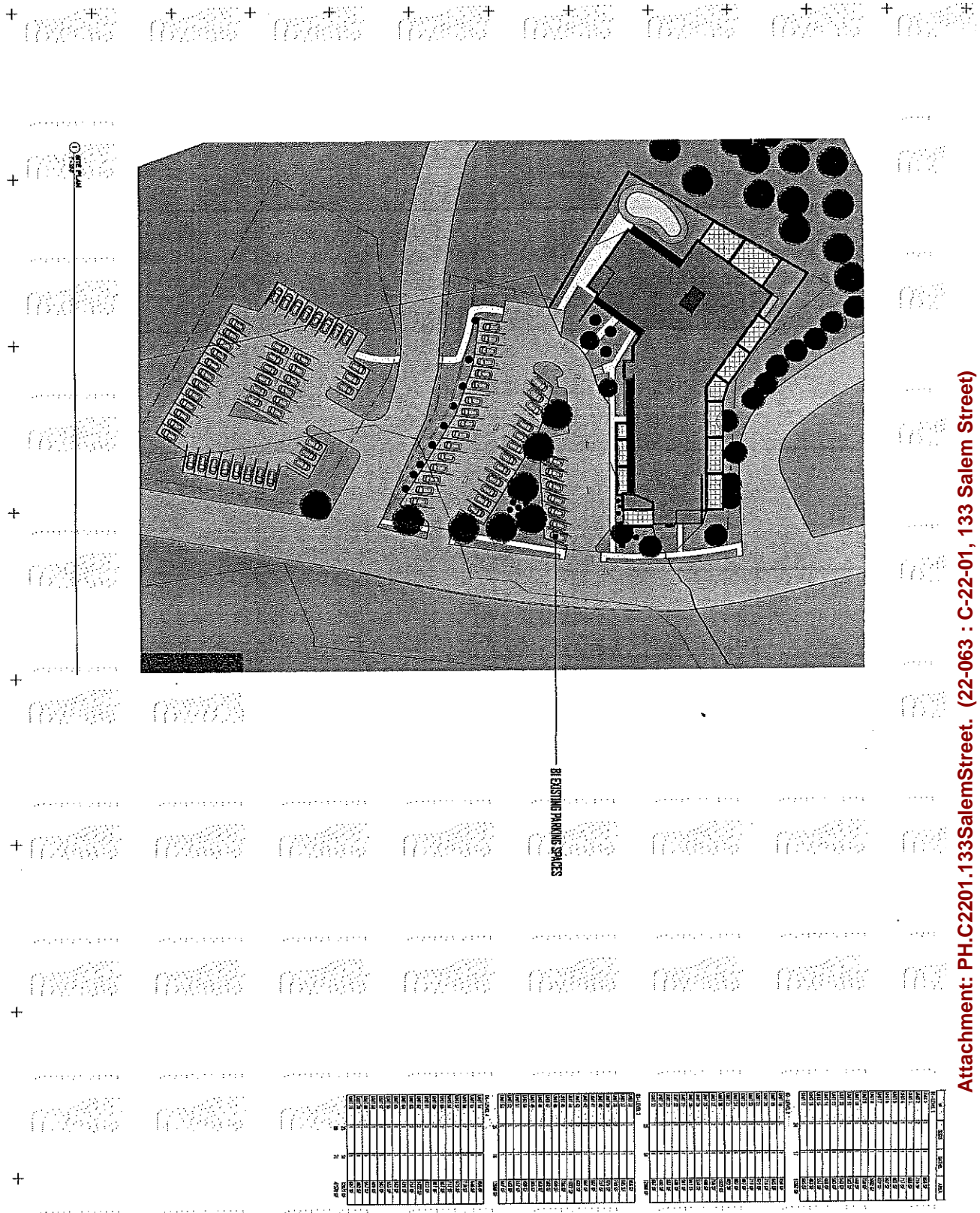
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SHEET 2 OF 2

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)



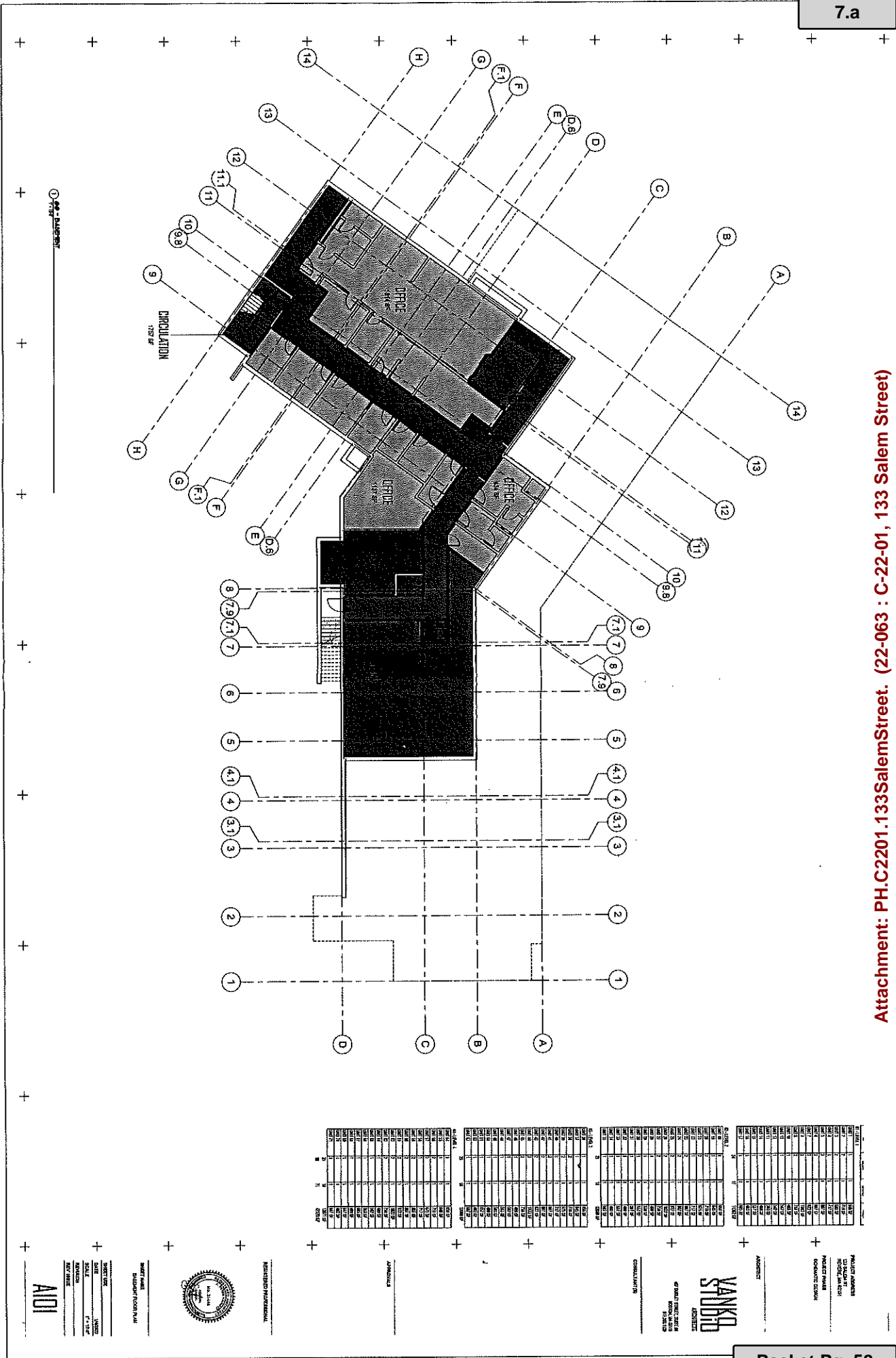
EXISTING PARKING SPACES



NO.	DESCRIPTION	AREA	PERCENT	TOTAL
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PROJECT: ...
 SHEET: ...
 DATE: ...
 DRAWN BY: ...
 CHECKED BY: ...
 APPROVED BY: ...

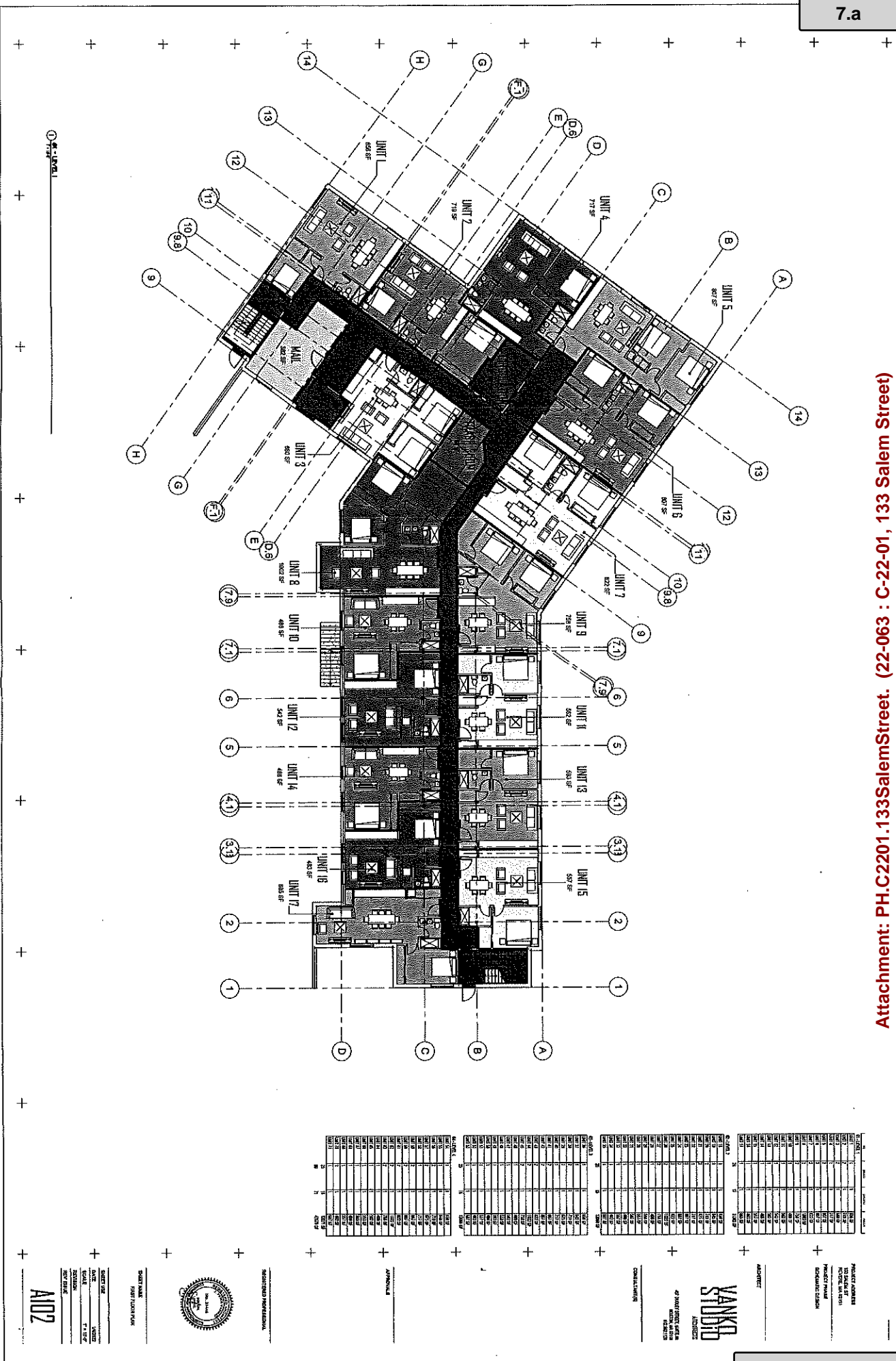

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
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14

PROJECT ADDRESS
 133 SALEM STREET
 SALEM, MA 01970
ARCHITECT
 YANKO STARKO ARCHITECTS
 40 GREAT BRIDGE STREET
 SALEM, MA 01970
CONSULTANT
 AIOI
 100 STATE STREET
 SALEM, MA 01970



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

UNIT #	AREA (SQ FT)	COMMON AREA
UNIT 1	557	
UNIT 2	557	
UNIT 3	422	
UNIT 4	717	
UNIT 5	807	
UNIT 6	422	
UNIT 7	729	
UNIT 8	1002	
UNIT 9	729	
UNIT 10	491	
UNIT 11	502	
UNIT 12	502	
UNIT 13	422	
UNIT 14	422	
UNIT 15	557	
UNIT 16	422	
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UNIT 94	422	
UNIT 95	422	
UNIT 96	422	
UNIT 97	422	
UNIT 98	422	
UNIT 99	422	
UNIT 100	422	

PROJECT ARCHITECT: YANKO ARCHITECTS

PROJECT MANAGER: YANKO ARCHITECTS

ARCHITECT: YANKO ARCHITECTS

DATE: 08/11/2022

SCALE: 1/8" = 1'-0"

PROJECT NAME: 133 SALEM STREET

PROJECT ADDRESS: 133 SALEM STREET, SALEM, MA 01970

PROJECT NUMBER: 22-063

PROJECT TYPE: RESIDENTIAL

PROJECT PHASE: PERMITTING

PROJECT STATUS: IN PROGRESS

PROJECT CONTACT: YANKO ARCHITECTS

PROJECT PHONE: 978-281-1111

PROJECT FAX: 978-281-1112

PROJECT EMAIL: INFO@YANKOARCHITECTS.COM

PROJECT WEBSITE: WWW.YANKOARCHITECTS.COM

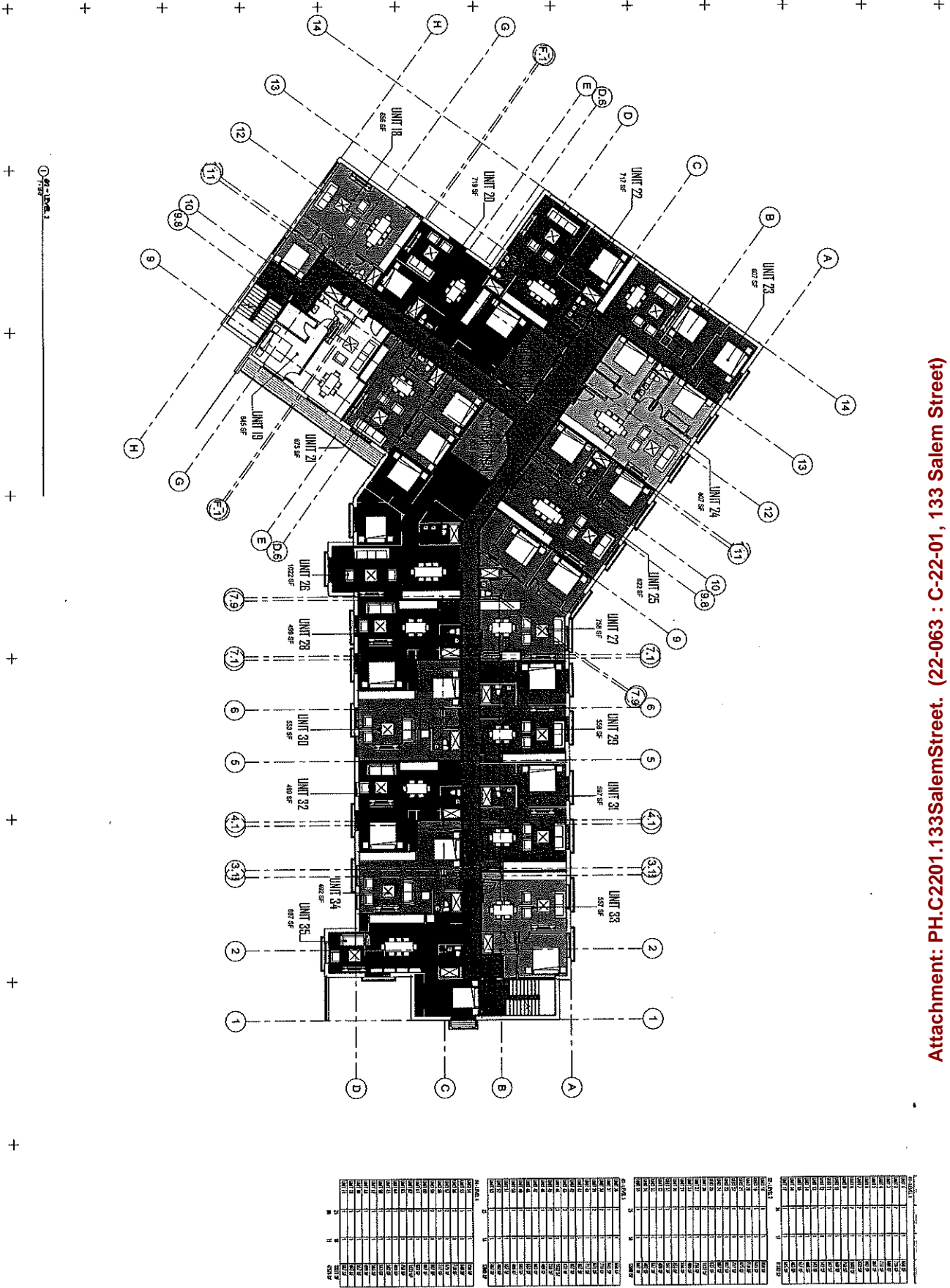
PROJECT ADDRESS: 133 SALEM STREET, SALEM, MA 01970

PROJECT PHONE: 978-281-1111

PROJECT FAX: 978-281-1112

PROJECT EMAIL: INFO@YANKOARCHITECTS.COM

PROJECT WEBSITE: WWW.YANKOARCHITECTS.COM



PROJECT ARCHITECT: YANKO STUBBS ARCHITECTS, 1000 10th Street, NW, Washington, DC 20004

PROJECT NAME: PROJECT PHASE: SCHEDULED START: SCHEDULED FINISH:

DATE: 12/18/2013

DRAWN BY: (Name) CHECKED BY: (Name)

SCALE: 1/4" = 1'-0"

APPROVED: (Signature) PROJECT MANAGER: (Name)

REVISIONS: (Table of revisions)

DATE: 12/18/2013

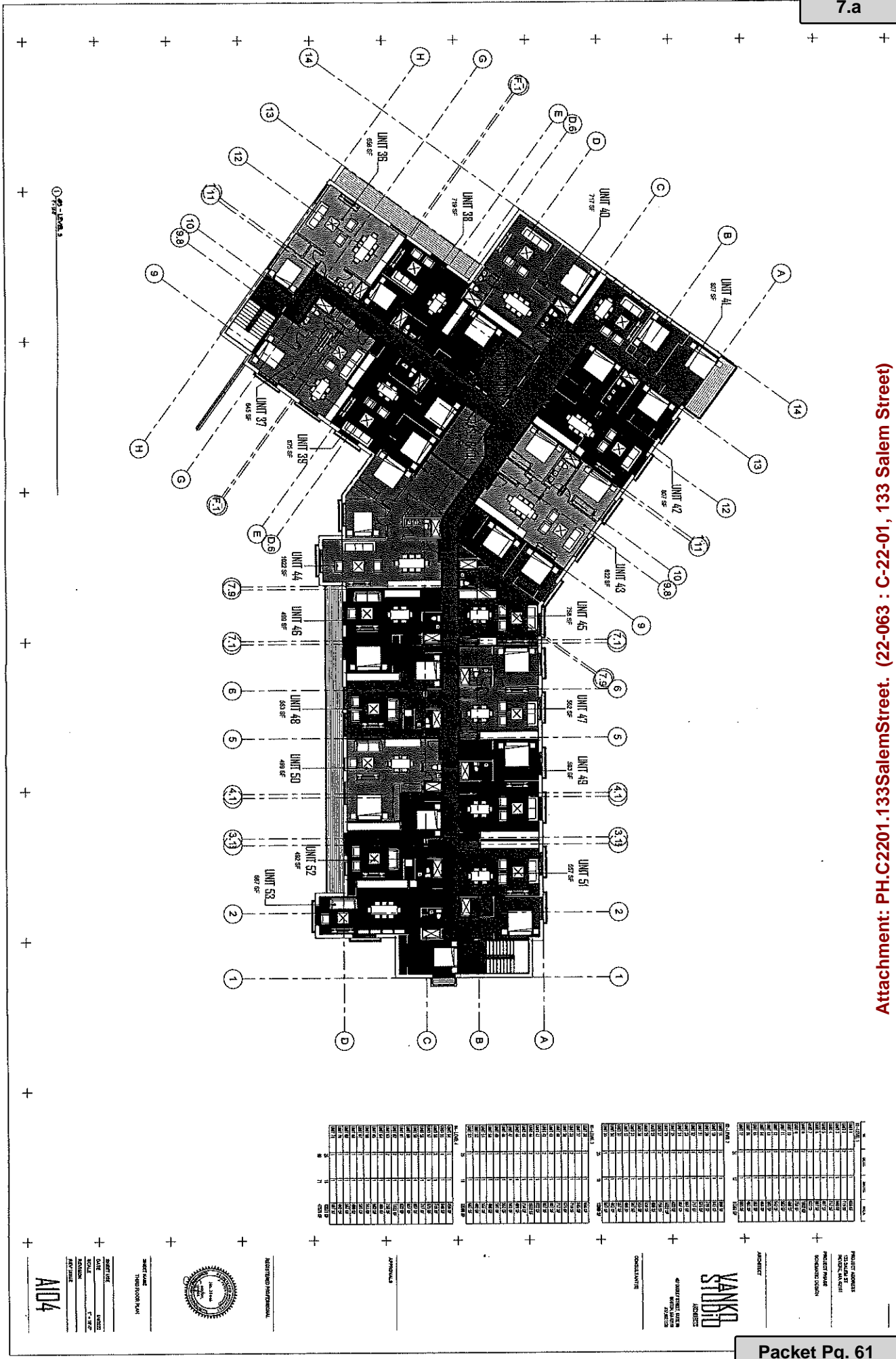
PROJECT: (Name)

PROJECT LOCATION: (Address)

PROJECT NO: (Number)

PROJECT SHEET: (Number)

PROJECT TITLE: (Title)



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)



Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

109 SALEM ST 405 33-459-3-405
LUC 102

MCPHEE WILLIAM
109 SALEM ST
REVERE, MA 02151

109 SALEM ST 406 33-459-3-406
LUC 102

KELLEY MAUREENT
SOLLOS ROBIN S
109 SALEM ST
REVERE, MA 02151

109 SALEM ST 501 33-459-3-501
LUC 102

BAGLIO CAROL
109 SALEM ST
UNIT 501
REVERE, MA 02151

109 SALEM ST 502 33-459-3-502
LUC 102

HU MENGWEI
ZHAO YIZUO
34 CURVE ST
NATICK, MA 01760

109 SALEM ST 503 33-459-3-503
LUC 102

COMEAU DENNIS A
COMEAU JUNE M
109 SALEM ST
UNIT 503
REVERE, MA 02151

109 SALEM ST 504 33-459-3-504
LUC 102

GARCIA JR CARLOS W
109 SALEM ST
UNIT 504
Revere, MA 02151

SALEM ST 33-459-4
LUC 131

DOHERTY JOHN
DOHERTY MARGARET
65 WAITT PK
REVERE, MA 02151

133 SALEM ST 33-459-5A
LUC 304

133 SALEM STREET HOLDINGS, LLC
1422 CLARKVIEW RD
BALTIMORE, MD 21209

SALEM ST 33-459A-10
LUC 337

133 SALEM STREET HOLDINGS, LLC
1422 CLARKVIEW RD
BALTIMORE, MD 21209

5 STONE ST 33-459A-11A
LUC 101

MOHAMMED NUREDIN
MOHAMMED JEMILA
5 STONE ST
REVERE, MA 02151

11 STONE ST 33-459A-14
LUC 101

BEARD FAMILY TRUST
HILL ANN MARIE TRUSTEE
11 STONE ST
REVERE, MA 02151

15 STONE ST 33-459A-15
LUC 101

POOLE STEVEN M
FRUCIANO DIANA
15 STONE ST
REVERE, MA 02151

STONE ST 33-459A-16
LUC 132

POOLE STEVEN M
FRUCIANO DIANA
15 STONE ST
REVERE, MA 02151

23 STONE ST 33-459A-17
LUC 101

ANDREOTTOLA JR FRANK
ANDREOTTOLA THERESE
23 STONE ST
REVERE, MA 02151

STONE ST 33-459A-18
LUC 132

ESCOBAR LIBETH M REYES
31 STONE ST
Revere, MA 02151

31 STONE ST 33-459A-19
LUC 101

ESCOBAR LIBETH M REYES
31 STONE ST
Revere, MA 02151

26 WAITT PK 33-459A-7
LUC 101

DESIMONE JOHN
COLBY CHERYL
140 BOXWOOD LN
BRIDGEWATER, MA 02324

WAITT PK 33-459A-8
LUC 132

DESIMONE JOHN
COLBY CHERYL
140 BOXWOOD LN
BRIDGEWATER, MA 02324

WAITT PK 33-459A-9
LUC 337

133 SALEM STREET HOLDINGS, LLC
1422 CLARKVIEW RD
BALTIMORE, MD 21209

146 SALEM ST 33-461-465-11
LUC 104

THORNTON RONALD P
THORNTON JANE A
146 SALEM ST
REVERE, MA 02151

10 WAITT CT 33-461-465-1
LUC 104

KENDALL ROBERT J JR
KENDALL JANE M
381 PORTER ST
MELROSE, MA 02176

158 SALEM ST 33-461-465-1
LUC 104

DELVA NYDIA
158 SALEM ST
Revere, MA 02151

156 A SALEM ST 33-461-465-1
LUC 101

LARRIU EDWARD
156A SALEM ST
REVERE, MA 02151

SALEM ST 33-461-465-1
LUC 130

OVERLOOK RIDGE, LLC
C/O MACK- CALI REALTY CORP
101 HUDSON ST
SUITE 2000
JERSEY CITY, NJ 07302
15 PARKSIDE PL 33-461-465-2
LUC 112

OVERLOOK REVERE OWNER LLC
500 BOYLSTON ST
21ST FLR
BOSTON, MA 02116

108 SALEM ST 33-461-465-6
LUC 101

COX MARGARETT
108 SALEM ST
Revere, MA 02151

122 SALEM ST 33-461-465-7
LUC 104

DEWLING JOHN
DEWLING MICHELE D
122 SALEM ST
REVERE, MA 02151

136 SALEM ST 33-461-465-9
LUC 104

ROWE CONTRACTING COMPANY
335 CENTRAL ST
SAUGUS, MA 01906

162 SALEM ST 33-466A-1
LUC 105

FERREIRA AGUINALDO ALVES
162 SALEM ST
REVERE, MA 02151

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

Susan Shaller
DATE: 1-26-2022

SALEM ST OVERLOOK RIDGE, LLC C/O MACK-CALI REALTY CORP 7 SYLVAN WAY SUITE 300 PARSIPPANY, NJ 07054 WAITT PK	32-458-1A LUC 106 33-459-11 LUC 132	109 SALEM ST 101 ZINCK EDWARD W ZINCK MARQUERITE M 109 SALEM ST UNIT 101 REVERE, MA 02151 109 SALEM ST 102	33-459-3-101 LUC 102 33-459-3-102 LUC 102	109 SALEM ST 205 AFONSO DANIELA R 109 SALEM ST REVERE, MA 02151 109 SALEM ST 206	LUC 102 33-459-3-201 LUC 102
DEFREITAS DIRLEIM DEFREITAS GIRLENE F 27 WAITT PARK Revere, MA 02151 27 WAITT PK	LUC 101 33-459-12 LUC 101	CHIULLI GREGORY J CHIULLI MARY A 109 SALEM ST UNIT 102 REVERE, MA 02151 109 SALEM ST 103	LUC 102 33-459-3-103 LUC 102	JEAN CAROLYN MULLALLY KEVIN 109 SALEM ST UNIT 208 REVERE, MA 02151 109 SALEM ST 207	LUC 102 33-459-3-201 LUC 102
DEFREITAS DIRLEIM DEFREITAS GIRLENE F 27 WAITT PARK Revere, MA 02151 31 WAITT PK	LUC 101 33-459-13 LUC 101	BECK CAROL 109 SALEM ST REVERE, MA 02151 109 SALEM ST 104	LUC 102 33-459-3-104 LUC 102	MCKINLEY FAMILY IRREVOCABLE TRUST MCKINLEY JR PAUL T TRUSTEE 109 SALEM ST UNIT 207 REVERE, MA 02151 109 SALEM ST 208	LUC 102 33-459-3-201 LUC 102
PEREZ ALBERTO HALPIN GERIE 31 WAITT PARK REVERE, MA 02151 35 WAITT PK	LUC 101 33-459-14 LUC 101	PATEL DEEPTI SHAH HEMANT 109 SALEM ST UNIT 104 REVERE, MA 02151 109 SALEM ST 105	LUC 102 33-459-3-105 LUC 102	GAVENS MELISSA LAUREN 109 SALEM ST UNIT 208 Revere, MA 02151 109 SALEM ST 301	LUC 102 33-459-3-301 LUC 102
JAMES ELISHA BETH 35 WAITT PARK REVERE, MA 02151 41 WAITT PK	LUC 101 33-459-15 LUC 101	NAIR ASHAV NAIR VINOD K 109 SALEM ST UNIT 105 REVERE, MA 02151 109 SALEM ST 106	LUC 102 33-459-3-106 LUC 102	LEBLANC MICHAEL J CRISANTIERIN N 109 SALEM ST UNIT 301 REVERE, MA 02151 109 SALEM ST 302	LUC 102 33-459-3-302 LUC 102
VAN BUSKIRK JOHN VAN BUSKIRK JOANNE M 41 WAITT PARK REVERE, MA 02151 47 WAITT PK	LUC 101 33-459-16 LUC 101	BURNS STEPHEN FRANCES MCKINLEY LISA MARIE 109 SALEM ST UNIT 106 REVERE, MA 02151 109 SALEM ST 201	LUC 102 33-459-3-201 LUC 102	KELLER COURTNEY N MURRAY KYLE T 109 SALEM ST UNIT 302 REVERE, MA 02151 109 SALEM ST 401	LUC 102 33-459-3-401 LUC 102
DOHERTY JR JOHN J 55 WAITT PARK REVERE, MA 02151 WAITT PK	LUC 101 33-459-17A LUC 132	ANNESE JEANETTE 109 SALEM ST REVERE, MA 02151 109 SALEM ST 202	LUC 102 33-459-3-202 LUC 102	MANFREDONIA MARYANN 109 SALEM ST REVERE, MA 02151 109 SALEM ST 402	LUC 102 33-459-3-402 LUC 102
DOHERTY JOHN 55 WAITT PARK REVERE, MA 02151 55 WAITT PK	LUC 101 33-459-18A LUC 101	ONEILL RYAN 109 SALEM ST UNIT 202 REVERE, MA 02151 109 SALEM ST 203	LUC 102 33-459-3-203 LUC 102	GIOVINO ANN MARIE 109 SALEM ST REVERE, MA 02151 109 SALEM ST 403	LUC 102 33-459-3-403 LUC 102
DOHERTY JOHN JR 55 WAITT PARK REVERE, MA 02151 109 SALEM ST	LUC N/A 33-459-3-0000 LUC N/A	ZINCK EDWARD W ZINCK MARGUERITE M 109 SALEM ST UNIT 101 REVERE, MA 02151 109 SALEM ST 204	LUC 102 33-459-3-204 LUC 102	CHASE THOMAS A CHASE SHARON N 109 SALEM ST REVERE, MA 02151 109 SALEM ST 404	LUC 102 33-459-3-404 LUC 102
WILLIAMSBURG SQUARE CONDO ASSO C/O SARKIS PROPERTY INC POST OFFICE BOX 6 NORWOOD, MA 02062		SAHOO SHRINJOY 109 SALEM ST UNIT 204 REVERE, MA 02151		WOLFE FAMILY TRUST WOLFE GEORGE D TRUSTEE 109 SALEM ST UNIT 404 REVERE, MA 02151	

Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

From: fstringi@revere.org
To: mgrosshandler@baldhillbuilders.com; Mikael Vienneau; jdussault@cmta.com; andglad@hotmail.com; lcavagnaro@revere.org
Subject: Application Review Comments
Date: Tuesday, January 25, 2022 2:24:55 PM

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: January 25, 2022
Application #: SPR22-000007
Address: 133 SALEM ST
Description: Adaptive Reuse of Health Center
Review Status: Denied

Thank you for your recent permit application for Adaptive Reuse of Health Center. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). 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.

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.40.020 and 17.40.030 of the Revised Revere Zoning Ordinance, a special permit is required from the City Council for the extension of a nonconforming structure and change of one nonconforming use to another nonconforming use.

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.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 28, 2022 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a joint petition submitted by National Grid to install underground electrical service from pole #587 to the property located at 57 Shirley Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and petition is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

nationalgrid

February 16, 2022

City of Revere

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

If you have any questions regarding this permit please contact:

If this petition meets with your approval, please return an executed copy to:

National Grid Contact: Vincent LoGuidice; 1101 Turnpike Street; North Andover, MA 01845
Phone 978-725-1392.

Very truly yours,

Robert Coulter

Name: Distribution Design Supervisor
Supervisor, Distribution Design

Enclosures

Attachment: 57ShirleyAvenueNationalGridPetition (22-064 : National Grid - 57 Shirley Avenue)

Questions contact – Sterling Ortiz 508-860-6288

Petition of the Massachusetts Electric Company d/b/a National Grid
Of NORTH ANDOVER, MASSACHUSETTS
For Electric conduit Location:

To 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: Shirley Ave - Revere - Massachusetts.

The following are the streets and highways referred to:

Plan # 30347648 Shirley Ave - National Grid to install beginning at a point approximately 118 feet west of the centerline of the intersection of Shirley Ave & Thornton St and continuing approximately 48 feet in an east direction. Allow customer owned underground electrical service from pole 587 trenching/laying 2-4" PVC conduit encased in concrete on sidewalk to customer property.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid
BY Robert Coulter
Engineering Department

Dated: February 16, 2022

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 16th day of February, 2022.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Shirley Ave - Revere - Massachusetts. Plan # 30347648.

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

Shirley Ave - National Grid to install beginning at a point approximately 118 feet west of the centerline of the intersection of Shirley Ave & Thornton St and continuing approximately 48 feet in an east direction. Allow customer owned underground electrical service from pole 587 trenching/laying 2-4" PVC conduit encased in concrete on sidewalk to customer property.

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 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: 57ShirleyAvenueNationalGridPetition (22-064 : National Grid - 57 Shirley Avenue)

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 16th day of February, 2022.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Shirley Ave - Revere - Massachusetts. Plan # 30347648.

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

Shirley Ave - National Grid to install beginning at a point approximately 118 feet west of the centerline of the intersection of Shirley Ave & Thornton St and continuing approximately 48 feet in an east direction. Allow customer owned underground electrical service from pole 587 trenching/laying 2-4" PVC conduit encased in concrete on sidewalk to customer property.

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 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.

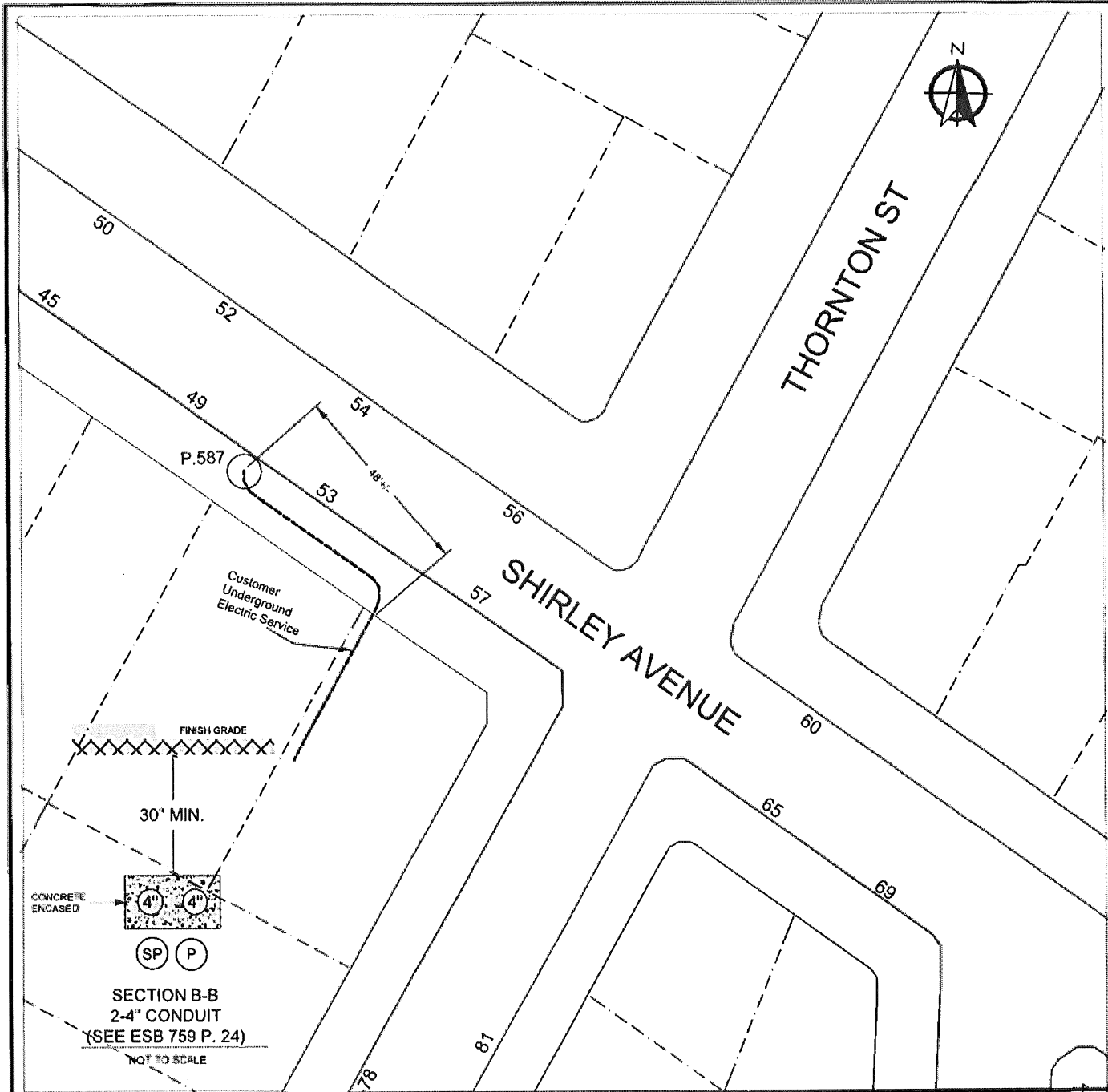
.....
.....

Attachment: 57ShirleyAvenueNationalGridPetition (22-064 : National Grid - 57 Shirley Avenue)

Abutter's List

ParcelID	Address	City	Owner	BillingAddress	City	State	Zip
8-129-1	57 SHIRLEY AVE	REVERE	EB VENTURES LLC	P O BOX 365	Revere	MA	2151
8-129-43	53 SHIRLEY AVE	REVERE	LEARY JAMES P	53 SHIRLEY AVE	REVERE	MA	2151
8-129-42	49 SHIRLEY AVE	REVERE	RORTH CHHORDA	49 SHIRLEY AVE	Revere	MA	2151
8-148-1	56 SHIRLEY AVE	REVERE	VIASUS SOFIA	56 SHIRLEY AVE	Revere	MA	2151
8-148-2	54 SHIRLEY AVE	REVERE	ZHU XINSHENG	699 WELLESLEY ST	WESTON	MA	2493
8-148-3	52 SHIRLEY AVE	REVERE	TRUONG FAMILY LIVING TRUST	126 LYNN FELLO PKWY	SAUGUS	MA	1906

Attachment: 57ShirleyAvenueNationalGridPetition (22-064 : National Grid - 57 Shirley Avenue)



Attachment: 57ShirleyAvenueNationalGridPetition (22-064 : National Grid - 57 Shirley Avenue)

UNDERGROUND PETITION

Existing JO Pole

Proposed 2-4" PVC conduits encased in concrete

Trenching is done by the customer. Customer has to get a permit from the city before trenching and should follow all procedures as required by the city.

DISTANCES ARE APPROXIMATE

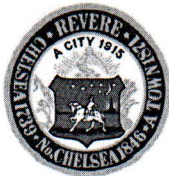
nationalgrid
And
Verizon New England, Inc.

Date: 2/15/2022 Location: 57 Shirley Ave.

Work Request Number: 30347648

Sketch To Accompany Petition Dated:
To The City Of Revere

For Proposed: Proposed install 2-4" PVC conduits encased in concrete 48'+/- to pole 587 for new electric service to apartment bldg.



City of Revere
Election Commission
281 Broadway
Revere, MA 02151-5051
781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY
Election Commissioner
E-mail: pfahey@revere.org

January 26, 2022

Revere City Council
281 Broadway
Revere, MA 02151

RE: Public Feedback on Polling Locations

Dear President Visconti and Members of the City Council:

As the City's new Election Commissioner, and on behalf of the Board of Election Commissioners, we are seeking an opportunity to receive input from the City Council and the general public about the locations of polling locations after the Legislative redistricting and the re-precincting of the City.

We are asking that this item be placed on the City Council agenda for the Monday, February 7, 2022 meeting and will await the Council's pleasure on how they wish to proceed. We believe this subject will receive some public interest and therefore a scheduled hearing probably makes sense.

We simply hope to allow the Council and general public to weigh in with thoughts and concerns as we review the current voting locations for possible changes.

In addition, it would also be our intent to hold a similar session with the City Council in March or April 2022, depending on your schedule, to allow the City Council and residents to provide input on elections in general. We would welcome that feedback as we review election rules and procedures going forward.

We look forward to meeting with you.

Sincerely,

PAUL J. FAHEY
Election Commissioner
City of Revere

<https://www.revere.org/departments/election-commission>



CITY OF REVERE

Brian M. Arrigo
Mayor

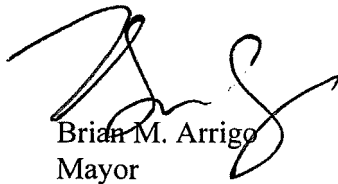
February 24, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to request the City Council appropriate funding to fulfill the terms of the executed Memorandum of Agreement between the City of Revere and the Revere Firefighters Local 926. The most recent modifications to the agreement were properly negotiated and agreed upon by all parties involved. For further information, please reach out to the City Solicitor's office.

Regards,



Brian M. Arrigo
Mayor

MEMORANDUM OF AGREEMENT

BETWEEN

THE CITY OF REVERE

AND

THE REVERE FIREFIGHTERS LOCAL 926

February 24, 2022

It is agreed by and between the City of Revere and the Revere Firefighters, Local 926, that the terms of their collective bargaining agreement covering the period from July 1, 2018 through June 30, 2021 shall be extended through June 30, 2024 with the following modifications:

1. ARTICLE 4 – SICK LEAVE

Add a Section 4.5 as follows:

Members calling in sick shall do so prior to 0645 hours on the day of tour.

2. ARTICLE 7 – FIRE WATCH DUTY

Article 7.2 Amend the rate schedule to reflect the following increases:

Effective March 1, 2022 the rate shall be fifty-two dollars (\$52.00) per hour; effective July 1, 2022 the rate shall be fifty-five dollars (\$55.00) per hour; effective July 1, 2023 the rate shall be fifty-eight dollars (\$58.00) per hour (increased by fifty (.50) cents per hour for each increase in rank (when such rank is required) and may be increased from time to time by the Employer with the mutual consent of the Union. Amendments to such rates may be proposed by the Union to the Fire Chief and to the Employer. A minimum of four (4) hours per detail is hereby established. Any portion of an hour worked beyond four hours shall be considered a full hour.

3. ARTICLE 8 – HOLIDAYS

Amend section 8.1 to add “Juneteenth” to the list of “Legal Holidays”

4. ARTICLE 10 – SICK LEAVE

Article 10.2.B Amend the rate schedule to reflect the following increases effective July 1, 2021

Retirement “Buy Back” Program - If an employee has a minimum of fifty (50) sick days accrued as of his/her retirement date, he/she may receive a cash payment, upon retirement, in accordance with the following:

- 100 or less accumulated sick days buy back rate is \$40.00 per day
- 100-200 accumulated sick days buy back rate is \$40.00 per day for first 100 days and \$60.00 per day for accumulated time between 101 and 200
- More than 200 accumulated sick days buy back first 100 at \$40.00 per day, 101-200 at \$60.00 per day and \$75.00 per day for accumulated time between 201 and 300.

5. ARTICLE 11 - SUBSTITUTION OF TOURS OF DUTY

In Section 11.2 remove: “within the calendar year” and replace with: “within 1 year of original substitution.”

6. ARTICLE 14 – CLOTHING ALLOWANCE

Amend first sentence of paragraph as follows:

Remove “One Thousand One Hundred Dollars (\$1100.00), in two (2) equal cash installments of Five Hundred Fifty Dollars (\$550.00)” and replace with: “One Thousand Two Hundred Dollars (\$1,200.00), in two (2) equal cash installments of Six Hundred Dollars (\$600.00).”

Delete the last sentence of the first paragraph and replace with the following:

“Only employees who actually work sixteen (16) 24-hour shifts, or sixty (60) calendar days for day staff during the five months preceding each payment shall be eligible for the clothing allowance as set forth in this Article.

7. ARTICLE 16 - WAGES

Article 16.1 Amend the schedule to reflect the following percentage increases to each step of the schedule:

Effective July 1, 2021 3 %

Effective July 1, 2022 3 %

Effective July 1, 2023 3 %

Article 16.1 Amend the schedule to reflect the following percentage increase to the 21st Year of Service step of the schedule:

Effective July 1, 2021 3 % to 5 %

Article 16.2 Amend the first sentence in the B1 Schedule from “may in his discretion” to “will in his discretion.”

Add the following stipends to the current list:

- Veteran Liaison: \$2,000.00 per year
- Water Training Officer: \$2,000 per year

Increase the following stipends on the B2 Schedule:

- Fire Clerk: \$1,500 to \$2,000 per year
- Fire Investigator: \$1,500 to \$2,000 per year
- Fire Training Officer: \$1,500 to \$2,000 per year
- Fire Detail Officer: \$2,000 to \$2,500 per year

8. ARTICLE 17 - EDUCATION INCENTIVE PLAN/CAREER AWARDS PROGRAM

Effective July 1, 2021, Article 17.6 shall be amended by deleting all of the stipend amounts listed at \$350, within the certification table, and replacing with \$400

Effective July 1, 2021, Article 17.6 shall be amended by deleting the words " two thousand two hundred dollars" and replacing with the following: "two thousand six hundred dollars" in the second last paragraph.

9. ARTICLE 23 - HAZARDOUS DUTY

Amend section 23.1 to read the following.

An employee shall receive in addition to his regular weekly salary, a sum equal to nine (9) percent of his regular weekly salary. Effective July 1, 2022 a sum equal to ten (10) percent of his regular weekly salary (regular weekly salary being defined as excluding longevity, B 2 increments, overtime and other increments) as hazardous duty pay. Such additional pay shall be considered as regular compensation for retirement and pension purposes.

**10. ARTICLE 27 – EMERGENCY MEDICAL/DEFIBRILLATOR CERTIFICATION
EMERGENCY MEDICAL CERTIFICATION**

Amend Article 27.1 the section and replace the first 2 sentences to read as follows:

Each employee who obtains and maintains his/her EMT certification shall be paid, in addition to his/her weekly compensation, a sum equal to seven percent (7%) of the weekly compensation of a Firefighter in the Third (3rd) Year Of Service (from Section 16.1) as EMT Specialist differential. Effective July 1, 2021 a sum equal to eight (8%) of the weekly compensation of a Firefighter in the Third (3rd) Year Of Service (from Section 16.1) as EMT Specialist differential shall be paid. Effective July 1, 2022 a sum equal to nine (9%) of the weekly compensation of a Firefighter in the Third (3rd) Year Of Service (from Section 16.1) as EMT Specialist differential shall be paid. Effective July 1, 2023 a sum equal to ten (10%) of the weekly compensation of a Firefighter in the Third (3rd) Year Of Service (from Section 16.1) as EMT Specialist differential shall be paid.

NARCAN

Amend Article 27.3 to read as follows:

Effective July 1, 2021, members who are trained to administer NARCAN shall receive an annual stipend in a sum equal to one percent (1%) of the annual compensation of a Firefighter

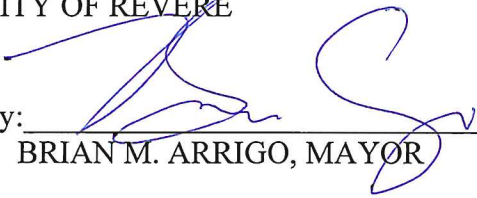
in the Third (3rd) Year of Service (from Section 16.1). It will be paid in the first pay period of August of each fiscal year pursuant to Article 17.6.

11. EFFECTIVE DATE

Unless otherwise specifically stated in this agreement, the effective date for all of the above provisions shall be July 1, 2021.

IN WITNESS WHEREOF the parties have set their hands and seals this 24th day of February 2022.

CITY OF REVERE

By: 
BRIAN M. ARRIGO, MAYOR

REVERE FIREFIGHTERS LOCAL 926

By: 
Kevin O'Hara
PRESIDENT/NEGOTIATOR

By: 
Robert Belliveau
NEGOTIATOR

By: 
Joseph Laurano
NEGOTIATOR

By: 
Michael O'Hara
NEGOTIATOR

Approved as to form:


Paul Capizzi, City Solicitor

Attachment: Revere FF MoA 2021-2024 (22-065 : Firefighters Memorandum of Agreement)



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

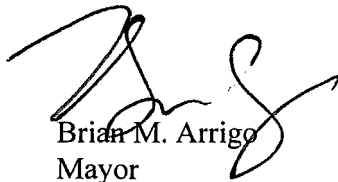
Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to request an amendment to an order previously approved by the Council relative to the reimbursable PARC grant from the Commonwealth of Massachusetts. The Commonwealth has requested we amend the order such that it affirms the Council will appropriate the full cost of the project. Out of the total \$485,208 cost of the project, \$329,942 will then be reimbursed by the grant funds.

Please find enclosed the order with the amended language.

Regards,



Brian M. Arrigo
Mayor



City of Revere
City Council

City Council Order No. 21-245

Date: July 12, 2021

Offered by Revere City Council

A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITION AND RENOVATIONS FOR COMMUNITIES PROGRAM FOR REVERE'S ACCESSIBILITY AND INCLUSION PARK RENOVATION PROJECT FOR COSTA PARK, HARMON PARK, AND GIBSON PARK.

WHEREAS: Gibson Park, Costa Park and Harmon Park are community- wide assets and improvements to the parks is a priority as to advance accessibility, equity, and inclusion in public spaces throughout the city; and

WHEREAS: Gibson Park, Costa Park, and Harmon Park is dedicated to park and recreation purposes under M.G.L. c.45, Section 3; and

WHEREAS: The renovation of the playground safety surfaces from playground mulch to poured in place rubber to accommodate individuals with mobility challenges provides enhanced accessibility advancing the cities goals for equity and inclusion for all park users.

WHEREAS: The Executive Office of Energy and Environmental Affairs is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities (PARC) grant program; and

WHEREAS: The Costa Park, Harmon Park Gibson Park renovation project will cost a total of \$485,208 of which the entire amount must be. The amount of \$329,942 will be reimbursed to the City in PARC grant funds. The council agrees to appropriate 485,208 for the Gibson park project and after the completion of the project and the entire project about is paid the city will then be eligible for reimbursement of the PARC grant funds.

NOW, THEREFORE, BE IT THAT:

1. The Mayor be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. The Mayor be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the City of Revere; and
3. This resolution shall take effect upon passage.

In City Council, July 12, 2021 ORDERED on a Roll Call: Councillors Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Rotondo, Serino, Visconti, and Council President Zambuto voting "YES". Attest: Ashley E. Melnik, City Clerk

Approved by:

Attest:

Mayor Brian M. Arrigo

Ashley E. Melnik, City Clerk

Date

Attachment: PARC Grant Amendment (22-066 : PARC Grant Amendment)



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council,

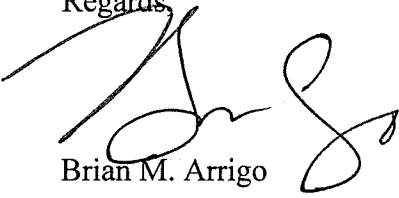
I write to inform you of my reappointment of several members of the City of Revere's public boards and commissions. Each of these members has served admirably in their various roles, and I have full confidence in their commitments to our community and contributions to their boards or commissions. For further information on any of these members and their boards or commissions, please reach out to my office and the office of the City Clerk.

Find below the table of members being submitted for confirmation by the City Council:

Board and Commission Reappointments		
<i>Name</i>	<i>Board or Commission</i>	<i>Expiration date of new term</i>
Toby Cassidy	Conservation Commission	4/3/2023
Denise Sao Pedro	Cultural Council	11/14/2022
Ralph DeCicco	Commission on Disability	11/14/2022
Enza Goodwin	Commission on Disability	11/14/2022
Pauline Perno	Commission on Disability	10/29/2024
Irma Accetullo	Elder Affairs	1/28/2025
Vincent Cammarata	Elder Affairs	1/28/2025
Ann Eagan	Elder Affairs	1/28/2025
Agnes Ferrioli	Elder Affairs	1/28/2025
Amedeo Iocco	Elder Affairs	1/28/2025
Patricia Manzo	Elder Affairs	1/28/2025
Joseph Piccardi	Elder Affairs	1/28/2025
Lorraine Repoli	Elder Affairs	1/28/2025

Thelma Smith	Elder Affairs	1/28/2025
Lynn Alexis	Human Rights Commission	9/14/2024
Chaimaa Hossaini	Human Rights Commission	10/5/2024
Robert Selevitch	License Commission	6/4/2024
Louis Ciarlone	Planning Board	3/9/2023
John DeSimone	Planning Board	3/9/2023
Sal Amico	Planning Board	1/1/2023
Michael Tucker	Zoning Board of Appeals	6/22/2025
Elizabeth Dixon	Election Commission	4/1/2022
John Cammarata	Election Commission	4/1/2024

Regards



Brian M. Arrigo
Mayor

Attachment: Reappointment Batch 02-24-2022 (22-067 : Reappointments of Certain Members of Boards and Commissions)



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Denise Rampelberg to the Board of Elder Affairs. Denise has lived in our community for over 45 years, and seeks to bring a heightened level of artistic programming to our Department of Elder Affairs. With the recommendation of Director of Elder Affairs Deb Peczka, Denise will prove to be a valuable and dynamic member of the Board of Elder Affairs.

Denise will serve the remainder of a vacant term expiring 01/28/2024.

Regards,

Brian M. Arrigo
Mayor



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Eleanor Vieira to the Board of Elder Affairs. Eleanor is a dedicated community member who has made significant contributions to the Revere Beautification Committee and the Revere League of Special Needs. With the recommendation of Director of Elder Affairs Deb Peczka, Eleanor will prove to be a valuable and dynamic member of the Board of Elder Affairs.

Eleanor will serve the remainder of a vacant term ending 01/28/2024.

Regards,



Brian M. Arrigo
Mayor



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Linda Doherty to the Board of Elder Affairs. Linda is a lifelong resident of our city and previously served as a teacher in Revere Public Schools for 30 years. Linda has also been an active volunteer in a variety of civic organizations. With the recommendation of Director of Elder Affairs Deb Peczka, Linda will prove to be a valuable and dynamic member of the Board of Elder Affairs.

Linda will serve the remainder of a vacant term ending 01/28/2024.

Regards,



Brian M. Arrigo
Mayor



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

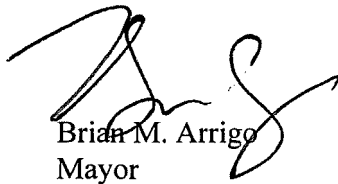
Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Paul Ring to the Library Board of Trustees. Paul has previously served on the Library Board of Trustees and contributed immensely to the Library. His perspective will continue to be valued moving forward.

Paul will serve the remainder of term vacated by Lorayne Pereira ending 06/03/2022.

Regards,



Brian M. Arrigo
Mayor



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Robert P. Hanlon to the Board of Elder Affairs. Robert is a dedicated community member and veteran with a career in public service. With the recommendation of the Director of Elder Affairs, Deb Peczka, Robert will prove to be a valuable and dynamic member of the Board of Elder Affairs.

Robert will serve the remainder of a vacant term expiring 01/28/2024.

Regards,

Brian M. Arrigo
Mayor

Robert P. Hanlon
350 Revere Beach Blvd 6-6L
Revere, MA 02151
781-289-2963
roberthanlon617@gmail.com

Education

Boston College, BS History
Salem State University, MA Education

Work History

Teacher at the Essex County House of Correction
Worked with inmates in preparation for the GED examination - Focus on English Grammar and Writing (essays) as well as Social Studies and Science.

Prior Work History

Private Consultant in Human Resources to a series of hitech companies in Massachusetts, from Fortune 500 company to a startup.

Human Resource Manager with three separate companies, performing a wide range of human resource duties including hiring of executive staff.

Training Coordinator in Massachusetts State Attorney General's office - Drug Abuse Division.

Teacher in Revere Public School District, teaching high school English and History.

Military Service

Special Agent Army Counter Intelligence Corps, stationed in the Pentagon, updating top secret clearances for Senior Military Officers as well as standard investigative work.



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

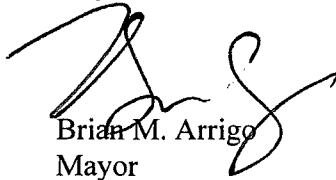
Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Sandi Lozier to the Board of Elder Affairs. Sandi has lived in our community for over 50 years, and previously served as a Special Needs Aide in Revere Public Schools. With the recommendation of Director of Elder Affairs Deb Peccka, Sandi will prove to be a valuable and dynamic member of the Board of Elder Affairs.

Sandi will serve the remainder of a vacant term ending 01/28/2024.

Regards,



Brian M. Arrigo
Mayor



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of James O'Brien as the associate member of the the Zoning Board of Appeals. James has a stellar track record as a member of the Planning Board and an engaged community member, and his significant expertise will yield professional results on the Zoning Board of Appeals.

James will serve the remainder of a vacant term pending investigation by the City Clerk.

Regards,

Brian M. Arrigo
Mayor



CITY OF REVERE

Brian M. Arrigo
Mayor

February 24, 2022

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to request that members of the Board of Elder Affairs be hereby designated as "Special Municipal Employees" in accordance with the provisions of MGL ch. 268A, § 1(n) and MGL ch. 268A, § 20(c). This designation would allow board members to partake in our senior work-off program and hold other positions within the city.

Regards,

Brian M. Arrigo
Mayor

A RESOLUTION HONORING BLACK HISTORY MONTH

- WHEREAS,** in 1926, famed African American historian and scholar Dr. Carter G. Woodson, son of former slaves, established “Black History Week” to celebrate accomplishments and achievements made by Black Americans to our economic, cultural, spiritual and political development as a nation; and
- WHEREAS,** Dr. Carter G. Woodson valued education and believed that it was never too late to learn, and that it is beneficial for all Americans to continue to learn about the heritage and experiences of ALL Americans; and
- WHEREAS,** it is through learning that we become enlightened and come to understand each other more clearly; and
- WHEREAS,** in 1976, President Gerald R. Ford designated the entire month of February as Black History Month, and urged Americans to “seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history,” and
- WHEREAS,** Black History Month allows for discussions of our country’s legacy of slavery, and institutional and structural racism; *NOW THEREFORE BE IT*
- RESOLVED,** that the Revere City Council hereby recognizes Black History Month, and the Council does so by honoring and applauding the contributions of Black residents to the common good of our community.