



CITY COUNCIL
Regular Meeting

In accordance with Governor Baker's March 12, 2020 Executive Order, please be advised that this meeting of the Revere City Council will be held by remote participation.

For Spanish translation of this meeting, please use the Zoom link provided below and select the interpretation button, or visit the RevereTV YouTube channel.

Join Meeting Using Link Below:

<https://us02web.zoom.us/j/82949286248>

Or Telephone: +1 301 715 8592

Webinar ID: 829 4928 6248

Calendar

Monday, April 5, 2021, 6:00 PM

5:00PM Public Safety Sub-Committee Meeting

5:30PM Zoning Sub-Committee Meeting

5:50PM Appointments Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of March 22, 2021

Public Hearings

3. **21-086** Hearing called as ordered on a petition submitted by National Grid to relocate 1 SO pole #3610 beginning at a point approximately 200 feet northwest of the centerline of the intersection of Winthrop Avenue and Washburn Avenue continuing approximately 25 feet in a northwest direction and to be renumbered pole #P61-1.

Public Safety Sub-Committee Report

4. **20-041** Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of installing a camera and telephone in every playground and park within the city limits similar to the safety cameras and telephones on college campuses. Furthermore, that the City of Revere hire staff or fulfill this need with trained volunteers to monitor cameras to aid dispatch.
5. **20-210** Motion presented by Councillor McKenna, Councillor Serino: That the City Council request a security presence during City Council meetings once City Hall is re-open to the public and meetings are again able to be held in the Council Chamber.

Zoning Sub-Committee Report

6. **21-065** Core States Group (Alan Roscoe) on behalf of and with permission from record owner, 9 Galen St., Suite 117, Watertown, MA 02472 seeking permission from the Revere City Council to allow for the erection of more than one principal nonresidential structure on a single lot to enable the appellant to construct a bank at Northgate Shopping Center, 339 Squire Road, Revere, MA 02151.

Appointments Sub-Committee Report

7. **21-053** Communication from the Mayor relative to the Appointment of Jason Barletta to the Public Art Commission.
8. **21-068** Communication from the Mayor relative to the appointment of Diaz Construction as a Licensed Drain Layer.
9. **21-080** Communication from the Mayor relative to the appointment of MT Mayo as a Licensed Drain Layer.
10. **21-087** Comm. from the Mayor relative to the appointment of Michael Wells as Director of Municipal Inspections

Communications

11. **21-088** Communication from the City Auditor relative to the RevereTV appropriation.
12. **21-089** Communication from the City Auditor relative to a presentation on Municipal Health Insurance.

Motions

13. **21-090** Motion presented by : That the Mayor request the Broadway re-signalization project manager to order the installation of blue emergency lights on the traffic semaphore.
14. **21-091** Motion presented by Councillor McKenna: That the Mayor request the City Solicitor to draft an agreement to be executed between the City of Revere and National Grid to plant two trees for every one tree removed on City property in relation to the conduit project along Winthrop Avenue. Further, that the Mayor request DCR and National Grid to enter into an agreement in which National Grid will plant two trees for every one tree removed on DCR property in relation to this same project along Winthrop Avenue. National Grid neglected to inform the City Council when seeking permission for this project, that close to 100 mature trees will be removed.
15. **21-092** Motion presented by Councillor Rotondo: That the Mayor request the appropriate department to run a PSA, written and spoken in multiple languages, on how to deal with coyotes in our community. Additionally, that the City obtain a contract with a pest control agent or exterminator or other control agent as permitted by law to quell the overgrowth of the coyote population in Revere.
16. **21-093** Motion presented by Councillor Keefe: That the Mayor request the Traffic Commission to institute 24/7 resident parking on Park Avenue from 77 to 116.

17. **21-094** Motion presented by Councillor Powers: That the Mayor direct the DPW or the appropriate state agency to clean the debris from the embankment area at the rear of Revere Beach Boulevard. This is the property that runs along the easterly side of North Shore Road from Oak Island Street to Mills Avenue.
18. **21-095** Motion presented by Councillor Powers: That the Mayor direct Municipal Inspections to inspect the property owned by National Grid known as the National Grid Right of Way that runs between Revere Beach Boulevard and Acardia Street, and that National Grid be required to remove overgrowth and other accumulated debris.
19. **21-096** Motion presented by Council Vice-President Visconti: That the Mayor be requested to address the City Council Ways & Means Sub-Committee on April 26, 2021 at 5:30PM to discuss how the City plans on allocating and spending upwards of \$30 + million dollars the City is slated to receive due to the American Rescue Plan. Further, that the Mayor explain and provide the rules, regulations, and restrictions to the Ways & Means Sub-Committee once they become available concerning the expenditure of these funds.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, March 22, 2021

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Anthony T. Zambuto presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Jessica A. Giannino	Councillor	Present	
Arthur F. Guinasso	Councillor	Present	
Patrick M. Keefe	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
John F. Powers	Councillor	Present	
Richard J. Serino	Councillor	Present	
George J. Rotondo	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Council President	Present	

In accordance with Governor Baker's March 12, 2020 Executive Order, this meeting of the Revere City Council will be held remotely on Zoom. Present in the City Council Chamber were Councillors Rotondo, Visconti, and President Zambuto. All other City Councillors and the general public participated in the meeting remotely.

Councillor Rotondo offered a moment of silence for Joseph T. Fitzgerald, Jane Rizzo's father and former Mayor Dan Rizzo's father-in-law who passed on March 18, 2021.

Councillor Morabito offered a moment of silence for the victims of the spa shootings in Atlanta, GA which took the lives several Asian American women.

Councillor Keefe offered condolences for the Tata and Viarella families of Revere and a moment of silence for Gina M. (Tata) Viarella, daughter of former Revere Firefighter Pat Tata, who passed on March 15, 2021.

2 Approval of the Journal of the Regular Meeting of March 8, 2021

RESULT: ACCEPTED

Public Hearings

3 21-039 Hearing called as ordered, on a request of the Revere City Council, to change the name of a portion of Prospect Avenue, running 390 feet easterly from Spring Street, to Prospect Place, in accordance with Section 12.04.020 of the Revere Revised Ordinances.

Proponents

Mark J. Petrucelli, 394 Prospect Place (submitted in writing)

Opponents

none

“SHALL THE CITY COUNCIL CHANGE THE NAME OF A CERTAIN PORTION OF PROSPECT AVENUE, RUNNING FROM HYSIL AVENUE TO 394 PROSPECT AVENUE, TO PROSPECT PLACE, IN ACCORDANCE WITH SECTION 12.04.020 OF THE REVERE REVISED ORDINANCES?”

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

4 21-060 Hearing called as ordered on AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO RODENT CONTROL.

Proponents

none

Opponents

none

RESULT: **REFERRED TO LEGISLATIVE AFFAIRS**

5 21-064 Hearing called as ordered on the application of Robert Inello, 727 Revere Beach Parkway, Revere, MA 02151 seeking permission from the Revere City Council to reconstruct and modify a preexisting non-conforming structure and use, which will be a two-story building utilized as two commercial units for electrical contracting companies or similar businesses with professional offices, including indoor parking and indoor storage of equipment and supplies at 727 Revere Beach Parkway.

Proponents

Kari-Ann Greene, Esq. on behalf of the applicant

Minutes Acceptance: Minutes of Mar 22, 2021 6:00 PM (Salute to the Flag)

Opponents

none

Attorney Greene requested at this time that the City Council allow the applicant to withdraw the special permit application without prejudice.

"SHALL THE CITY COUNCIL ALLOW THE PETITIONER TO WITHDRAW THE SPECIAL PERMIT REQUEST WITHOUT PREJUDICE?"

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 6 21-065 Hearing called as ordered on the application of Core States Group (Alan Roscoe) on behalf of and with permission from record owner, 9 Galen St., Suite 117, Watertown, MA 02472 seeking permission from the Revere City Council to allow for the erection of more than one principal nonresidential structure on a single lot to enable the appellant to construct a bank at Northgate Shopping Center, 339 Squire Road, Revere, MA 02151.

Proponents

Attorney Emilio Favorito, on behalf of the applicant
7 Dawes Street, Boston, MA

Opponents

none

Ward Six Councillor Serino spoke in favor of the proposed project. The City Council also mentioned that this proposal will also need a variance from the Zoning Board of Appeals for drive-thru stacking length. The Zoning Board of Appeals will be holding a hearing on this matter on Wednesday, March 24, 2021 at 5:00PM.

RESULT:	REFERRED TO ZONING	Next: 4/5/2021 6:00 PM
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Zoning Sub-Committee Report (March 15, 2021)

The Zoning Sub-Committee met on Monday evening, March 15, 2021 at 5:00PM. Committee members present were Councillors Giannino, Guinasso, Serino, Visconti, Zambuto (ex-officio), and Chairman Keefe. Other Councillors in attendance were Councillors McKenna, Powers, and Rotondo. This meeting of the Zoning Sub-Committee was conducted entirely remotely on Zoom in accordance with Governor Baker’s March 12, 2020 Executive Order.

There was a single matter before the Zoning Sub-Committee for discussion: An Ordinance Establishing the Revere RiverFront Overlay District.

A letter from several residents dated March 12, 2021 was submitted to the Zoning Sub-Committee citing

Minutes Acceptance: Minutes of Mar 22, 2021 6:00 PM (Salute to the Flag)

several concerns relative to the proposed overlay district.

Dear Revere City Councillors:

As residents of the Point of Pines and Riverside neighborhoods, we are interested in sharing our impressions and concerns regarding the proposed Revere Riverfront District.

We are all in agreement that there are many qualities to be admired and appreciated concerning this District. The transformation of an unsightly junkyard into a development that upgrades the area and takes advantage of its waterfront location, appeals to us. The continued refinement of Gibson Park into an area that can host passive outdoor activities as well as sporting events, gardening, a dog park, tennis, and basketball and act as a flooding containment area, shows careful planning, thought, and consideration. If the Thayer Avenue boatyard reaches its full potential as a city-owned entity, it will be a waterfront gem dedicated to a rowing center and other water activities.

We understand that in order to allow the large scale residential development that has been proposed by Redgate, zoning changes would need to occur as the current location is zoned for general business and limited industrial. By voting to approve the Revere Riverfront Overlay District (RROD), any previous zoning restrictions will no longer apply. Their buildings can be up to 75' high and six stories tall. Since we have only been given a range of 260 to 290 units and because we have not received any plans or drawings of their development including where it will be situated on the property and how it may encroach on Gibson Park, we feel this request is premature.

At the least, we should have an idea of how many studios, one bedroom, two bedroom, etc. are planned. We have no idea of its scale, we have been left in the dark as to the number of units, and we wonder how well it will blend with the surrounding single-family neighborhoods. Redgate mentions a “distinctive new structure” but they have not shared this vision with us. Until these issues can be satisfactorily addressed, we request that you deny the granting of overlay district status.

By postponing the granting of the RROD, it will also allow for the proper examination of the following issues of concern:

Because Redgate does not currently own the G/J property, we wonder what may happen if the RROD is approved but the sale never materializes and the current owner decides to develop the parcel or sell to another developer. Can the RROD be rescinded if Redgate does not develop the site?

The Mirage Site.

Why have we not heard from the owner of this site? We were told the owners were not active participants in the Riverfront Master Plan, so why would they be included in the RROD?

Since this property would fall under the RROD, if approved, we cannot leave this piece of the puzzle to chance and would request the owner submit information regarding his future development plans. Otherwise, this property should be omitted from the RROD.

The Thayer Ave. boatyard.

Back in October of 2020, we were advised that the city had hired the services of an appraiser for this site. After five months, we would expect the appraisal to be complete and that negotiations would have commenced between the city and the owner(s). Knowing that the city owns this parcel would go a long way towards trusting the process and the promises being made.

Parking.

We remain concerned about parking in both the Riverside and the Point of Pines neighborhoods. There will be times when there won't be enough parking for everyone especially during sporting events. We want “24/7 resident parking only” established and enforced in both neighborhoods in order to avoid overflow parking in residential areas.

We also have grave concerns about the number of parking spaces that are currently proposed for the residential development. They are proposing no less than 1 space per unit even though the city typically requires a ratio of 1.6. This requires further scrutiny.

Point of Pines private beach access.

Since the use of the Point of Pines Beach is restricted to Point of Pines Beach Association members only, we require confirmation that the residents of the Redgate development will not be considered Point of

Pines residents for the purposes of private beach access. We would also request that Redgate inform its residents that they will be unable to use the Point of Pines Beach as it is private property.

Point of Pines Fire Station.

We need confirmation that the new fire station will be built and operational prior to these residential units going online. We currently experience higher service times particularly during the summer months. When will the building of the fire station commence, and will it be finished prior to the targeted completion date of the Redgate development?

Roadway reconfiguration.

We need confirmation that the proposed rotary and new roadway configuration will be complete and operational prior to the updated development of Gibson Park and the opening of the Redgate development. As discussed during the meetings, a firm commitment needs to be made to the Riverside neighborhood that the entrance to Gibson Park from Thayer Avenue/Hayes Avenue will be closed to vehicular traffic. Pedestrian access will continue to be allowed.

Pollutants onsite at G/J and the Thayer Ave. Boatyard.

Copies of any environmental reports concerning the contamination of either the G/J or Thayer Ave. boatyard site, need to be made available to the public. How this contamination will be remediated and how its impacts on the neighborhoods can be minimized, needs to be discussed. Since piles will need to be driven in order to support the construction, how do they plan to minimize the impact on the neighborhoods and how long will it go on? When 190 North Shore Rd. was built many homes nearby experienced cracked walls and ceilings in addition to putting up with vibration and noise for months on end.

Flooding.

What will be the elevation of the new development and how might that impact flooding in the area? Is the development proposing any type of seawall or retaining wall that might protect their property but divert water into other areas? Some of the flooding remediations require use of existing outfall pipes that are in disrepair or failing. The following quote comes directly from the final report, “The outfalls pipe for the Gibson park network appears to be partially crushed and with no tidal controls on it.” They go on to say, “During the public process, some of the neighborhood residents brought up issues with the performance of those existing storm system check valves that will need to be investigated.” These check valves that do not function properly in the Riverside neighborhood are designated as part of the crucial flooding remediation plan for Gibson Park. When can we expect these issues to be addressed? A pumping station is being proposed on/near the Thayer Ave. boatyard. What is the cost and who pays for that? Likewise, upgrades to the sewer pump station will be required to handle the additional flow from the Redgate development. What is the cost and who pays for it?

We feel that additional time is needed to address all of these concerns with an eye towards engaging and notifying as many of our fellow residents as possible via enhanced community outreach.

At the minimum, all of these issues should become part of an orderly timeline that should be held to a schedule and be closely monitored for compliance.

We thank you for your attention to this letter and we ask that you postpone any granting of the RROD until all of our concerns are satisfactorily discussed and addressed.

Sincerely,

Loretta LaCentra - Member of the Riverfront advisory panel/Riverside resident

Gina VanderLoop - Member of the Riverfront advisory panel/Point of Pines resident

Eric Lampedecchio - Member of the Riverfront advisory panel/Former Riverside resident

Elaine Hurley - Member of the Riverfront advisory panel/Riverside resident

RoseLee Vincent - Member of the Riverfront advisory panel/Revere Beach resident and former State Representative

Angela Sawaya - Point of Pines resident/Vice President/Acting President of Point of Pines Beach Association

Ricci LaCentra - Riverside resident

Lisa Pedersen - Riverside resident

Proponents

Bob O'Brien, Chief of Economic Develop & Planning addressed many of the concerns outlined in the March 12th letter to the Zoning Sub-Committee.
Michael Tucker, 9 Ellerton Street

Opponents

Michael Maynard, 21 Lancaster Avenue
Eric Lampedecchio, 43 Tapley Avenue
Loretta LaCentra, 30 John Avenue
Ron Clark, 98 Whitin Avenue
Sheila Nestor, 26 Chamberlain Avenue
Patricia DeAngelis, 11 Bateman Avenue
Vincent Milaiko, 15 Wadsworth Avenue
Deb Martone, 21 Fowler Avenue
Heidi Green, 19 Wadsworth Avenue
Angela Sawaya, 15 Bateman Avenue
Jocelyn Coe, 15 Whitin Avenue
Stacey Wysanski, 53 Lancaster Avenue

Reasons for opposition of the proposed overlay district commonly cited by opponents are as follows: beach privacy, traffic, resident parking, construction noise, flooding, ground pollutants, completion date of the Point of Pines fire station, alleged lack of transparency.

In response to the residents' concerns, several City Councillors indicated that the resident parking matter will be addressed at the March 25th Traffic Commission meeting; the developer will be required to address and comply with all local, state, and federal laws concerning flooding and any pollution mitigation with MEPA, the Conservation Commission, and other agencies; the construction of the fire station has been delayed due to land takings and asbestos removal; and lastly, meetings of the RiverFront Master Plan Committee were thoroughly advertised in the local newspaper, the City's website, social media, and local cable networks.

Chairman Keefe presented the following Resolution and requested that it be read into the record:

Whereas the Revere Planning Board at its meeting of 02.09.21 unanimously adopted the attached Riverfront Master Plan; and

Whereas the Zoning Subcommittee of the Revere City Council is recommending City Council approval of the RiverFront Overlay District that allows for the private residential and commercial development envisioned in the RiverFront Master Plan; and

Whereas the Zoning Subcommittee is concerned that the public sector elements of the RiverFront Master Plan might not keep pace with the planned private development allowed by the RiverFront Zoning Overlay District;

Therefore, The Zoning Subcommittee hereby recommends to the Revere City Council approval of the following requests of the Mayor and his economic development and other relevant staff in order to encourage and assure the full and timely completion of all elements of the RiverFront Master Plan:

- v That the Mayor provide to the City Council quarterly written reports on the progress and prospects of each of the major public and private components of RiverFront Master Plan implementation as well as the Master Plan as a whole.

- v That the first such quarterly report should detail for each of the public-sector components of the RiverFront Master Plan their projected cost, their identified and/or potential funding sources, and progress being made with respect to securing each such funding source.
- v With respect to specific elements of the RiverFront Master Plan:
 - Ø *The Riverside Boat Works Property:* This component of the Master Plan is considered a high-priority and early-action item on which some definitive progress is expected and required by or about the end of the fiscal year on June 30, 2021. To that end, the first quarterly report should address:
 - ▷ The status of ongoing discussions with the current Riverside Boat Works property ownership pursuant to their expressed willingness to sell this property to the City of Revere for a mutually agreeable price, yet to be finally determined.
 - ▷ The outcome of the property appraisal commissioned to that end by the current Riverside Boat Works property owner and how it compares with the appraisal that has now been commissioned by the City of Revere.
 - ▷ Prospects for a mutually acceptable purchase and sale agreement between the City of Revere and current Riverside Boat Works ownership based those two appraisals.
 - ▷ The proposed source and amount of City appropriations for the purchase of this property and the scope and schedule of such appropriations.
 - ▷ Alternative strategies to secure City ownership of the property in the absence of a voluntary purchase and sale agreement, which would be initiated and pursued before the end of 2021.
 - ▷ Ongoing efforts to secure public funding to rehabilitate this property for community uses, through the Seaport Economic Council and/or otherwise, with particular focus on the establishment of a community rowing center at this location.
 - ▷ Ongoing discussions with any and all prospective facility managers regarding the design, funding, staffing and operation of such a community rowing center.
 - Ø *Planned Transportation Improvements:* Progress on the design and funding of the multi-modal transportation improvements as illustrated in the RiverFront Master Plan, which are likewise a high-priority and early action item, with particular attention to the status and schedule of:
 - ▷ Ongoing discussions with the Massachusetts Department of Transportation (DOT) and the Department of Conservation and Recreation (DCR) regarding the reconfiguration of the southbound Route 1A off-ramps.
 - ▷ The existing City application for the funding of these transportation improvements through the newly established Massachusetts One-Stop-For-Growth program, which coordinates MassWorks and other available funding in support of transportation projects that facilitate private development.

- ▷ The additional prospect of funding all or part of these planned transportation improvements with new funding expected through a federal infrastructure bill.
 - ▷ Ongoing discussion with the Massachusetts Bay Transportation Authority (MBTA) regarding the establishment of a bus stop to service the RiverFront District so as to make Gibson Park, the planned new North Shore Maritime Center at Riverside Boat Works, and the planned private redevelopment of the RiverFront Zoning Overlay District more generally accessible by public transportation.
- Ø *Planned Recreational and Resiliency Improvements to Gibson Park:* Progress on the design, funding and construction of the public improvements to Gibson Park and environs, with particular attention to the status and schedule of:
 - ▷ Projected implementation of various components of the recreation and resiliency improvements as contemplated in the RiverFront Master Plan, with particular attention to Gibson Park itself and planned stormwater holding facilities under the new multi-use within Gibson Park.
 - ▷ Projected sources of existing public and private funding for these recreational and/or resiliency improvements, particularly in the context of the ongoing Municipal Vulnerability Preparedness (MVP) program.
 - ▷ The additional prospect of funding all or part of these planned recreational and/or resiliency with new funding expected through a federal infrastructure bill.
 - ▷ The relevance of planned recreational improvements to the planning, design, funding and construction of a new Revere High School, both during construction and beyond.
- Ø *Reactivation of the Public Pier:* Progress on the structural evaluation of the current structure and its potential reconfiguration and planned rehabilitation in anticipation of the transfer of ownership and control from the Redgate to the City of Revere.
- Ø *New Point of Pines Fire Station:* The status and schedule of both demolition of the exiting vacant fire station and the design, construction and staffing of the planned new fire station, which is new fully funded.

The Zoning Sub-Committee considered the concerns of the residents and Chairman Keefe proposed several amendments to the RiverFront Overlay District as follows:

1. **District Scope:** The RiverFront Zoning Overlay District is restricted to the G/J property.
2. **Design Review:** The design of any residential development proposed for the G/J site must be presented and discussed at a public meeting of the Development Advisory Group for the RiverFront Master Plan before it is submitted for consideration by the Site Plan Review Committee. That presentation and discussion will include issues of proposed project siting, massing and density; its orientation to both its water-side and park-side perimeters; structural and landscape architecture; unit count and unit mix; resident and visitor parking ratios and locations; on-site resiliency measures and their implications for flooding in the surrounding neighborhoods, civic and community amenities within and around the building; public accessibility to the

waterfront; and other issues and opportunities related to the adjacent Riverside and Point neighborhoods. This meeting will be publicly noticed; and shall provide ample opportunity for public comment before, during for some reasonable period after the meeting; and those public comments will be organized and made available to the Site Plan Review Committee before they commence consideration of the proposed project.

3. **On-Street Parking:** No resident of any development within the RiverFront Zoning Overlay District will be entitled to on-street parking rights or privileges on any of Revere street, including but not limited to those within the adjacent Riverside and/or Point of Pines neighborhoods; and no developer and/or manager of any such development will be entitled to seek any zoning relief from this requirement now or in the future.
4. **Commercial Elements of Any Residential Development:** The developer is required to give preference in the leasing of any commercial space in any planned residential development of the G/J site to Revere residents and businesses; and to that end, the developer must provide to the Mayor on or before the date on which the building permit is issued with a local outreach plan that describes a proposed tenant selection process and the favorable lease terms that will optimize the likelihood of a Revere resident/business tenancy. The developer must report to the Mayor and the City Council on the outcome of that process no less than 90 days before the occupancy of such commercial space.

The Zoning Sub-Committee approved the proposed amendments. Councillors Giannino, Guinasso, Visconti, Zambuto (ex-officio), and Chairman Keefe voting in the affirmative. Councillor Serino voting “NO”.

The Revere RiverFront Overlay District, as amended, is now before the sub-committee for consideration.

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF
REVERE RELATIVE TO THE ESTABLISHMENT OF THE REVERE RIVERFRONT OVERLAY
DISTRICT.

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.27, entitled "Revere Riverfront Overlay District", which includes the following Sections:

17.27.000 Purpose. The Revere Riverfront Overlay District ("RROD") is herein established as an overlay district. The purpose of the RROD is to reposition the waterfront as a public use asset for City of Revere residents and to encourage residential and economic development by promoting a mix of public and private uses through a balanced strategy on this waterfront as outlined in the Revere Riverfront Master Plan. All proposed development within the RROD requesting to apply the provisions of this Chapter shall be in conformance with the guidelines and objectives set forth in the Revere Riverfront Master Plan, which include:

- a. new and/or improved recreational facilities for public use
- b. new and/or improved public access to the riverfront
- c. preservation and restoration of natural features along the riverfront
- d. preservation of open spaces
- e. creation and enhancement of pedestrian and bicycle connections to the riverfront
- f. new multi-family housing and certain commercial uses conducive to the purpose of the RROD

17.27.010 District Boundaries. The RROD is within the GB and LI Zoning Districts. The boundary of the RROD includes the following parcels: 14-192S-1, 14-192S-2, 14-192S-3, 14-192P1-1A, and 14-192P1-UNK.

17.27.020 Applicability and Effect.

- A. "Developer" shall mean any person or entity that proposes to develop or re-develop land within the RROD and requests that the provisions of this Chapter apply to its proposed project.
- B. Where the provisions of this Chapter do not differ from those governing the underlying Zoning Districts, the provisions governing the underlying Zoning District shall apply to land within the RROD. To the extent there is any conflict or inconsistency between the provisions of this Chapter and those governing the underlying Zoning Districts, the provisions of this Chapter shall govern.
- C. The provisions of this Chapter shall be effective immediately after: (1) the Developer submits the Site Plan Review application required by Section 17.17.060 of the Revised Revere Zoning Ordinance to the Site Plan Review Committee requesting that the provisions of this Chapter apply to its proposed project, which application shall be supplemented with information sufficient to demonstrate that the proposed development is consistent with the standards and criteria set forth herein and in Chapter 17.17; and (2) the Site Plan Review Committee approves the Site Plan submitted by the Developer under the standards established by Section 17.17.070 of the Revised Revere Zoning Ordinance.

17.27.030 Prohibited uses.

Any person or entity who proposes a development within the RROD shall not use, construct, erect, place, alter, or convert, in whole or in part, any building, structure, or land for any use listed below.

- A. Adult bookstore.
- B. Adult club.
- C. Adult motion picture theater.
- D. Automotive maintenance, except as accessory to another permitted use.
- E. Batching plant.
- J. Body art establishment.
- K. Funeral home.
- L. Mobile Home
- M. Manufacturing and repair
- N. Motor vehicle repair shop.
- O. Self storage, except as accessory to another permitted use.
- P. Store principally for the sale of automotive parts.
- Q. Medical marijuana treatment center or other location for the sale of marijuana for medical or non-medical use unless associated with the direct distribution of goods to retail customers.
- R. Warehouse.
- S. Wholesale and distribution
- T. Lodging or rooming house.
- U. Standing Sign (Billboards) and digital signs other than digital signs used for civic, community or transportation purposes or events.
- V. Commercial parking lot/structure.
- W. Commercial auto storage/parking.
- X. Automotive/truck rental office and storage that is not principally for residents, employees and visitors in the RROD
- Y. Special Garage (i.e., garage for auto body or paint shop).

- Z. Automobile sales Class I, II or III.
- AA. Car wash.
- BB. Flea market, except as part of a community open market event.
- CC. Fast food/take out restaurant that has drive-thru service.
- DD. Building construction and contracting storage yard.
- EE. Towing operations and storage.
- FF. Recycling center/operations/drop off unless accessory to a permitted use.
- GG. Substance abuse treatment center.
- HH. Commercial garage.

17.27.040 Allowed uses.

Any person or entity who proposes a development within the RROD shall not use, construct, erect, place, alter, or convert, in whole or in part, any building, structure, or land for any purpose or in any manner other than for one or more of the uses listed below, which, except where a special permit from the city council is required, are to be permitted by right in place of any limitations in the underlying zoning district. Any use not specifically listed below as an allowed use, either as of right or by special permit, shall be prohibited. As used herein, retail sales and similar uses such as grocery store uses shall include e-commerce pick-up.

- A. Sports and athletic facilities; health club, and other active or passive recreational uses, including Recreation, gainful business.
- B. General office use or building.
- C. Medical or dental office, clinic, or other facility for emergency or out-patient medical or dental care.
- D. Professional office.
- E. Hotels.
- F. Restaurants, cafeteria, café, bar, tavern or other place for the service or sale of food or drink for on-site or off-site consumption, including fast food and take out service that does not have drive-thru service.
- G. Theater, meeting hall, concert venue, dance hall or other place for entertainment.
- H. Grocery store or supermarket of any size.
- I. General retail sales and service up to 25,000 gsf.
- J. General retail sales and service more than 25,000 gsf and up to 50,000 gsf if approved by a Special Permit.
- K. Neighborhood retail sales and service.
- L. Health club.
- M. Marina.
- N. Bank and financial institution.
- O. Dwelling, condominium/apartment.
- P. Dwelling, townhouse.
- Q. Religious facility; public or private lodge or club; day nursery or elderly care center; family day care home; nursing or convalescent home; public, private or nonprofit school; community or adult education center; and other similar uses and facilities.
- R. Independent elderly housing; congregate care elderly housing.
- S. Training school for profit or other educational uses.
- T. Kennel, provided the same does not provide for outdoor overnight boarding of animals.
- U. Telephone exchange, transformer station, substation, gas regulator station; microwave and telephone communications facilities; central plant facilities serving more than one building for heating and cooling or other building services; small wind energy facilities, standing accessory sign, standing accessory multi-use sign, in each case for uses, businesses or establishments located within the RROD.
- V. Parking lot; parking structure; private parking lot structure; including rental car agency

principally for residents, employees and visitors in the RROD; ride sharing services principally for residents, employees and visitors in the RROD, and vehicle cleaning services.

- W. All accessory uses customary and incidental to any of the above.
- X. Brewery/distillery or winery including on-site consumption.
- Y. Farmers' market or community open market events.
- Z. Community garden.
- II. Mixed use.^[1]
- JJ. Research and Development facilities including Life Science Manufacturing.

Footnotes:

[1] “**Mixed Use**” as used in this Chapter 17.26 shall mean uses within a single building or parcel that consist of two or more allowed uses.

17.27.050 Dimensional Regulations.

I. Specific Dimensional Regulations Applicable in the RROD. The dimensional regulations set forth below shall apply to any proposed project within the RROD and the other dimensional regulations applicable in the underlying zoning districts as set forth in Chapter 17.24 of this title shall not apply in the RROD.

Maximum Height: 75 ft.

Maximum Stories: 6

Minimum Lot Area: 15,000 s.f.

Minimum Lot Frontage: 100 ft.

Minimum Front Yard Setback: 30 ft.

Minimum Side Yard Setback: 20 ft.

Minimum Rear Yard Setback: 30 ft.

Maximum Floor Area Ratio: 1.75

Minimum Usable Open Space: 10%. Usable open space shall refer to the part or parts of land or structure within the RROD which are reserved for permanent active or passive recreation use. This *space* shall exclude parking areas but include required setbacks, waterways, walkways, and be *open* and unobstructed to the sky. Trees, plantings, arbors, flagpoles, sculpture, fountains, swimming pools, atriums, *open-air* recreational facilities and similar objects shall not be considered "obstruction."

Lots and Internal Lot Lines: For the purposes of the RROD, contiguous lots under common ownership or control shall be considered a single lot for the purpose applying dimensional requirements and internal lot lines shall be disregarded.

Setbacks: Setbacks shall not apply with respect to setbacks from boundary lines with any adjacent lot through which the property holds easement rights.

17.27.060 Parking.

- A. Within the RROD, (i) not less than 1 off-street parking space shall be required per residential dwelling unit; and (ii) not less than 1 parking space per 1,200 gross square feet of general or neighborhood retail sales and service or general and professional office use shall be required. All other uses allowed within the RROD shall be governed by the parking requirements of Section 17.28.020.
- B. Tandem parking is allowed with no more than two vehicles to be parked back to back in tandem. Mechanical parking systems are allowed subject to Section 17.08.502 and Section 17.28.035. Automated parking systems are allowed, subject to review and approval through Site Plan Review. All parking spaces available through such tandem parking and other systems shall be considered available off-street parking spaces for the purpose of determining compliance within the RROD.
- C. Notwithstanding any other provision of this chapter, the parking and loading requirements for any project within the RROD may be satisfied (i) using shared parking spaces that serve different uses having parking demand at different times upon a finding by the SPRC that any such parking or loading adequately serves the needs of the proposed development in the RROD, and (ii) by parking spaces located on any lot within 200 feet of the lot on which the building will be located.
- D. No resident of any development within the RiverFront Zoning Overlay District will be entitled to on-street parking rights or privileges on any of Revere street, including but not limited to those within the adjacent Riverside and/or Point of Pines neighborhoods; and no developer and/or manager of any such development will be entitled to seek any zoning relief from this requirement now or in the future.

17.27.070 General Regulations for the RROD.

- A. Multiple buildings on a lot shall be allowed in the RROD, provided that the building separation requirements of service and fire protection vehicles, as determined and approved through the site plan review process are met.
- B. Within the RROD, retaining walls shall be allowed subject to site plan review by the Site Plan Review Committee.
- C. Within the RROD, accessory signs (standing and attached) shall be allowed in accordance with Section 17.16.25 and Section 17.36.060 of this Title and subject to approval by the Site Plan Review Committee.
- D. Notwithstanding any other provision of this chapter, after the issuance of site plan review letter and any building permits based thereon, the owner of the property on which the development is proposed may divide or subdivide the property and convey the property or portions thereof to related or unrelated entities, as necessary to complete the development plans, and this subdivision or conveyance shall be deemed to be in compliance with this section and shall not render the resulting properties in violation of this ordinance.
- E. The design of any residential development proposed for the G/J site must be presented and discussed at a public meeting of the Development Advisory Group for the RiverFront Master Plan before it is submitted for consideration by the Site Plan Review Committee. That presentation and discussion will include issues of proposed project siting, massing and density; its orientation to both its water-side and park-side perimeters; structural and landscape architecture; unit count and unit mix; resident and visitor parking ratios and locations; on-site resiliency measures and their implications for flooding in the surrounding neighborhoods,

civic and community amenities within and around the building; public accessibility to the waterfront; and other issues and opportunities related to the adjacent Riverside and Point neighborhoods. This meeting will be publicly noticed; and shall provide ample opportunity for public comment before, during for some reason period after the meeting; and those public comments will be organized and made available to the Site Plan Review Committee before they commence consideration of the proposed project.

- F. The developer is required to give preference in the leasing of any commercial space in any planned residential development of the G/J site to Revere residents and businesses; and to that end, the developer must provide to the Mayor on or before the date on which the building permit is issued with a local outreach plan that describes a proposed tenant selection process and the favorable lease terms that will optimize the likelihood of a Revere resident/business tenancy. The developer must report to the Mayor and the City Council on the outcome of that process no less than 90 days before the occupancy of such commercial space.

17.27.080 Contribution to Community Improvement Trust Fund

All proposed projects within the RROD shall make a contribution to the Community Improvement Trust Fund in an amount equal to 1 percent of the total hard construction costs of such proposed project. Notwithstanding Section 17.47.030 or other provisions of the Revised Revere Zoning Ordinance to the contrary, all moneys contributed to the Community Improvement Trust Fund by proposed projects within the RROD shall be expended only for purposes related to the development and implementation of the Revere Riverfront Master Plan, as determined by the Site Plan Review Committee. The first installment shall be made at the time of the granting of a building permit, and shall be a prerequisite condition to the issuance of a building permit; the second installment shall be made upon receipt of a temporary or permanent occupancy permit for any or all portions of the project and shall be a prerequisite. The applicant at any time may make a lump sum payment of the entire required contribution, if he or she so desires. The hard construction costs shall be determined by the Site Plan Review Committee. In determining the hard construction costs, the Site Plan Review Committee shall use the median square foot hard construction costs of an appropriate building category as noted in the most current Means Construction Cost Guide published by the Means Company of Kingston, Massachusetts.

Councillors Giannino, Guinasso, Visconti, Zambuto (ex-officio), and Chairman Keefe voting in the affirmative. Councillor Serino voting “NO”.

The RiverFront Overlay District, as amended, received a favorable recommendation from the committee and will be presented for a vote at the next regularly scheduled City Council meeting on March 22, 2021.

- 7 21-035 An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to the Establishment of the Revere Riverfront Overlay District.

Prior to the Zoning Sub-Committee being offered, Ward 5 Councillor Powers offered a point of personal privilege to highlight the positive attributes of the RiverFront Overlay District which include transforming a blighted tow yard, resolution of flooding issues on the River Side, new parks and roadway improvements, and approximately \$1 million in property tax revenue which will be used to help fund the bond authorization for a new Revere High School.

"SHALL THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE

ESTABLISHMENT OF THE REVERE RIVERFRONT OVERLAY DISTRICT, AS AMENDED?"

Be it ordained by the City of Revere, Massachusetts:

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ESTABLISHMENT OF THE REVERE RIVERFRONT OVERLAY DISTRICT.

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.27, entitled "Revere Riverfront Overlay District", which includes the following Sections:

17.27.000 Purpose. The Revere Riverfront Overlay District ("RROD") is herein established as an overlay district. The purpose of the RROD is to reposition the waterfront as a public use asset for City of Revere residents and to encourage residential and economic development by promoting a mix of public and private uses through a balanced strategy on this waterfront as outlined in the Revere Riverfront Master Plan. All proposed development within the RROD requesting to apply the provisions of this Chapter shall be in conformance with the guidelines and objectives set forth in the Revere Riverfront Master Plan, which include:

- a. new and/or improved recreational facilities for public use
- b. new and/or improved public access to the riverfront
- c. preservation and restoration of natural features along the riverfront
- d. preservation of open spaces
- e. creation and enhancement of pedestrian and bicycle connections to the riverfront
- f. new multi-family housing and certain commercial uses conducive to the purpose of the RROD

17.27.010 District Boundaries. The RROD is within the GB and LI Zoning Districts. The boundary of the RROD includes the following parcels: 14-192S-1, 14-192S-2, 14-192S-3, 14-192P1-1A, and 14-192P1-UNK.

17.27.020 Applicability and Effect.

- A. "Developer" shall mean any person or entity that proposes to develop or re-develop land within the RROD and requests that the provisions of this Chapter apply to its proposed project.
- B. Where the provisions of this Chapter do not differ from those governing the underlying Zoning Districts, the provisions governing the underlying Zoning District shall apply to land within the RROD. To the extent there is any conflict or inconsistency between the provisions of this Chapter and those governing the underlying Zoning Districts, the provisions of this Chapter shall govern.
- C. The provisions of this Chapter shall be effective immediately after: (1) the Developer submits the Site Plan Review application required by Section 17.17.060 of the Revised Revere Zoning Ordinance to the Site Plan Review Committee requesting that the

provisions of this Chapter apply to its proposed project, which application shall be supplemented with information sufficient to demonstrate that the proposed development is consistent with the standards and criteria set forth herein and in Chapter 17.17; and (2) the Site Plan Review Committee approves the Site Plan submitted by the Developer under the standards established by Section 17.17.070 of the Revised Revere Zoning Ordinance.

17.27.030 Prohibited uses.

Any person or entity who proposes a development within the RROD shall not use, construct, erect, place, alter, or convert, in whole or in part, any building, structure, or land for any use listed below.

- A. Adult bookstore.
- B. Adult club.
- C. Adult motion picture theater.
- D. Automotive maintenance, except as accessory to another permitted use.
- E. Batching plant.
- J. Body art establishment.
- K. Funeral home.
- L. Mobile Home
- M. Manufacturing and repair
- N. Motor vehicle repair shop.
- O. Self storage, except as accessory to another permitted use.
- P. Store principally for the sale of automotive parts.
- Q. Medical marijuana treatment center or other location for the sale of marijuana for medical or non-medical use unless associated with the direct distribution of goods to retail customers.
- R. Warehouse.
- S. Wholesale and distribution
- T. Lodging or rooming house.
- U. Standing Sign (Billboards) and digital signs other than digital signs used for civic, community or transportation purposes or events.
- V. Commercial parking lot/structure.
- W. Commercial auto storage/parking.
- X. Automotive/truck rental office and storage that is not principally for residents, employees and visitors in the RROD
- Y. Special Garage (i.e., garage for auto body or paint shop).
- Z. Automobile sales Class I, II or III.
- AA. Car wash.
- BB. Flea market, except as part of a community open market event.
- CC. Fast food/take out restaurant that has drive-thru service.
- DD. Building construction and contracting storage yard.
- EE. Towing operations and storage.
- FF. Recycling center/operations/drop off unless accessory to a permitted use.
- GG. Substance abuse treatment center.
- HH. Commercial garage.

17.27.040 Allowed uses.

Any person or entity who proposes a development within the RROD shall not use, construct,

erect, place, alter, or convert, in whole or in part, any building, structure, or land for any purpose or in any manner other than for one or more of the uses listed below, which, except where a special permit from the city council is required, are to be permitted by right in place of any limitations in the underlying zoning district. Any use not specifically listed below as an allowed use, either as of right or by special permit, shall be prohibited. As used herein, retail sales and similar uses such as grocery store uses shall include e-commerce pick-up.

- A. Sports and athletic facilities; health club, and other active or passive recreational uses, including Recreation, gainful business.
- B. General office use or building.
- C. Medical or dental office, clinic, or other facility for emergency or out-patient medical or dental care.
- D. Professional office.
- E. Hotels.
- F. Restaurants, cafeteria, café, bar, tavern or other place for the service or sale of food or drink for on-site or off-site consumption, including fast food and take out service that does not have drive-thru service.
- G. Theater, meeting hall, concert venue, dance hall or other place for entertainment.
- H. Grocery store or supermarket of any size.
- I. General retail sales and service up to 25,000 gsf.
- J. General retail sales and service more than 25,000 gsf and up to 50,000 gsf if approved by a Special Permit.
- K. Neighborhood retail sales and service.
- L. Health club.
- M. Marina.
- N. Bank and financial institution.
- O. Dwelling, condominium/apartment.
- P. Dwelling, townhouse.
- Q. Religious facility; public or private lodge or club; day nursery or elderly care center; family day care home; nursing or convalescent home; public, private or nonprofit school; community or adult education center; and other similar uses and facilities.
- R. Independent elderly housing; congregate care elderly housing.
- S. Training school for profit or other educational uses.
- T. Kennel, provided the same does not provide for outdoor overnight boarding of animals.
- U. Telephone exchange, transformer station, substation, gas regulator station; microwave and telephone communications facilities; central plant facilities serving more than one building for heating and cooling or other building services; small wind energy facilities, standing accessory sign, standing accessory multi-use sign, in each case for uses, businesses or establishments located within the RROD.
- V. Parking lot; parking structure; private parking lot structure; including rental car agency principally for residents, employees and visitors in the RROD; ride sharing services principally for residents, employees and visitors in the RROD, and vehicle cleaning services.
- W. All accessory uses customary and incidental to any of the above.
- X. Brewery/distillery or winery including on-site consumption.

- Y. Farmers’ market or community open market events.
- Z. Community garden.
- II. Mixed use.^[1]
- JJ. Research and Development facilities including Life Science Manufacturing.

Footnotes:

[1] “Mixed Use” as used in this Chapter 17.26 shall mean uses within a single building or parcel that consist of two or more allowed uses.

17.27.050 Dimensional Regulations.

I. Specific Dimensional Regulations Applicable in the RROD. The dimensional regulations set forth below shall apply to any proposed project within the RROD and the other dimensional regulations applicable in the underlying zoning districts as set forth in Chapter 17.24 of this title shall not apply in the RROD.

Maximum Height: 75 ft.

Maximum Stories: 6

Minimum Lot Area: 15,000 s.f.

Minimum Lot Frontage: 100 ft.

Minimum Front Yard Setback: 30 ft.

Minimum Side Yard Setback: 20 ft.

Minimum Rear Yard Setback: 30 ft.

Maximum Floor Area Ratio: 1.75

Minimum Usable Open Space: 10%. Usable open space shall refer to the part or parts of land or structure within the RROD which are reserved for permanent active or passive recreation use. This *space* shall exclude parking areas but include required setbacks, waterways, walkways, and be *open* and unobstructed to the sky. Trees, plantings, arbors, flagpoles, sculpture, fountains, swimming pools, atriums, *open*-air recreational facilities and similar objects shall not be considered "obstruction."

Lots and Internal Lot Lines: For the purposes of the RROD, contiguous lots under common ownership or control shall be considered a single lot for the purpose applying dimensional requirements and internal lot lines shall be disregarded.

Setbacks: Setbacks shall not apply with respect to setbacks from boundary lines with any adjacent lot through which the property holds easement rights.

17.27.060 Parking.

- A. Within the RROD, (I) not less than 1 off-street parking space shall be required per residential dwelling unit; and (ii) not less than 1 parking space per 1,200 gross square feet of general or neighborhood retail sales and service or general and professional office use shall be required. All other uses allowed within the RROD shall be governed by the parking requirements of Section 17.28.020.
- B. Tandem parking is allowed with no more than two vehicles to be parked back to back in tandem. Mechanical parking systems are allowed subject to Section 17.08.502 and Section 17.28.035. Automated parking systems are allowed, subject to review and approval through Site Plan Review. All parking spaces available through such tandem parking and other systems shall be considered available off-street parking spaces for the purpose of determining compliance within the RROD.
- C. Notwithstanding any other provision of this chapter, the parking and loading requirements for any project within the RROD may be satisfied (I) using shared parking spaces that serve different uses having parking demand at different times upon a finding by the SPRC that any such parking or loading adequately serves the needs of the proposed development in the RROD, and (ii) by parking spaces located on any lot within 200 feet of the lot on which the building will be located.
- D. No resident of any development within the RiverFront Zoning Overlay District will be entitled to on-street parking rights or privileges on any of Revere street, including but not limited to those within the adjacent Riverside and/or Point of Pines neighborhoods; and no developer and/or manager of any such development will be entitled to seek any zoning relief from this requirement now or in the future.

17.27.070 General Regulations for the RROD.

- A. Multiple buildings on a lot shall be allowed in the RROD, provided that the building separation requirements of service and fire protection vehicles, as determined and approved through the site plan review process are met.
- B. Within the RROD, retaining walls shall be allowed subject to site plan review by the Site Plan Review Committee.
- C. Within the RROD, accessory signs (standing and attached) shall be allowed in accordance with Section 17.16.25 and Section 17.36.060 of this Title and subject to approval by the Site Plan Review Committee.
- D. Notwithstanding any other provision of this chapter, after the issuance of site plan review letter and any building permits based thereon, the owner of the property on which the development is proposed may divide or subdivide the property and convey the property or portions thereof to related or unrelated entities, as necessary to complete the development plans, and this subdivision or conveyance shall be deemed to be in compliance with this section and shall not render the resulting properties in violation of this ordinance.

- E. The design of any residential development proposed for the G/J site must be presented and discussed at a public meeting of the Development Advisory Group for the RiverFront Master Plan before it is submitted for consideration by the Site Plan Review Committee. That presentation and discussion will include issues of proposed project siting, massing and density; its orientation to both its water-side and park-side perimeters; structural and landscape architecture; unit count and unit mix; resident and visitor parking ratios and locations; on-site resiliency measures and their implications for flooding in the surrounding neighborhoods, civic and community amenities within and around the building; public accessibility to the waterfront; and other issues and opportunities related to the adjacent Riverside and Point neighborhoods. This meeting will be publicly noticed; and shall provide ample opportunity for public comment before, during for some reason period after the meeting; and those public comments will be organized and made available to the Site Plan Review Committee before they commence consideration of the proposed project.
- F. The developer is required to give preference in the leasing of any commercial space in any planned residential development of the G/J site to Revere residents and businesses; and to that end, the developer must provide to the Mayor on or before the date on which the building permit is issued with a local outreach plan that describes a proposed tenant selection process and the favorable lease terms that will optimize the likelihood of a Revere resident/business tenancy. The developer must report to the Mayor and the City Council on the outcome of that process no less than 90 days before the occupancy of such commercial space.

17.27.080 Contribution to Community Improvement Trust Fund

All proposed projects within the RROD shall make a contribution to the Community Improvement Trust Fund in an amount equal to 1 percent of the total hard construction costs of such proposed project. Notwithstanding Section 17.47.030 or other provisions of the Revised Revere Zoning Ordinance to the contrary, all moneys contributed to the Community Improvement Trust Fund by proposed projects within the RROD shall be expended only for purposes related to the development and implementation of the Revere Riverfront Master Plan, as determined by the Site Plan Review Committee. The first installment shall be made at the time of the granting of a building permit, and shall be a prerequisite condition to the issuance of a building permit; the second installment shall be made upon receipt of a temporary or permanent occupancy permit for any or all portions of the project and shall be a prerequisite. The applicant at any time may make a lump sum payment of the entire required contribution, if he or she so desires. The hard construction costs shall be determined by the Site Plan Review Committee. In determining the hard construction costs, the Site Plan Review Committee shall use the median square foot hard construction costs of an appropriate building category as noted in the most current Means Construction Cost Guide published by the Means Company of Kingston, Massachusetts.

February 22, 2021	Ordered to a first reading.
March 22, 2021	Ordered to a second reading, as amended.
March 22, 2021	Ordered on a second reading, as amended.
March 22, 2021	Ordered on a third and final reading, as amended.

March 22, 2021 Ordered ENGROSSED AND ORDAINED, as amended on a Roll Call.

Councillor Guinasso requested suspension of the City Council Rules of Order for the purpose of filing reconsideration with the hopes it does not prevail. Councillor Novoselsky is recorded as "NO". Reconsideration fails.

Mayor Arrigo addressed the City Council after the approval of the Revere RiverFront Overlay District. He thanked the Council for their work in sharing his vision for the transformation of the Route 1A gateway to the City. He further stated that the amendments offered by the Zoning Sub-Committee will help make this development a better project.

RESULT:	ORDERED - ROLL CALL [10 TO 1]
AYES:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Rotondo, Visconti, Zambuto
NAYS:	Serino

Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday evening, March 22, 2021 at 5:30PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, Zambuto (ex-officio), and Chairman Zambuto.

There were several appointments up for consideration as follows:

Appointments for Licensed Drain Layers

- **21-046** Caruso Corporation, APPROVED
- **21-047** Champlain Excavating, APPROVED
- **21-048** Camdele Construction, APPROVED
- **21-049** D&M Civil, APPROVED
- **21-066** Sean Farrell Excavation, APPROVED
- **21-067** Rapid Flow, APPROVED
- **21-068** Diaz Construction, HOLD
- **21-069** Cavalieri Construction, APPROVED
- **21-076** Caruso & McGovern, APPROVED
- **21-077** R. Sasso & Sons, APPROVED
- **21-078** Mercurio Bros., APPROVED
- **21-079** EB Rotundi, APPROVED
- **21-080** MT Mayo, HOLD
- **21-081** Spencer Contracting, APPROVED

Appointment to the position of Assistant Harbormaster

- **21-050** Paul Barrasso as Assistant Harbormaster, APPROVED

Appointments to the Public Arts Commission

- **21-051** Naomi DeMauro, APPROVED

- 21-052 Rob Zierten, APPROVED
- 21-053 Jason Barletta, HOLD
- 21-054 Kirsten Green, APPROVED
- 21-055 Brian Harkins, APPROVED
- 21-056 Erin McCarthy, APPROVED
- 21-062 City Councillor Joanne McKenna, APPROVED

- 8 21-046 Communication from the Mayor relative to the appointment of Caruso Corporation as a Licensed Drain Layer.

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 9 21-047 Communication from the Mayor relative to the appointment of Champlain Excavating as a Licensed Drain Layer.

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 10 21-048 Communication from Mayor relative to appointment of Camdele Construction as a Licensed Drain Layer.

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 11 21-049 Communication from the Mayor relative to the appointment of D&M Civil as a Licensed Drain Layer.

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 12 21-050 Communication from the Mayor relative to the appointment of Paul Barrasso as Assistant Harbormaster.

RESULT: **ORDERED - ROLL CALL [UNANIMOUS]**
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 13 21-051 Communication from the Mayor relative to the appointment of Naomi DeMauro to the Public Art Commission.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 14 21-052 Communication from the Mayor relative to the Appointment of Rob Zierten to the Public Art Commission.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 15 21-053 Communication from the Mayor relative to the Appointment of Jason Barletta to the Public Art Commission.

RESULT: REFERRED TO APPOINTMENTS

- 16 21-054 Communication from the Mayor relative to the appointment of Kirsten Green to the Public Art Commission.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 17 21-055 Communication from the Mayor relative to the appointment of Brian Harkins to the Public Art Commission.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 18 21-056 Communication from the Mayor relative to the Appointment of Erin McCarthy to the Public Art Commission.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 19 21-062 Communication from the Mayor relative to the appointment of City Councillor Joanne McKenna to the Public Art Commission.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

20 21-066 Communication from the Mayor relative to the appointment of Sean Farrell Excavation as a Licensed Drain Layer.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

21 21-067 Communication from the Mayor relative to the appointment of Rapid Flow as a Licensed Drain Layer.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

22 21-068 Communication from the Mayor relative to the appointment of Diaz Construction as a Licensed Drain Layer.

RESULT: REFERRED TO APPOINTMENTS

23 21-069 Communication from the Mayor relative to the appointment of Cavalieri Construction as a Licensed Drain Layer.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

24 21-076 Communication from the Mayor relative to the appointment of Caruso & McGovern as a Licensed Drain Layer.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

25 21-077 Communication from the Mayor relative to the appointment of R. Sasso & Sons as a Licensed Drain Layer.

RESULT: ORDERED - ROLL CALL [10 TO 0]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Powers, Serino, Rotondo, Visconti, Zambuto
ABSTAIN: Novoselsky

26 21-078 Communication from the Mayor relative to the appointment of Mercurio Bros as a Licensed Drain Layer.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

27 21-079 Communication from the Mayor relative to the appointment of EB Rotundi as a Licensed Drain Layer.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

28 21-080 Communication from the Mayor relative to the appointment of MT Mayo as a Licensed Drain Layer.

RESULT: REFERRED TO APPOINTMENTS

29 21-081 Communication from the Mayor relative to the appointment of Spencer Contracting as a Licensed Drain Layer.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

In accordance with Rule 23 of the City Council Rules of Order, the Following Items are Being Reported Out of Committee With the Recommendation to be Placed on File

30 20-039 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of adding zoning to permit vertical farming within the city limits.

RESULT: REFERRED TO ZONING

31 20-040 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of creating micro unit zoning for 55 and older persons and disabled veterans. (Micro unit is less than 300 sq feet and includes bathroom and kitchenette).

RESULT: REFERRED TO ZONING

- 32 20-041 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of installing a camera and telephone in every playground and park within the city limits similar to the safety cameras and telephones on college campuses. Furthermore, that the City of Revere hire staff or fulfill this need with trained volunteers to monitor cameras to aid dispatch.

RESULT: REFERRED TO PUBLIC SAFETY

- 33 20-061 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of covering the cost of Narcan with any pharmacy in Revere under the following circumstance: If a patron is requesting Narcan to immediately resuscitate someone who has overdosed.

RESULT: PLACED ON FILE

- 34 20-081 Motion presented by Councillor Rotondo: That the City Council request the president of the Chamber of Commerce to appear before the City Council to discuss including Narcan and CPR face shields in the first aid kits of businesses throughout our community.

RESULT: PLACED ON FILE

- 35 20-082 Motion presented by Councillor Keefe: That the City Council request the McMackin Little League Board of Directors to appear before the City Council to explain the intentions of their organization to restore the use of the property as a baseball field.

RESULT: REFERRED TO PARKS & RECREATION

- 36 20-210 Motion presented by Councillor McKenna, Councillor Serino: That the City Council request a security presence during City Council meetings once City Hall is re-open to the public and meetings are again able to be held in the Council Chamber.

RESULT: REFERRED TO PUBLIC SAFETY

- 37 20-279 Communication from the Mayor relative to the appointment of J. Pandela Construction as a Licensed Drain Layer.

RESULT: PLACED ON FILE

- 38 20-299 Motion presented by Councillor Rotondo: That the Mayor work with the Police Unions in Revere to obtain body cameras.

RESULT: PLACED ON FILE

- 39 20-371 Motion presented by Councillor Keefe: That the Mayor request the DPW and the City Engineer to amend the rules and regulations, in accordance with Section 2.63.070(B)(1) Public Way Disturbances and Occupancy Permits, so as to provide notification to and approval by the Ward Councillor prior to the issuance of a curb cut permit.

RESULT: PLACED ON FILE

- 40 20-152 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 134 Proctor Avenue, Revere, MA 02151.

RESULT: PLACED ON FILE

- 41 20-153 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 23 VFW Parkway, Revere, MA 02151.

RESULT: PLACED ON FILE

- 42 20-154 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 70 Highland Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 43 20-155 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 516 Beach Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 44 20-156 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 60 Florence Avenue, Revere, MA 02151.

RESULT: PLACED ON FILE

- 45 20-157 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 65 Thornton Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 46 20-158 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 19 Beach Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 47 20-159 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 56 Kilburn Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 48 20-160 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 79 Pleasant Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 49 20-161 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility

distribution pole owned by 3rd party National Grid within the City of Revere right of way at 13 Cambridge Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 50 20-162 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 7 Bay View Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 51 20-163 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 13 Hancock Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 52 20-164 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 277 Proctor Avenue, Revere, MA 02151.

RESULT: PLACED ON FILE

- 53 20-165 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 71 Rose Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 54 20-166 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 321 Charger Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 55 20-167 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 20 Lechmere Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 56 20-168 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 51 Shawmut Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 57 20-169 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 259 Lantern Road, Revere, MA 02151.

RESULT: PLACED ON FILE

- 58 20-170 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 203 Squire Road, Revere, MA 02151.

RESULT: PLACED ON FILE

- 59 20-171 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 37 Sagamore Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 60 20-172 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility

distribution pole owned by 3rd party National Grid within the City of Revere right of way at 27-29 Pitcairn Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 61 20-173 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 2 Washington Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 62 20-174 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 102 Kimball Avenue, Revere, MA 02151.

RESULT: PLACED ON FILE

- 63 20-175 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 24 Shawmut Street, Revere, MA 02151.

RESULT: PLACED ON FILE

- 64 20-176 Corey Milan, Network Building + Consulting, 100 Apollo Drive, Suite 303, Chelmsford, MA 01824 seeking permission from the Revere City Council to install small cell wireless equipment on an existing wood utility distribution pole owned by 3rd party National Grid within the City of Revere right of way at 332 American Legion Highway, Revere, MA 02151.

RESULT: PLACED ON FILE

Communications

- 65 21-070 Communication from the CFO/City Auditor relative to the adoption of MGL Chapter 32B, Sections 21-23.

President Zambuto stated that there will be no discussion at tonight's City Council meeting regarding this request from Rich Viscy, CFO as there were several city employees in attendance who want to speak and the subject matter will require more than ten minutes of testimony. The

Council President immediately referred the communication to a joint committee of Ways & Means and Legislative Affairs to be held on Monday, March 29, 2021 at 5:00PM.

RESULT: REFERRED TO WAYS & MEANS

Motions

- 66 21-071 Motion presented by Councillor Novoselsky: That the Mayor request the DPW to install an Emergency Parking Ban blue flashing light at the corner of Shirley Avenue and North Shore Road so as to be seen up and down Shirley Avenue and North Shore Road and from Kimball Avenue and Dana Street.

RESULT: ORDERED - VOICE VOTE

- 67 21-072 Motion presented by Councillor McKenna, Councillor Serino, Councillor Giannino: That the Mayor be requested to install a memorial plaque or marker at an appropriate location at the front of City Hall in memory of Revere residents who lost their lives due to the Covid-19 pandemic.

RESULT: ORDERED - VOICE VOTE

- 68 21-073 Motion presented by Council President Zambuto: That the Mayor request National Grid Gas to connect all homes on Yeamans Street to the high pressure gas line located near the McKinley School similarly to the gas line repairs made on Sewall Street and Pearl Avenue. Over the past few months deterioration of the cast iron gas pipes have caused multiple leaks and low pressure on Yeamans Street leaving residents without heat.

RESULT: ORDERED - VOICE VOTE

- 69 21-074 Motion presented by Councillor Keefe: That the Mayor and the City's public safety departments be requested to implement a public safety campaign to raise awareness and enforcement regarding distracted drivers and speeding throughout Revere.

RESULT: ORDERED - VOICE VOTE

- 70 21-075 Motion presented by Councillor Rotondo: That the Mayor to look into the feasibility of providing funding through earmark or grant for a City Historian. The goal of such motion is to foster knowledge and goodwill regarding the history of Revere; from its inception to who we are today. The historian would focus on but not limited to the social, economic, cultural, ethnic and historical changes through the years.

RESULT: ORDERED - VOICE VOTE

- 71 21-082 Motion presented by Councillor Powers: That the Mayor and the City’s legislative delegation request Governor Baker and the DCR to amend the parking plan on Revere Beach Boulevard so as not to install parking meters on the westerly side from 320 Revere Beach Boulevard to Carey Circle.

Councillors Giannino, Serino, and President Zambuto are recorded as recused on this motion due to subject matter.

Eric Lampedecchio, 43 Tapley Ave., addressed the City Council on this motion. He is not in favor of meters along the boulevard.

RESULT: ORDERED - VOICE VOTE

- 72 21-083 Motion presented by Council President Zambuto: That the City Council retroactively approves the installation of the International Women's Day banner affixed to City Hall. Further, that the Mayor requested to notify the Human Rights Commission that any display such as banners or memorials on City Hall or any other public property are required to be approved by the City Council prior to installation.

There is no ordinance, law, or regulation, which provides for City Council approval of banners or memorials on City property.

RESULT: WITHDRAWN

Late Motions

- 73 21-084 Motion presented by Councillor Rotondo: That the City of Revere officially welcome back Revere resident, Daniela Fernandez home from Colombia.

RESULT: ORDERED - VOICE VOTE

- 74 21-085 Motion presented by Councillor Rotondo: That the Mayor provide the Revere City Council with an update on Boat Yard located on Thayer Avenue to include the following: the status of the appraisal, if the purchase price will exceed 3 million dollars, when will the City be purchasing the property, and the funding source to be used.

Eric Lampedecchio, 43 Tapley Ave., addressed the City Council and spoke in favor of the motion.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:30 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Mar 22, 2021 6:00 PM (Salute to the Flag)

C-21-05

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.24.025 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing via remote participation on Monday evening, March 22, 2021 at 6:00 P.M. on the application of Core States Group (Alan Roscoe) on behalf of and with permission from record owner, 9 Galen St., Suite 117, Watertown, MA 02472 seeking permission from the Revere City Council to allow for the erection of more than one principal nonresidential structure on a single lot to enable the appellant to construct a bank at Northgate Shopping Center, 339 Squire Road, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-05) 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.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at www.revere.org/calendar. Alternatively, commentary on this public hearing may be submitted in writing to amelnik@revere.org or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #31834
03/03/2021
03/10/2021

Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
 Date: February 11, 2021
 Application #: SPR21-000017
 Address: 339 SQUIRE RD
 Description: Proposed Chase Bank Branch
 Review Status: Denied

Thank you for your recent permit application for Proposed Chase Bank Branch. I have completed my initial review and my comments are listed below. you [portal](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of the online portal above and signing into your account.

Community Development: Frank Stringi

- This plan has been denied for the following reasons: 1) In accordance with Section 17.24.025 of the Revised Revere Zoning Ordinance with respect to nonresidential structure may be erected on a single lot other than by special permit of the City Council; 2) Noncompliance with Section 17.28.1 Ordinance with respect to stacking lanes for all drive-up windows shall be a minimum of two hundred feet in length and in no such instance shall extend onto the on-site parking circulation lane.

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





GENERAL NOTES
 THE DRAWING REFERENCES

NORTHGATE SHOPPING CENTER
 LAYOUT PLAN
 PREPARED BY BENEVEYER ASSOCIATES
 151 SLEEPER STREET
 BOSTON, MA 02210

CONTRACT NO. 21-065
 CONTRACT DATE 11/19/2020
 REVERSE, MA PUBLIC GIS WEBSITE
 11/19/2020

MASS COUNTY OF PARKING PERMITS ON
 11/19/2020

INFORMATION PRESENTED ON THIS PLAN IS TAKEN FROM THE REFERENCE SOURCES AND IS NOT
 BASED ON AN ON-SCENE SURVEY OF THE ENTIRE PARCEL. ACCURACY IS LIMITED TO THE
 SOURCE'S PRECISION.

THE PURPOSE OF THIS DRAWING IS TO DEPICT COMPLIANCE OR THE ABILITY TO COMPLY WITH
 THE REQUIREMENTS OF THE MASS COUNTY PARKING PERMIT REGULATIONS AND THE
 MASS COUNTY ZONING REGULATIONS. THIS DRAWING IS NOT A GUARANTEE OF THE
 ACCURACY OF THE INFORMATION PROVIDED. THE INFORMATION IS PROVIDED FOR THE
 PURPOSE OF THE DRAWING ONLY. THE INFORMATION IS NOT TO BE USED FOR ANY
 OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.



REV	DATE	COMMENT	BY
1	11/19/2020	DATE PLOTTED AND IN	JM
2			
3			
4			
5			
6			
7			
8			
9			
10			

NORTHGATE SHOPPING CENTER
 CHASE BANK

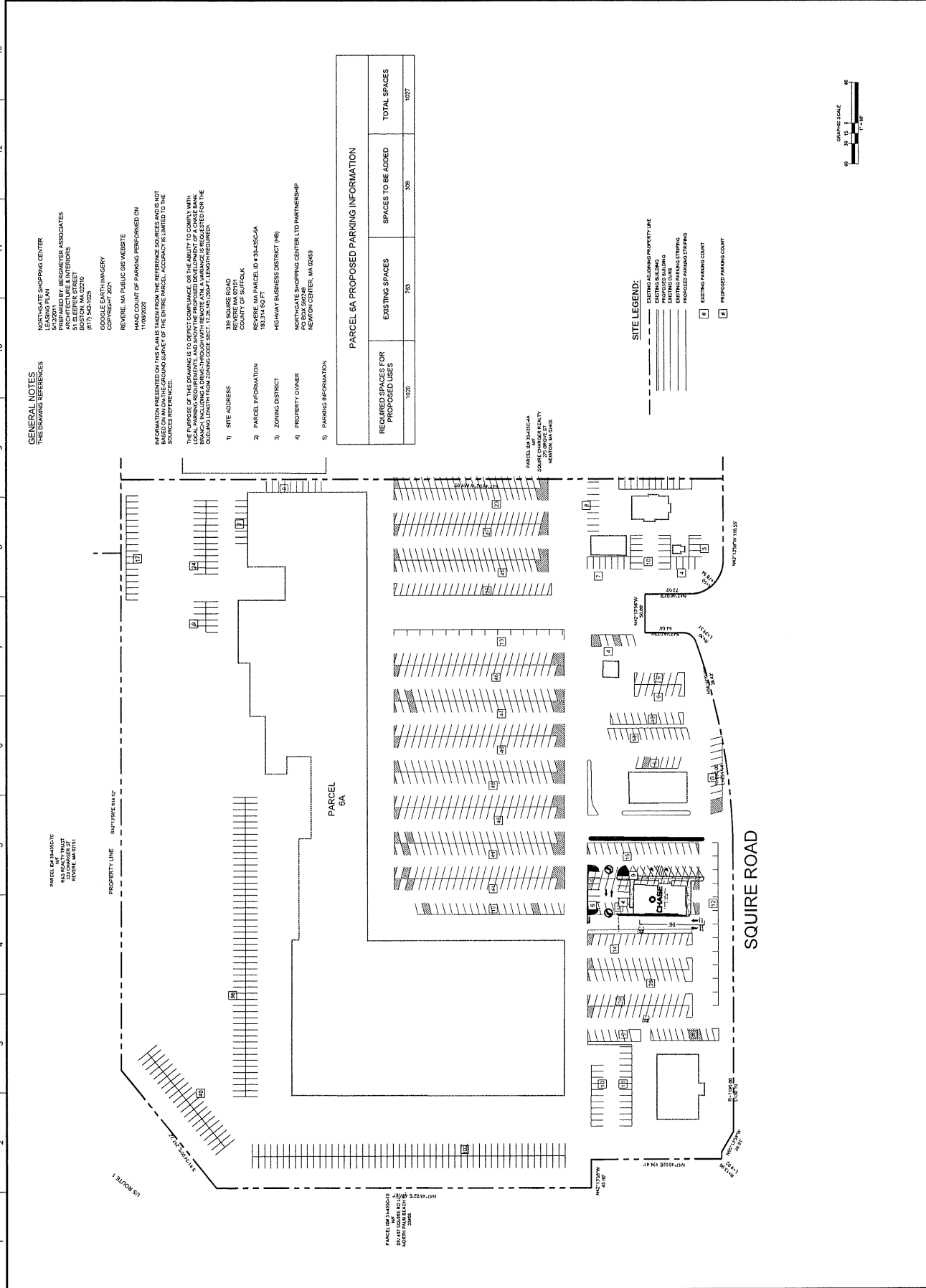
339 SQUIRE ROAD
 REVERE, MA

ENGINEER SEAL

PARKING PLAN

DATE: 11/19/2020
 DRAWN BY: JM
 CHECKED BY: JM

SHEETING 2/2



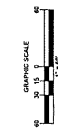
PARCEL 6A PROPOSED PARKING INFORMATION

REQUIRED SPACES FOR PROPOSED USES	EXISTING SPACES	SPACES TO BE ADDED	TOTAL SPACES
1020	763	359	1027

- 1) SITE ADDRESS
 339 SQUIRE ROAD
 REVERE, MA 02701
 COUNTY OF SUFFOLK
- 2) PARCEL INFORMATION
 REVERSE, MA PARCEL ID # 3045350A
 183,74 SQ FT
- 3) ZONING DISTRICT
 HIGHWAY BUSINESS DISTRICT (H9)
- 4) PROPERTY OWNER
 NORTHGATE SHOPPING CENTER, LTD PARTNERSHIP
 PO BOX 56268
 NEWTON CENTER, MA 02459
- 5) PARKING INFORMATION

SITE LEGEND:

- EXISTING ADJOINING PROPERTY, A/E
- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING CURB
- EXISTING DRIVE
- PROPOSED PARKING SPACES
- EXISTING PARKING COURT
- PROPOSED PARKING COURT



Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



9 STATE STREET SUITE 117
ANDOVER, MA 01915
PHONE (617) 526-0022
ANDOVER@CORESTATES.COM



REV	DATE	COMMIT	BY
1	4/27/20	PROJECT/NO	AK
2			
3			
4			
5			
6			
7			
8			
9			
10			

NORTHGATE SHOPPING CENTER
CHASE BANK

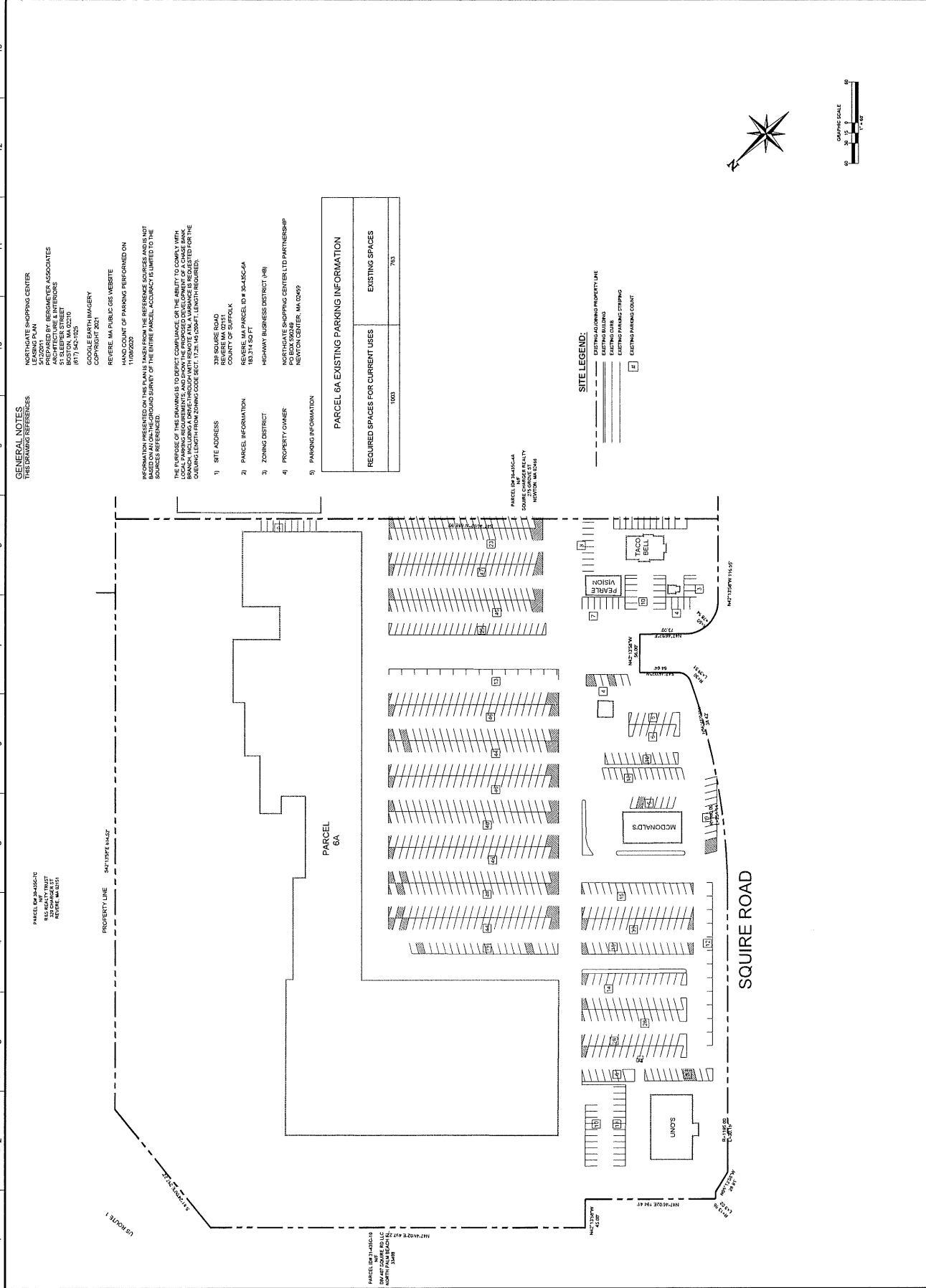
339 SQUIRE ROAD
REVERE, MA

ENGINEER/SEAL

PARKING PLAN

DATE	PROJECT
SCALE	DRAWN BY
SCALE	CHECKED BY
	SHEET NO.

1/2



GENERAL NOTES
THE DRAWING REFERENCES

NORTHGATE SHOPPING CENTER
SITE PLAN
3/7/2021
PREPARED BY: BERDMENY ASSOCIATES
100 SLEEPER STREET
ANDOVER, MA 01915
(617) 526-1029
COURTESY: EARTH IMAGERY
COPYRIGHT 2021
REVERE, MA PUBLIC GIS WEBSITE
11/06/2020
HAND COUNT OF PARKING PERFORMED ON
2/22/2021 AND 3/18/2021 BY: WJ
INFORMATION PRESENTED ON THIS PLAN IS TAKEN FROM THE REFERENCE SOURCES AND IS NOT
BASED ON AN ON-SITE SURVEY OF THE ENTIRE PARCEL. ACCURACY IS LIMITED TO THE
ACCURACY OF THE SOURCE.

THE PURPOSE OF THIS DRAWING IS TO DEPICT COMPLIANCE, OR THE ABILITY TO COMPLY WITH,
LOCAL ORDINANCES, REGULATIONS, AND REQUIREMENTS FOR THE SUBMITTAL OF A PERMIT
APPLICATION FOR THE PROJECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. A WARNING IS REQUESTED FOR THE
DRAWING LENGTH FROM ZONING CODE SECT. 17.23.145 (2004), LENGTH REQUIRED.

- 1) SITE ADDRESS
339 SQUIRE ROAD
REVERE, MA 02751
COUNTY OF SUFFOLK
- 2) PARCEL INFORMATION
REVERE, MA PARCEL ID # 3045K5A
183,174 SQ FT
- 3) ZONING DISTRICT
HIGHWAY BUSINESS DISTRICT (H8)
- 4) PROPERTY OWNER
NORTHGATE SHOPPING CENTER/LLD PARTNERSHIP
PO BOX 900249
NEWTON CENTER, MA 02459
- 5) PARKING INFORMATION

PARCEL 6A EXISTING PARKING INFORMATION	
REQUIRED SPACES FOR CURRENT USES	1003
EXISTING SPACES	703

SITE LEGEND:

- EXISTING EXTERIOR PROPERTY LINE
- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING PARKING STRIP
- EXISTING PARKING COUNT

PARCEL 6A/3045A
SOURCE: LANDGIRL REALTY
ANDOVER, MA 01915

FORM B

APPLICATION NO. C-21-05
DATE: 2/25/2021

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

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

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

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

- A. **Application for Special Permit in accordance with Revised Ordinances of the City of Revere, Title 17' Section 17.24.025 to allow for the erection of more than one principal nonresidential structure on a single lot.**

1. Applicant submitting this application is:

Name: Core States Group (Alan Roscoe) On Behalf of and with Permission from Record Owner

Address: 9 Galen Street Suite 117 Watertown, MA 02472

Tel. #: 857-262-0191

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

Civil Engineer

FILED
2021 FEB 25 PM 3:44
OFFICE CITY CLERK
REVERE, MASS

Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)

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.):

Parcel #30-435C-6A is a 898,933 sq. ft. parcel with an existing shopping center. There are 5 existing buildings and existing access to sewer, water, electricity, and telephone lines.

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

In accordance with Revised Ordinances of the City of Revere, Title 17, Section 17.24.025 to allow for the erection of more than one principal nonresidential structure on a single lot.

Date of denial by Building Inspector and/or Planning Board

February 11, 2021

**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: Core States Group

Address: 9 Galen Street Suite 117 Watertown MA 02472

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

Name: Northgate Shopping Center Ltd Partnership

Address: PO Box 590249 Newton Center, MA 02459

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

Partner's Name: N/A see item #9

Address: _____

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

Name: Core States Group

Address: 9 Galen Street Suite 117 Watertown, MA 02472

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

Trustee's Name: N/A see item #9

Address: _____

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

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

Joint Venture Name: N/A see item #9

Address: _____

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

Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)

Request for Finding of Fact – Special Permit


Now comes the applicant Core States Group who has applied to this Honorable City Council for a special permit for property located at 339 Squire Road and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) **The proposed use is allowed as of right within a Highway Business (HB) zoning district;**
 - (b) **The proposed structure will conform to all applicable dimensional requirements;**
 - (c) **The proposed principal building will not be located in relation to another principal building on the same or adjacent lot so as to cause danger from fire;**
 - (d) **All principal buildings on the lot will be served by access ways suitable for fire, police and emergency vehicles;**
 - (e) **All of the multiple principal buildings on the same lot will be accessible via pedestrian walkways, connected to the required parking for the premises and to each principal building.**
2. That the specific site is an appropriate location for such use for the following reasons:

The use and structure are appropriately located within a Highway Business (HB) zoning district.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) **There are adequate facilities and utilities to be accessed and to accommodate the use;**
 - (b) **City sewer and water facilities are in place to service the proposed use and structure.**
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) **The proposed use is located in the middle of the very extensive Northgate Shopping Center;**
 - (b) **No new curb cuts onto Squire Road will be necessitated.**
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using **Squire Road** for the following reasons:
 - (a) **There will be orderly pedestrian and vehicular traffic upon the property as shown on the site plans;**
 - (b) **Existing curb cuts will regulate access and egress;**
 - (c) **The use will not significantly intensify vehicle and pedestrian flow.**

OWNER'S AUTHORIZATION

Northgate Shopping Center L.P., is the Owner of the Property located at 339 Squire Road in the City of Revere, MA and hereby grants permission to Alan Roscoe of Core States Group to sign land use applications on behalf of Northgate Shopping Center, L.P. specifically related and limited to Zoning Board of Appeals (ZBA) and City Council Applications with the City for the Proposed Chase Bank development at the referenced location.



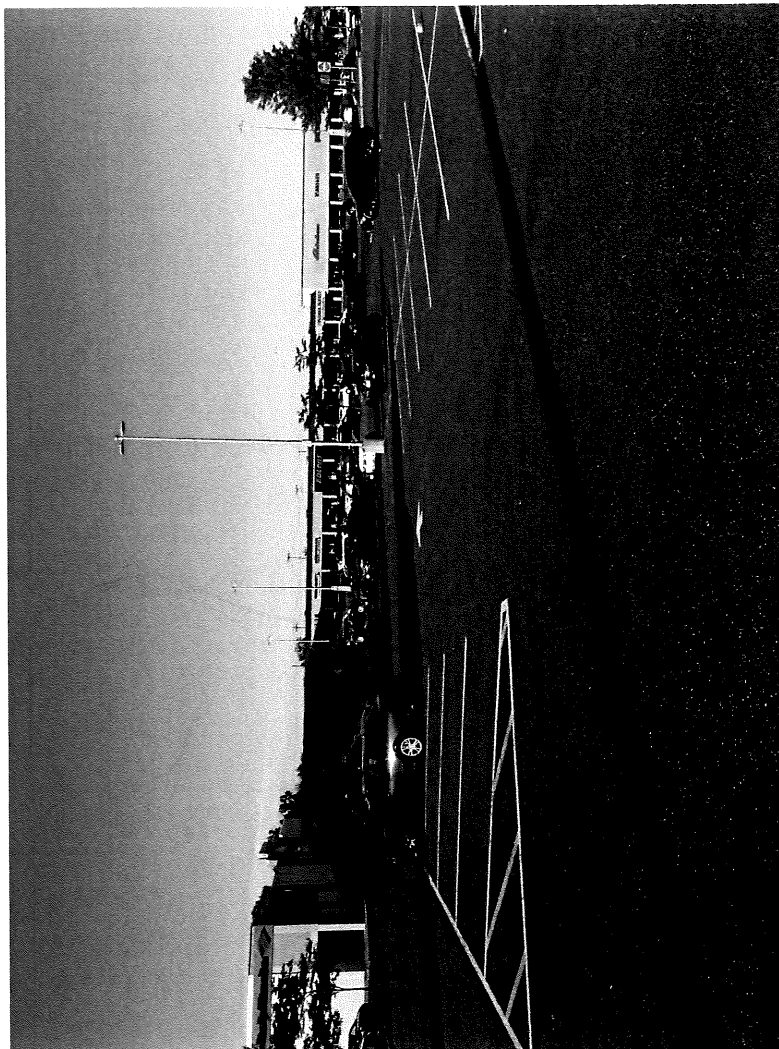
Signature of Owner:

Northgate Shopping Center LP
by: Northgate Shopping Center, Inc., its Sole General Partner
Douglas W. Allen, President

Douglas W. Allen
Allen Associates Properties Inc.
PO Box 590249
(1320 Centre St, Ste 403)
Newton Centre, MA 02459-0003

617/962.8815

Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



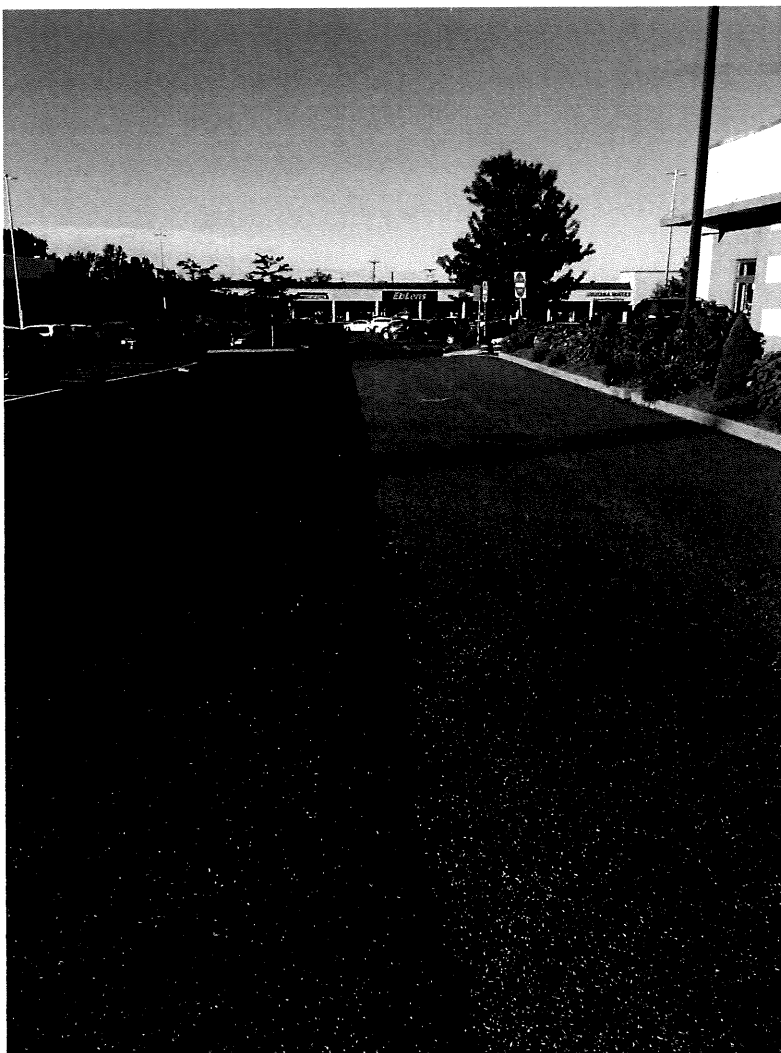
Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



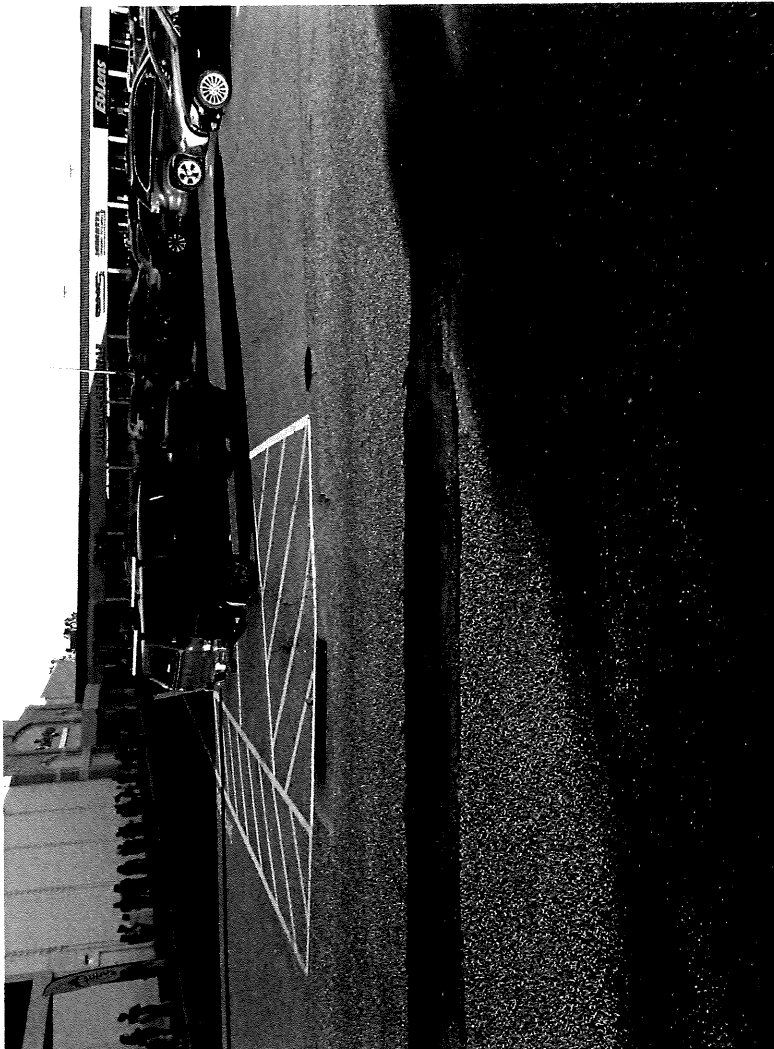
Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



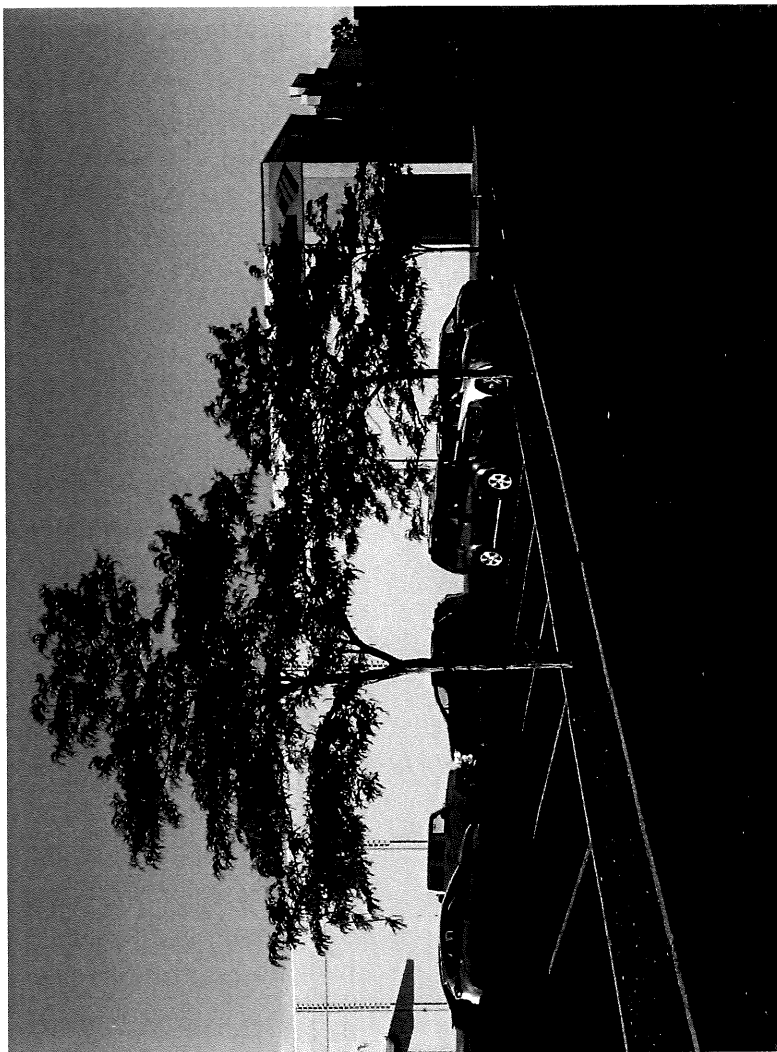
Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



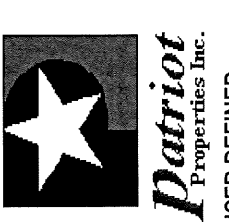
Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



Attachment: C2105.339SquireRoad (21-065 : C-21-05, 339 Squire Road Special Permit)



PROPERTY LOCATION
 No. 339 Direction/Street/City
 SQUIRE RD, REVERE
 Unit #:
OWNERSHIP
 Owner 1: NORTHGATE SHOPPING CENTER LTD
 Owner 2: PARTNERSHIP
 Owner 3: C/O ALLEN ASSOCIATES
 Street 1: POST OFFICE BOX 590249
 Street 2:
 Twn/City: NEWTON CENTER
 St/Prov: MA Cntry
 Own Occ: Type:
 Postal: 02459

PREVIOUS OWNER
 Owner 1: REVERE NORTHGATE REALTY TRUST -
 Owner 2: ALLEN ASSOCIATES -
 Street 1: POST OFFICE BOX 590249
 Twn/City: NEWTON CENTER
 St/Prov: MA Cntry
 Postal: 02459

NARRATIVE DESCRIPTION
 This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a SHOP CTR C Building built about 1966, having primarily CONC BLOCK Exterior and 183314 Square Feet, with 22 Units, 0 Bath, 0 3/4 Bath, 40 HalfBaths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
323	19,510	9,231,900	669,900	10,134,700	20,036,500
Total Card	19,510	9,231,900	669,900	10,134,700	20,036,500
Total Parcel	19,510	11,121,300	680,800	10,134,700	21,936,800

Source: Market Adj Cost Total Value per SQ unit (Card): 109.30 /Parcel: 111.67
 Land Unit Type: SF

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2021	323	FV	11,121,300	680800	19.51	10,134,700	21,936,800		Year End Roll
2021	323	PTCH	10,919,500	680800	19.51	10,134,700	21,735,000		Year End Roll patch
2020	323	FV	10,919,500	680800	19.51	10,134,700	21,735,000		Year End Roll
2020	323	NC	10,919,500	680800	19.51	10,134,700	21,735,000		Year End Roll
2019	323	FV	10,135,800	680800	19.51	8,697,200	19,513,800		Year End Roll
2018	323	fv	10,141,200	680800	19.51	7,139,900	17,961,900		YER
2017	323	FV	8,716,500	639900	19.51	6,541,000	15,897,400		Year End Roll
2016	323	FV	8,716,500	639900	19.51	6,541,000	15,897,400		Year End

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REVERE NORTHGATE	531-6	/	3/5/1993	CONVENIENCE		No	No		
UNKNOWN			7/7/1980			No	No		

TAX DISTRICT

Parcel ID	30-435C-6A
114148!	

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Land Type	Unit Type	Sq Feet	Acres
323	SHOPCTR	479160	8.51	SITE	EXCESS	EXCESS	EXCESS	8.51	8.51
323	SHOPCTR								

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/12/2020	B20000908	SIGN	1,500.00	O			EXT SIGN CHANGE/EOVE	
1/29/2020	B20000056	INTER RE	214,764.00	C			INT RENO...BANK O	
5/30/2019	B19000236	OTHER	45,000.00	C			2 NEW ATMS, REMOVE	
11/13/2018	B18001130	SIGN	8,575.00	C			TENANT FIT UP FOR	
10/15/2018	E18000647	Commerci	322,506.00	C			INT. REMODEL OF EX	
10/4/2018	B18000838	Commerci	840,000.00	C			INT. ALTERATION OF	
9/24/2018	B18000822	Commerci	283,506.00	C			TENANT FIT UP	
5/15/2018	B18000214	Commerci	840,000.00	C			ADD INITIATING & N	
11/9/2017	17118	Commerci	3,500.00	C			INTERIOR RENOV TO	
10/18/2017	17001	INTER RE	69,100.00	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2020	PERMIT	336	MATT MCGRATH
8/14/2019	PERMIT	336	MATT MCGRATH
9/26/2018	INSPECTED	336	MATT MCGRATH
8/24/2017	PERMIT	336	MATT MCGRATH
3/13/2015	MEAS & INSP	372	Patrick W
9/17/2008	PERMIT	TO	Town
12/11/2006	MEAS & INSP	336	MATT MCGRATH
9/29/2006	MEAS & INSP	197	MIKE CASSIDY
9/21/2005	PERMIT	336	MATT MCGRATH

APPRaisal SUMMARY

Date	Alt	Spec	J	Code	Notes
10/06/2020	10,062,360	0	0		10,062,400
07/23/20	72,335	0	0		72,300

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REVERE NORTHGATE	531-6	/	3/5/1993	CONVENIENCE		No	No		
UNKNOWN			7/7/1980			No	No		

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Land Type	Unit Type	Sq Feet	Acres
323	SHOPCTR	479160	8.51	SITE	EXCESS	EXCESS	EXCESS	8.51	8.51
323	SHOPCTR								

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2020	PERMIT	336	MATT MCGRATH
8/14/2019	PERMIT	336	MATT MCGRATH
9/26/2018	INSPECTED	336	MATT MCGRATH
8/24/2017	PERMIT	336	MATT MCGRATH
3/13/2015	MEAS & INSP	372	Patrick W
9/17/2008	PERMIT	TO	Town
12/11/2006	MEAS & INSP	336	MATT MCGRATH
9/29/2006	MEAS & INSP	197	MIKE CASSIDY
9/21/2005	PERMIT	336	MATT MCGRATH



Patriot
 Properties Inc.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
323	0.000	211,900		211,900	211,900
Legal Description TO BNDRY OF NORTHEAST EXPY LOT 8					
Total Card	0.000	211,900		211,900	211,900
Total Parcel	19.510	11,121,300	680,800	10,134,700	21,936,800
Source: Market Adj Cost Total Value per SQ unit /Card: 128.42 /Parcel: 111.67					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes

PROPERTY FACTORS

Item Code	Description	%	Item	Code	Description
Z			water		
o			Sewer		
n			Electri		
			Exmpt		
			Topo		
			Street		
			Gas		

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

NARRATIVE DESCRIPTION
 This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a STORE Building built about 2008, having primarily STUCCO Exterior and 1650 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bofrm.

BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
9/26/2019	B19001172	SIGN	14,800	C				NEW WALL SIGN
12/26/2017	17253	Commerci	187,928	C				CARPET INSTALL, FI
11/1/2017	17079	SIGN	1,155	C				POLY PANELS W/MYNY
6/1/2017	16515	SIGN	5,000	C				FLAT ACRYLIC
6/1/2016	15149	SIGN	3,000	C				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Spec Land	J Code	Notes
323	SHOPCTR		0		Sq Feet	SITE	1.0	0	0.00	CG						0			

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2020	PERMIT	336	MATT MCGRATH
10/1/2018	PERMIT	336	MATT MCGRATH
8/24/2017	PERMIT	336	MATT MCGRATH
3/13/2015	MEAS & INSP	372	Patrick W
12/1/2006	MEAS & INSP	336	MATT MCGRATH

PROPERTY LOCATION
 No 339 Alt No SQUIRE RD, REVERE Direction/Street/City
 Unit#

OWNERSHIP
 Owner 1: NORTHGATE SHOPPING CENTER LTD
 Owner 2: PARTNERSHIP
 Owner 3: C/O ALLEN ASSOCIATES
 Street 1: POST OFFICE BOX 590249
 Street 2:
 Twn/City: NEWTON CENTER
 St/Prov: MA Cntry
 Own Occ:
 Postal: 02459 Type:

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry
 Postal:

NARRATIVE DESCRIPTION
 This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a RESTAURANT Building built about 1992, having primarily BRICK Exterior and 5784 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrn.

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electri
 Exmpt
 Flood Haz:
 Topo
 Street
 Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Unit Type Land Type Land Type
 Code Description Fact Pric/Units Sq Feet SITE
 323 SHOPCTR 0 0.00 CG

IN PROCESS APPRAISAL SUMMARY
 Use Code 323 Land Size 0.000 Building Value 596,800 Yard Items 4,000 Total Value 600,800
 Total Card 0.000 596,800 4,000 600,800
 Total Parcel 19.510 11,121,300 680,800 10,134,700 21,936,800
 Source: Market Adj Cost Total Value per SQ unit /Card: 103.87 /Parcel: 111.67

PREVIOUS ASSESSMENT
 Tax Yr: Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value
 Parcel ID 30-435C-6A
 114148!

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif
 TAX DISTRICT PAT ACCT.
 Notes

Total Card / Total Parcel
 APPRAISED: 600,800/ 21,936,800
 USE VALUE: 600,800/ 21,936,800
 ASSESSED: 600,800/ 21,936,800



USER DEFINED
 Prior Id # 1: HB
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map: 30
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BidReason:
 CiviDistrict:
 Ratio:

PRINT
 Date Time
 02/23/21 12:44:25
LAST REV
 Date Time
 10/02/18 15:39:42
 apro
 14148

ACTIVITY INFORMATION
 Date Result By Name
 10/1/2018 PERMIT 336 MATT MCGRATH
 8/24/2017 PERMIT 336 MATT MCGRATH
 3/13/2015 MEAS & INSP 372 Patrick W
 12/11/2006 MEAS & INSP 336 MATT MCGRATH

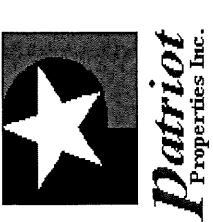
BUILDING PERMITS
 Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

APPRaised Value
 Appraised Value % Inf 1 % Inf 2 % Inf 3 %
 Value Value Value Value Value Value

Sign: VERIFICATION OF VISIT NOT DATE: / /

APPRaised Value
 Appraised Value % Inf 1 % Inf 2 % Inf 3 %
 Value Value Value Value Value Value

APPRaised Value
 Appraised Value % Inf 1 % Inf 2 % Inf 3 %
 Value Value Value Value Value Value



PROPERTY LOCATION
 No 339 Alt No SQUIRE RD, REVERE Direction/Street/City
 Unit#:
OWNERSHIP
 Owner 1: NORTHGATE SHOPPING CENTER LTD
 Owner 2: PARTNERSHIP
 Owner 3: C/O ALLEN ASSOCIATES
 Street 1: POST OFFICE BOX 590249
 Street 2:
 Twn/City: NEWTON CENTER
 St/Prov: MA Cntry
 Own Occ:
 Type:

PREVIOUS ASSESSMENT
 Tax Yr: Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value
 Parcel ID 30-435C-6A
 Notes

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry
 Postal:

NARRATIVE DESCRIPTION
 This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a FAST FOOD Building built about 1996, having primarily STUCCO Exterior and 1974 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrfm.

OTHER ASSESSMENTS
 Code Descr/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY
 Use Code 323 Land Size 0.000 Building Value 373,000 Yard Items 3,100 Total Value 376,100
 Legal Description TO BNDRY OF NORTHEAST EXPY LOT 8
 User Acct 30/435C/6A
 GIS Ref
 GIS Ref
 Insp Date 10/01/18

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif
 TAX DISTRICT PAT ACCT.
 Notes

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

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

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

PROPERTY FACTORS
 Item Code Description % Item Code Description
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 Flood Haz:
 D Topo
 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

PROPERTY FACTORS
 Item Code Description % Item Code Description
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 Flood Haz:
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 t Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
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 Flood Haz:
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PROPERTY FACTORS
 Item Code Description % Item Code Description
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LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
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 n Electri
 Exmpt
 Flood Haz:
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 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
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 Exmpt
 Flood Haz:
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 s Street
 t Gas:

PROPERTY FACTORS
 Item Code Description % Item Code Description
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 Flood Haz:
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 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electri
 Exmpt
 Flood Haz:
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 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

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

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
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 Exmpt
 Flood Haz:
 D Topo
 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

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

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

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

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
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 Flood Haz:
 D Topo
 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

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

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

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

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
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 Flood Haz:
 D Topo
 s Street
 t Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

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

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 Code Description Fact
 323 SHOPCTR 0

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

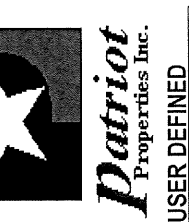
APPRaised: 711,500/
 USE VALUE: 711,500/
 ASSESSED: 711,500/

Revere
 5 of 5 COMMERCIAL
 CARD

IN PROCESS APPRAISAL SUMMARY
 Lot2 Lot3
 323

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
323	0.000	707,700	3,800	711,500	711,500

Legal Description	User Acct
TO BNDY OF NORTHEAST EXPT LOT 8	30/435C/6A



GIS Ref	Insp Date
	10/01/18

Parcel ID	Notes
30-435C-6A	!14148!

PREVIOUS ASSESSMENT	Parcel ID	Notes
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Assesd Value	30-435C-6A	!14148!

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Price V Tst Verif		

OWNERSHIP	Unit #
Owner 1: NORTHGATE SHOPPING CENTER LTD	
Owner 2: PARTNERSHIP	
Owner 3: C/O ALLEN ASSOCIATES	
Street 1: POST OFFICE BOX 590249	
Street 2:	
Twn/City: NEWTON CENTER	
St/Prov: MA	
Postal: 02459	

PREVIOUS OWNER	Unit #
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION
This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a FAST FOOD Building built about 2009, having primarily CONC BLOCK Exterior and 3728 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm

OTHER ASSESSMENTS	Amount	Com. Int
Code Description/No		

PROPERTY FACTORS	Item	Code	Description
Z	water		
o	Sewer		
n	Electri		
	Exmpt		
	Topo		
	Street		
	Gas:		

LAND SECTION (First 7 lines only)	Depth /	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Appraised Value	Alt Class	Spec Land	J Code	Notes
323 SHOPCTR	0		SITE	1.0	1.0	0	0.00	CG							

BUILDING PERMITS	Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
	11/20/2018	B18007112	SIGN	15,000	C				
	7/17/2015	13866	Commerci	336,923	C				JOIST REPAIRS
	8/13/2008	6400	SIGN	15,000	C				

ACTIVITY INFORMATION	Date	Result	By	Name
	10/1/2018	PERMIT	336	MATT MCGRATH
	8/24/2017	PERMIT	336	MATT MCGRATH
	3/13/2015	MEAS & INSP	372	Patrick W

PREVIOUS ASSESSMENT	Parcel ID	Notes
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Assesd Value	30-435C-6A	!14148!

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Price V Tst Verif		

PROPERTY FACTORS	Item	Code	Description
Z	water		
o	Sewer		
n	Electri		
	Exmpt		
	Topo		
	Street		
	Gas:		

LAND SECTION (First 7 lines only)	Depth /	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Appraised Value	Alt Class	Spec Land	J Code	Notes
323 SHOPCTR	0		SITE	1.0	1.0	0	0.00	CG							

ACTIVITY INFORMATION	Date	Result	By	Name
	10/1/2018	PERMIT	336	MATT MCGRATH
	8/24/2017	PERMIT	336	MATT MCGRATH
	3/13/2015	MEAS & INSP	372	Patrick W

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145 DERBY RD ROACH JESSICA M 145 DERBY RD REVERE, MA 02151	28-438I-11 LUC: 101	137 KEAYNE ST SHERMAN JAMES SHERMAN DONNA M 137 KEAYNE ST REVERE, MA 02151	28-438O-11 LUC: 101	372 SQUIRE RD 372 SQUIRE ROAD REALTY TRUST HELMS MARK T TRUSTEE 372 SQUIRE RD Revere, MA 02151	29-438Q-12A LUC: 031
147 DERBY RD JIMENEZ NIXON 296 SQUIRE RD REVERE, MA 02151	28-438I-12A LUC: 104	143 KEAYNE ST PETRILLO GEORGE PETRILLO FRANCES M 143 KEAYNE ST REVERE, MA 02151	28-438O-12 LUC: 101	138 KEAYNE ST DJUIKOUO EDWIGE KE 8717 ARBOR LAKE DR APT 1423 INDIANAPOLIS, IN 46268	29-438Q-17A LUC: 101
139 SIGOURNEY ST DERBY REALTY TRUST PEDICINI JERRY TRUSTEE 535 BROADWAY REVERE, MA 02151	28-438K-12 LUC: 104	350 SQUIRE RD 418 RE-350 SQUIRE LLC 250 DORCHESTER AVE SOUTH BOSTON, MA 02127	28-438O-13 LUC: 390	135 PEMBERTON ST GALVIS CRISTIAN C HENAO NATALIA A 135 PEMBERTON ST REVERE, MA 02151	29-438Q-17B LUC: 101
SIGOURNEY ST DERBY REALTY TRUST PEDICINI JERRY TRUSTEE 535 BROADWAY REVERE, MA 02151	28-438K-13 LUC: 337	142 AUGUSTUS ST DEFRANCESCO ANDREW DEFRANCESCO SHARON 142 AUGUSTUS ST REVERE, MA 02151	28-438O-14 LUC: 101	255 SQUIRE RD 255 SQUIRE RD CO, LLC C/O PRICE RITE 236 RARITAN CENTER PKWY EDISON, NJ 08837-3610	30-435C-3 LUC: 324
318 SQUIRE RD M J M TRUST MONGIELLO ALBERT J TRUSTEE 201 CLIFF AVE WINTHROP, MA 02152	28-438K-14 LUC: 325	134 AUGUSTUS ST LAMBORGHINI SUSAN C BERNIER THERESA G 134 AUGUSTUS ST REVERE, MA 02151	28-438O-15 LUC: 101	275 SQUIRE RD SQUIRE CHARGER REALTY, LLC 275 GROVE ST BLDG 2-400 NEWTON, MA 02466	30-435C-4A LUC: 324
304 SQUIRE RD DERBY REALTY TRUST PEDICINI JERRY 535 BROADWAY REVERE, MA 02151	28-438K-15 LUC: 326	138 STEVENS ST DUQAUE JOHN JAIRO 138 STEVENS ST REVERE, MA 02151	29-437I-12 LUC: 101	339 SQUIRE RD NORTHGATE SHOPPING CENTER LTD PARTNERSHIP POST OFFICE BOX 590249 NEWTON CENTER, MA 02459	30-435C-6A LUC: 323
DERBY RD DERBY REALTY TRUST PEDICINI JERRY TRUSTEE 535 BROADWAY REVERE, MA 02151	28-438K-16 LUC: 337	141 STEVENS ST PALERMO ANTHONY J PALERMO CHERYL 141 STEVENS ST REVERE, MA 02151	29-437J-13 LUC: 101	SQUIRE REAR RD R & S REALTY TRUST CARUSO JR RALPH 320 CHARGER ST REVERE, MA 02151	30-435C-7C LUC: 316
338 SQUIRE RD 338 SQUIRE ROAD LLC 338 SQUIRE RD REVERE, MA 02151	28-438M-13A LUC: 333	145 STEVENS ST SQUIRE ROAD REALTY LLC 1 HUNT DR STOUGHTON, MA 02074	29-437J-14 LUC: 104	320 CHARGER ST R & S REALTY TRUST CARUSO JR RALPH 320 CHARGER ST REVERE, MA 02151	30-435C-9A LUC: 316
SIGOURNEY ST 338 SQUIRE ROAD LLC 338 SQUIRE RD REVERE, MA 02151	28-438M-23A LUC: 130	386 SQUIRE RD RIGONATTI NILSON BENATTI ANGELICA C 1200 SALEM ST UNIT 114 LYNNFIELD, MA 01940	29-437J-15 LUC: 316	407 SQUIRE RD DVI 407 SQUIRE ROAD LLC 11770 US HIGHWAY ONE EAST TOWER SUITE 202 NORTH PALM BEACH, FL 33408	31-435C-10 LUC: 300
127 AUGUSTUS ST NGUYEN TU QUANG 127 AUGUSTUS ST REVERE, MA 02151	28-438M-9A LUC: 104	140 PEMBERTON ST ROTA MARGARET LIFE ESTATE MESSINA SALVATORE REMAINDERMAN 140 PEMBERTON ST REVERE, MA 02151	29-437J-16 LUC: 101		

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

DATE: 2/29/21



CITY OF REVERE

Brian M. Arrigo
Mayor

March 31, 2021

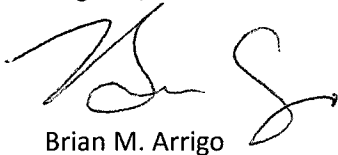
Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council,

I am writing to inform you of the appointment of Michael Wells as Director of Municipal Inspections.

Having served as Acting Director of Municipal Inspections over the past year, Michael has elevated the professionalism and responsiveness of the City's health inspections. Bridging a crucial gap between our city's businesses and the regulations set by public health officials, Michael has become an indispensable face in our community. His previous experience in the restaurant industry grants him an understanding of the immense challenges our city's small businesses have been facing, and the City ought to consider ourselves lucky that he rose to the challenges of COVID with intellect, poise, and respect. For these reasons, I am confident in appointing Michael Wells as Director of Municipal Inspections.

Regards,



Brian M. Arrigo



City of Revere CFO/City Auditor

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor

April 1, 2021

Anthony Zambuto, City Council President
Revere City Hall
281 Broadway
Revere, MA 02151

RE: RevereTV Appropriation

Dear Council President Zambuto,

As you are aware from previous communications, Chapter 44 of the General Laws of the Commonwealth requires cities and towns to establish either a receipt reserved for appropriation fund or enterprise fund for the cable related purposes consistent with the franchise agreement. The City adopted a receipt reserve for appropriation account for these purposes last fiscal year.

Please find attached an invoice totaling \$127,207.43 that will need an appropriation from the fund to RevereTV for operations of their media center.

I will be available at the April 5th Council meeting to answer any questions.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Brian Arrigo, Mayor
Assunta Newton, Assistant Budget Director

Attachment: 20210401_090614 (21-088 : REVERE TV APPROPRIATION)

Revere Community Media Center
 261 Washington Avenue
 Revere, MA 02151
 781 426-9498

Invoice

Invoice # 20210310

Date: March 11, 2021

To: **City of Revere**
Revere City Hall
Broadway
Revere, MA 02151

DESCRIPTION	AMOUNT	BALANCE
Comcast Q2: 101,047.98	101,047.98	
Comcast Rev Assess: 5,052.33	5,052.33	
RCN Q2: 15,830.34	15,830.34	
RCN Rev Assess: 5,276.78	5,276.78	
DEPT _____ DATE _____ PO NO. _____ VENDOR NO. _____ ACCOUNT _____ - _____ INVOICE NO. _____ INVOICE DATE _____ AMT PAID _____ _____ AUTHORIZED SIGNATURE		
	TOTAL	127,207.43

Attachment: 20210401_090614 (21-088 : REVERE TV APPROPRIATION)

Make all checks payable to: **Revere Community Media Center**

Thank you



City of Revere CFO/City Auditor

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor

April 5, 2021

City Council President Zambuto
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Municipal Health Insurance Presentation

Dear Council President Zambuto,

As you know, I had presented a council order for the last meeting of the Council to consider adopting Massachusetts General Law Chapter 32b, Sections 21-23. A favorable vote of this law will allow the administration the option to negotiate with the City's respective collective bargaining units to potentially join the Commonwealth's group insurance plans administered by the Group Insurance Commission (GIC).

Since the order was presented, there have been many questions as to what exactly is being asked of the Council and what are the options that currently are available to the administration. To help the Council and the public better understand, I have prepared a brief power point presentation that I respectfully request the opportunity to present to the Council and to answer any questions that may arise.

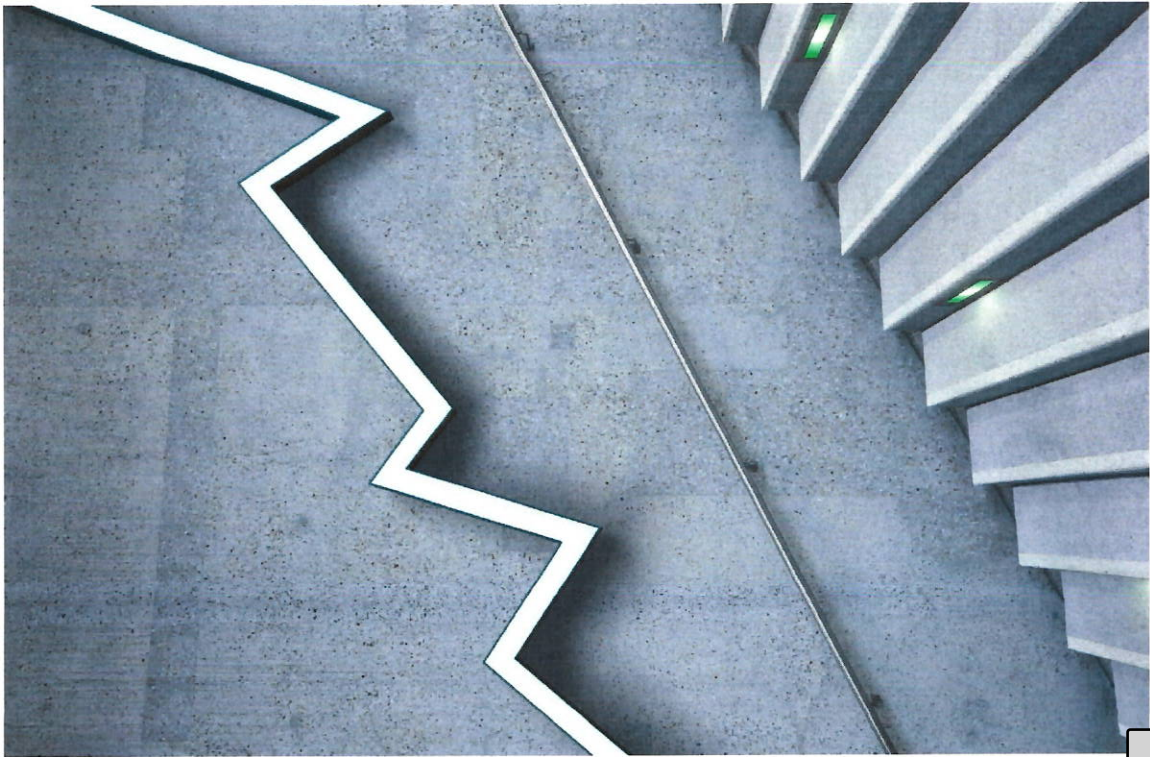
I will plan to attend and present Monday's Council meeting and answer any questions assuming there are no objections.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Brian Arrigo, Mayor
Kim Hanton, Chief of Staff
John Viarella, Chief of Human Resources

Attachment: 20210401_133822 (21-089 : MUNICIPAL HEALTH INSURANCE PRESENTATION)



Municipal Health Insurance:

Financial and Administrative Overview

APRIL 5, 2021

RICHARD VISCAY - CFO/CITY AUDITOR

JOHN VIARELLA - CHIEF OF HUMAN RESOURCES

Overview – General Information

Year over year costs exceed the natural growth of the tax levy (2.5% plus new growth typically will give us 3.5% growth/yr.)

Benchmark comparisons show that the City of Revere exceeds the typical plan design and contribution rates as indicated in a FY2019 study performed by the City.

This study, along with recent analysis done by our health insurance consultant, showed that we (both employee and employer) have the potential to save approximately \$5 million by moving to the Group Insurance Commission (GIC)

In negotiating new collective bargaining agreements, it is imperative that management consider both salary and benefits as they relate to the “total compensation” of its employees. Fringe Benefits typically accounts for approximately 30% of an employee’s total compensation.

Failure to implement plan design change will result in continued acceleration of health care costs, as well as acceleration of our Other Post Employment Benefits (OPEB) liability, which, as of FY2019, is \$288 million dollars and growing.

Without substantive changes City employees will continue to pay more for health insurance year over year, at a rate that exceeds the natural growth of the tax levy and local receipts, which will take away from our core municipal services.

Overview – HMO rate comparison:

Current Plans vs. GIC Plans

FY2022 RATES – CURRENT HMO PLANS

HMO Blue Individual @ \$10,776/yr.

HMO Blue Family @ \$28,320/yr.

HCHP Individual @ \$10,488/yr.

HCHP Family @ \$28,032/yr.

Currently, the City only offers two types of HMO Plans.

FY2022 RATES – GIC HMO PLANS

Always Health Complete Ind @ \$9,216/yr.

Always Health Complete Fam @ \$24,060/yr.

Health New England Ind @ \$7,560/yr.

Health New England Family @ \$18,048/yr.

*Tufts Navigator (POS plan) @ \$10,032/yr.

*Tufts Navigator (POS plan) @ \$24,060/yr.

* GIC Benchmark Plan is the Tufts Navigator Plan, which is a Point of Service (POS) plan that permits members to receive care from in network and out-of-network providers.

Overview - The numbers....

Health insurance costs have increased 64.8% since FY2013

- FY2013 Budget = \$14,263,000
- FY2022 Budget = \$23,500,000 (as of 4/1/21)

In order to cover FY2022 costs, the City will have to increase our health insurance rates as follows:

- 5.5% on active plans
- 19.5% on our Medex plans for Seniors

Health care costs were artificially low during FY2021 due to the Covid pandemic, so it is expected that we will see a more dramatic increase next year

- To put this in perspective, the City would need to realize over \$2.5 million in residential new growth value to cover the total cost of one new HMO family plan, or \$1.3 million in commercial new growth to cover one new HMO family plan at the current FY2022 rates (approx. \$28,000).

Cost Saving Options

The City has several options to offset the rising costs of Health Insurance:

- Adjust contribution rates between employee and employer (currently 20% EE and 80% ER)
 - These negotiations would take place between the City and the respective bargaining unit without the need to convene a PEC.
- Convene a PEC and negotiate with all collective bargaining units and retirees together.
 - We could bargain all aspects collectively, including both plan design change and contribution rates.
- Replace Medex 3 retiree plan with Medex 2 retiree plan with separate Prescription Drug Plan (PDP)
 - This would “carve out” the prescription drug plan that is currently included in our Medex 3 program with a separate PDP that is federally subsidized (estimated that 80% of current Medex 3 costs are attributable to prescription drug costs and 20% are for medical costs).
- Adopt MGL Chapter 32b, Sections 21-23 to allow for the option of entering the GIC
 - This vote by the Council allows for the **PROCESS** used to negotiate the option of joining the Group Insurance Commission (GIC).
 - This process requires at least 25% of the savings incurred in the first 12 months to be returned to the employees/retirees once the changes take effect.

MGL Chapter 32b: Sections 21-23

- The legislature and the Governor enacted changes in the law under Chapter 69 of the Acts of 2011 after lengthy negotiations among the municipal, business, and labor leaders.
- The Commonwealth established these laws for the following reasons:
 - to create budget savings for cities and towns
 - to provide equity and relief for taxpayers
 - to protect vital local services.
- The ability to join the GIC allows for all municipal employees to receive affordable quality health care.
- In order to have meaningful discussions about health care reform, we need to get a favorable vote of the laws that allow for the negotiations to begin.
- Without a favorable vote, the City will not have this as an option when negotiating with the PEC.

Misconceptions of a favorable vote of MGL 32b Sections 21-23

THE RUMOR

If the Council votes “Yes”, it takes away the ability for unions to bargain in good faith

If the Council votes “Yes”, it will put us into the GIC

The GIC is “bad” insurance,

The City has plenty of money from Covid relief

THE REALITY

No, it merely allows us the option of bargaining within the parameters of MGL 32b Sections 21-23

No, it just makes the GIC one of several options

The GIC is very good insurance with many more choices for membership, with over 465k members

Temporary and “one time” funding sources are not sustainable revenue streams for recurring costs such as health insurance

GIC Information – High Level

- The GIC's mission is to provide its members with sustainable, effectively-administered high quality and affordable benefits, and use its influence to drive improved health benefits for its members and higher value health care delivery in the Commonwealth.
- It is run by a commission of seventeen (17) members appointed by the Governor, of which five (5) are representatives of unions, including National Association of Government Employees (NAGE), AFSCME, and Massachusetts Teachers Association.
- The three core strategies of the GIC for continued success are:
 - To provide members with modern, online decision-making tools to assist them in choosing insurance that best meets their needs
 - To design, purchase, and make available insurance products, programs, and benefits to maximize value for its members and the Commonwealth
 - To invest in new capabilities to empower the GIC team and efficiently deliver on its mission
- With over 462,000 total members and 110,000 Medicare subscribers, the GIC is the single largest purchaser of health insurance in the Commonwealth.

Collective Bargaining Units

City

- Local 22 Units A&B (City Hall workers)
- AFSCME Local 880 (DPW, Water and Sewer, and Crossing Guards)
- Massachusetts Coalition of Police AFL/CIO (Patrol Officers)
- Revere Police Superiors Association (Sergeants, Lieutenants and Captains)
- Revere Firefighters Local 926 (Firefighters)

School

- Revere Teachers Association (Teachers and other School employees)
- Revere Administrators Association (Administrators)
- AFSCME (Custodians, Transportation, Secretaries, Food Services, etc.)
- AFSCME unit B (part time Café and Bus Monitors)
- AFOP (Paraprofessionals)

Retirees

- Retired Sate, County and Municipal Employee Association RSCME (Retirees)

Pros vs. Cons:

Group Insurance Commission (GIC)

PROS

- Most significant potential savings would be to enter the GIC for both EE and ER (assuming current contribution rates, the total savings could exceed \$5 million)
- GIC is the largest single purchaser of health insurance in the Commonwealth, which gives them tremendous leverage and favorable influence to obtain the best rates for its members.
- It has more choices of plans, which allow for its members to pick the plan best suited for their individual and family needs.
- It would provide the largest savings in our OPEB liability due to the perpetual cost savings.
- Relieves the burden of administration from the City to the Commonwealth (doesn't remove it, but relieves much of the burden)

CON

- The GIC does not have any Blue Cross Plans on its menu of choices, and will cause some disruption
- Because it is independent, plan design is negotiated by the GIC Board of Commissioners and not by the local collective bargaining units or PEC.
- Higher deductibles may increase costs for some members more than the savings realized by the decreased annual costs.
 - However, some would argue that those members who are using the plans more should pay a higher share of costs.
- Administration of the plan is done at the State level, using more “on-line” and digital communications, which some may find more difficult and less personable.

Pros vs. Cons:

Contribution Change (no plan design change)

PROS

- Provides the City some relief with regard to health insurance costs
 - At 22.5/77.5 split (EE/ER), potential savings \$600k
 - At 25/75 split (EE/ER), potential savings \$1.2m
- No disruption to current plan designs
- Less controversial, easier to get consensus
- Path of least resistance

CONS

- Does not provide sufficient financial relief over the long term
- Does nothing to slow the rise of health care costs
 - The inflationary rate of our current plan design averages approximately 5% to 8% annually
- Has the least effect on lowering our OPEB liability, which is currently at \$288 million
- Kicks the can down the road
 - Ultimately, we will be back at the negotiating table to address plan design
- Administrative burden remains with City

Pros vs. Cons:

Plan Design Change via PEC

PROS

- Sustainable cost savings in perpetuity
 - Slows the percentage increase attributable to health insurance trend
- Higher deductible plans is a more equitable way of cost sharing
 - Those who use the plan more, will pay more
- Larger savings on our OPEB liability
 - Plan design modifications exponentially saves more than simply making changes to contribution rates
- Allows for the current Blue Cross and Harvard Pilgrim plans to remain in effect

CONS

- Difficult to get “buy-in” from all participating collective bargaining units
- Always need to convene the PEC for further modifications
 - Compared to the independent modifications made by the Commissioners of the GIC
- Would not address the cost sharing split currently offered at 20% EE and 80% ER
 - By not maximizing savings offered through the GIC, it is likely the City and PEC would also have to address the split in a manner that keeps costs sustainable
- Administrative burden remains with City

Conclusion

Municipal Health Insurance

- The City is faced with difficult decisions on how to sustain the rising costs of health insurance at the current levels of plan design and contribution rates.
- By adopting Chapter 32b Section 21-23, the Council will give the Administration a valuable tool needed to begin the difficult process of negotiating these benefits.
- The Administration would like to explore all its options to negotiate in good faith with all of the respective collective bargaining units and having all options available will allow for the Administration to be in its strongest position to do so.
- By adopting Chapter 32b Section 21-23, the Council will give the Administration a valuable tool needed to begin the difficult process of negotiating these benefits that will maximize the long-term benefits of maintaining quality health insurance while significantly lowering the City's OPEB liability.
- Ultimately, these difficult decisions will allow for long term financial health for the City which will allow for us to offer competitive salaries, expand services, and invest in capital and infrastructure that has been deferred for decades.