



CITY COUNCIL  
Regular Meeting

---

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

Calendar

Monday, April 11, 2022, 6:00 PM

## 5:00PM Zoning Sub-Committee Meeting

### Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of March 28, 2022
3. **22-104** Motion presented by Councillor Cogliandro: That the City Council award Certificates of Commendation to the Revere 8th grade girls and 7th grade boys travel basketball teams for winning the Metro West North Division Championship.
4. **22-105** Motion presented by Councillor Cogliandro: That the City Council award Certificates of Appreciation to Greg Vendetti, Emelio Fusco, April Feeney, Tyler D'Angelo, and Joe Singer for their work with children through the Revere High School Boxing Program.

### **Unfinished Business**

5. **22-057** An Ordinance Amending the Revised Ordinances of the City of Revere relative to Drain Layers (Engrossment and Ordainment).
6. **22-100** Motion presented by Councillor Rotondo: That the Mayor be requested to provide the City Council with all demographic data points by census block.
7. **22-101** Motion presented by Councillor Rotondo: That the Mayor request Dr. Barros to provide the City Council with a copy of the REMAP plan and current scope of work to identify those who are traditionally and most marginalized in our community which was discussed at the Human Rights Commission meeting of March 10, 2022. Further, that Dr. Barros be requested to inform the City Council of what can be done through the City Council to meet these goals.
8. **22-102** Motion presented by Councillor Rotondo: That the Mayor request Dr. Barros, Director of Talent and Culture, and City Solicitor Paul Capizzi to hold a hostile work environment seminar.

### **Legislative Affairs Sub-Committee Report (April 4, 2022)**

9. **22-054** Motion presented by Councillor Silvestri: That the City Council approve the following Home Rule, An Act Relative to Term Limits for the Office of Mayor, City Council, and School Committee. Section 1. Notwithstanding the provisions of section 59 of chapter 43 of the General Laws, no person shall hold the office of city councillor for more than five terms. Section 2. Notwithstanding the provisions of section 31 of chapter 43 of the General Laws, no person shall hold the office of school committee member for more than five terms. Section 3. Notwithstanding the provisions of section 17C of chapter 43 of the General Laws, no person shall hold the office of mayor for more than three terms. Section 4. This act shall not apply to any person holding the office of mayor, city councillor, or school committee member who has exceeded the term limits as provided for in Sections 1 through 3 on the effective date of this act. Section 5. This act shall take effect upon its passage.
10. **22-106** Motion presented by Councillor Fiore: That the City Council commission the installation of portraits in the City Council Chambers in honor of the first women elected to the Revere City Council: Ward 1 Councillor Rita Singer (1975), Ward 3 Councillor Elvira "Vera" Curcio (1975), and the first at-large Councillor Linda Santos Rosa (1987).

#### **Public Works Sub-Committee Report (April 4, 2022)**

11. **22-079** Motion presented by Councillor Rotondo: That the Mayor request the DPW Water and Sewer Department to provide the public with how many water and sewer repairs have been made over the past two years. The purpose of this request is to demonstrate the great work this department has done.
12. **22-091** Motion presented by Councillor Fiore: That the Mayor be directed to distribute Chapter 90 Funds equally between each of the six wards.

#### **Zoning Sub-Committee Report**

13. **22-062** Proposed amendment to the Revised Ordinances of the City of Revere by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128 relative to Automotive/Rental Car Facilities in the HB District.
14. **22-063** Broadway Capital CDPM, Inc., 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council for the extension and alteration of a nonconforming structure and use to enable the appellant to convert a former nursing home to a 72 unit mixed use development consisting of 71 residential units and 1 office at 133 Salem Street, Revere, MA 02151.

#### **Communications**

15. **22-113** Nicole Palermo - disclosure by municipal employee of a financial interest in a municipal contract as required by MGL c. 268A, s. 20(b).
16. **22-114** Michael Micciche - disclosure by municipal employee of a financial interest in a municipal contract as required by MGL c. 268A, s. 20(b).

17. **22-115** Communication from the Mayor relative to the Appointment of Soumia Aitelhaj to the Cultural Council
18. **22-116** Communication from the Mayor relative to the Appointment of Chloe Marie Therese Gladu to the Cultural Council
19. **22-117** Communication from the Mayor relative to the Appointment of Samantha Harrington to the Cultural Council
20. **22-118** Communication from the Mayor relative to the Appointment of Lani Stevens to the Cultural Council

**Motions**

21. **22-119** Motion presented by Councillor Morabito: That the Mayor be requested to investigate the feasibility of launching a pilot program to identify locations to add EV chargers to public areas in the City. This program aims to add access to EV charging stations, particularly for residents without driveways.
22. **22-120** Motion presented by Council President Visconti, Councillor McKenna: That the Mayor request the Board of Health and the Public Health Division to develop biosafety level regulations for the City of Revere. Further, that the City Solicitor and Planning Board be requested to draft a zoning ordinance to provide for, up to and including, biosafety level 2 research and development facilities including life science manufacturing.
23. **22-121** Motion presented by Council President Visconti, Councillor McKenna: That the Mayor request the City Solicitor to draft special legislation applicable to the City of Revere prohibiting testing on sentient creatures for cosmetic purposes.
24. **22-122** Motion presented by Councillor Serino: That the Traffic Commission amend Schedule VIII of Title 10 to prohibit parking on Malden Street on the even side of the street from Aurellia Sylvia Drive to Hall's Corner. Lately, there has been an increase of people parking at the bend on Malden Street, causing a serious hazard for vehicles traveling toward Newhall Street.
25. **22-123** Motion presented by Councillor McKenna: That the Mayor be requested to create a memorial headstone in remembrance of all Revere residents who passed away from Covid-19 to be installed at an appropriate location.
26. **22-124** Motion presented by Councillor Fiore: That the Mayor be directed to conduct a feasibility study regarding the construction of a sea wall along Mills Avenue in the Riverside area.
27. **22-125** Motion presented by Councillor Keefe: That the Mayor be requested to invest in necessary upgrades to Ericola Park to include but not limited to new back stops, fencing, turf, and lighting.
28. **22-126** Motion presented by Councillor Novoselsky: That the Revere City Council approve the attached Proclamation designating the week of April 15th - April 21st as the "Days of Remembrance of the Victims of the Holocaust."



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, March 28, 2022

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

**Salute to the Flag**

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of March 14, 2022

**RESULT: ACCEPTED**

**Public Hearings**

- 3 22-097 Hearing called as ordered on a joint petition submitted by National Grid and Verizon to install one jointly owned pole # 876-50 on Mountain Avenue near the intersection of Mountain Avenue and Cambridge Street to service a new customer at 242 Mountain Avenue, Revere, MA 02151.

**Proponents**

Moses Okokuro, National Grid

**Opponents**

none

**“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID AND VERIZON TO INSTALL A NEW POLE FOR NEW SERVICE AT 242 MOUNTAIN AVENUE?”**

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

- 4      22-098      Hearing called as ordered on a petition submitted by National Grid to install underground electrical conduits from pole #2267 to 79 Temple Street, Revere, MA 02151.

**Proponents**

Moses Okokuro, National Grid

**Opponents**

none

**“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID TO INSTALL UNDERGROUND ELECTRICAL CONDUITS FOR SERVICE TO 79 TEMPLE STREET?”**

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

**Unfinished Business**

- 5      22-057      An Ordinance Amending the Revised Ordinances of the City of Revere relative to Drain Layers (3rd and Final Reading).

Councillor Fiore objected on the third and final reading. The proposed ordinance is automatically tabled in accordance with MGL Chapter 43, Section 22.

<b>RESULT:</b>	<b>TABLED - OBJECTION 3RD AND FINAL READING</b>	<b>Next: 4/11/2022 6:00 PM</b>
----------------	---	--------------------------------

**Zoning Sub-Committee Report (March 21, 2022)**

The Zoning Sub-Committee met on Monday evening, March 21, 2022 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA. Committee members present were Councillors Fiore, McKenna, Novoselsky, and Visconti (ex-officio). Councillor Serino was absent.

There were two applications pending before the committee:

**CZ-22-01/22-062**      Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128 requesting the following amendment to the Revised Ordinances of the City of Revere:

Section 1. Section 17.16.040(D) Business Uses and Consumer Services, Generally -

Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by allowing Automotive/truck rental office and storage use by Special Permit<sup>^^</sup> in the HB District.

Section 2. Section 17.16.040 Generally - Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new footnote <sup>^^</sup>:

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

Nick Zozula, Attorney for the applicant addressed the Zoning Sub-Committee on his client’s request for the proposed zoning amendment. Attorney Zozula submitted a packet of materials dated March 8, 2022 in response to the City Council public hearing clarifying issues and concerns that were raised. The materials were accepted and made part of the record.

Councillor Visconti questioned the amount of estimated excise tax that Enterprise would pay. Based on the number of vehicles and the annual excise tax amount, the number provided seems to be in excess. Additionally, the \$10.00 surcharge per transaction ceases when the public safety facility loan has been paid off. In Councillor Visconti’s opinion, he does not want to see the Squire Road area opened up for this type of proposed use.

Councillor Fiore questioned that if the zoning change were to be implemented and a special permit was granted who be responsible for enforcing the conditions of the special permit. The City Clerk replied that the Building Inspector, not the City Council, enforces the special permit.

Councillor Novoselsky would like to include a condition that excludes park and fly businesses in the HB District.

Councillor Cogliandro is in favor of the proposed use as this area of Squire Road has been vacant for some time. He would rather see some business operate at this location rather than an empty lot.

Councillor McKenna and Keefe would like to see the highest and best use for Squire Road and rental car facilities do not fit in with their vision.

Councillor Fiore requested that the zoning amendment remain in committee for further discussion. Chairman Keefe agreed and scheduled a follow-up Zoning Sub-Committee for April 11, 2022 at 5:00PM.

**C-22-01/22-063** Broadway Capital CDPM, Inc., 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council for the extension and alteration of a nonconforming structure and use to enable the appellant to

convert a former nursing home to a 72 unit mixed use development consisting of 71 residential units and 1 office at 133 Salem Street, Revere, MA 02151.

Mikael Vienneau, Broadway Capital addressed the Zoning Sub-Committee. He gave a presentation and reviewed the traffic study with the committee members. Both documents were filed and made part of the record. After holding a neighborhood meeting with abutters, he felt that most of the concerns that were raised at the initial public hearing have been addressed. Mr. Vienneau indicated that of the 71 residential units he has committed to designating 2 of those units as affordable units with preference to Revere residents or military. However, Chairman Keefe would like to see at least 10% of the proposed units be dedicated as affordable housing.

Ward Six Councillor Serino was unable to attend this evening's committee meeting due to illness. Alternatively, he submitted a letter which was read and made part of the record.

Resident George Wolfe, 109 Salem Street, again expressed his concerns that there will be too much traffic generated from the proposal, especially backing up onto Waitt Park. Overall, he believes the project is too large and would like to see less units which mirrors Councillor Fiore's opinion. Mr. Wolfe also cited concerns over public bike path access.

Chairman Keefe requested that the applicant work on the number of affordable housing units and address concerns around traffic and bike path access for the next meeting of the Zoning Sub-Committee to be held on April 11, 2022 at 5:00PM.

### **Ways & Means Sub-Committee Report**

The Ways & Means Sub-Committee met on Monday evening, March 28, 2022 at 5:00PM. Committee members present were Councillors Fiore, Keefe, Serino, Visconti (ex-officio), and Chairman Rizzo were present. Councillor Novoselsky was absent.

There were several Council Orders pending before the committee:

**22-019** An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere.

Several members of the public were in attendance to speak in favor of the proposed ordinance.

Ira Novoselsky, 53 Dehon Street, Revere, MA  
 Rosa Aguiluz, 1217 North Shore Road, Revere, MA  
 Guisepe Tumino, 215 Walnut Avenue, Revere, MA  
 Annette Gold, 76 Sumner Street, Revere, MA  
 Michael Bunick, 144 Bradstreet Avenue, Revere, MA  
 Geraldine Gargiulo, 72 Victoria Street, Revere, MA  
 Pyllis Guarino, 800 Broadway, Revere, MA  
 John Muneton, 66 Franklin Street, Revere, MA  
 Louie Mario, 60 Stowers Street, Revere, MA  
 Mary Gandolfo, 615 Malden Street, Revere, MA  
 Judy Requarth, 37 Francis Street, Revere, MA

Councillor Fiore indicated that the water rate could come down if certain items were not funded through the Enterprise fund such as employees, vehicles, clothing, etc. He further stated that the

rate the MWRA charges the City is less than what the City charges the ratepayers.

Councillors Keefe, McKenna, Serino, and Visconti all spoke in favor of the ordinance as many of the folks affected are long time home-owners in the City and have been paying the residential water for decades. Councillor Visconti did reiterate that whatever the Council decides, the redistribution of the water rates will affect all properties.

Rich Viscay, CFO also addressed the committee on this request.

After hearing testimony and receiving a rough estimate of the number of 4-6 unit owner-occupied structures, Councillor Keefe offered an amendment to include 5 and 6 unit owner-occupied structures. Councillors Fiore, Keefe, Serino, Visconti (ex-officio), and Chairman Rizzo voting in the affirmative.

The ordinance as amended will now remain in committee for the purpose of gathering additional information on how the City can best redistribute the water rates.

An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere:

1. Section 13.04.130 Meters - Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Residential use”.
2. Section 2. Section 13.04.130 Meters - Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Commercial use”.
3. Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence.

**22-027** Communication from the City Auditor relative to the ARPA Fund Grant Summary.

Councillor Fiore would like to hold future discussions on ARPA and requested that this Council Order remain in committee.

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

Several Councillors were not in favor of this motion citing that paying by credit card is a choice, most residents using credit cards do so to earn points, regular businesses are subject to the same credit card fees, and the City should not be responsible for paying the fee if the taxpayer chooses to use a credit card. If the City absorbs the cost through the budget, it is not fair for taxpayers who do not use credit cards.

Rich Viscay, CFO addressed the committee on this motion. He indicated that the City cannot lower taxpayers' obligations in order to absorb the fees. The fees are charged by the credit card companies, not the City.

Councillor Fiore requested that the Mayor and City Solicitor address the Council on this motion, not the CFO.

The motion did not receive a favorable recommendation from the Committee. Councillor Fiore and Chairman Rizzo voting "YES". Councillors Keefe, Novoselsky, Serino, and Council President Visconti voting "NO".

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

Councillor Silvestri amended his motion to increase the proposed amount from \$500 to \$1,000. The motion as amended received a unanimous favorable recommendation.

**22-080** Motion presented by Councillor Fiore: That the Mayor provide the City Council with a list of city employees with take home city vehicles along with each employee's job title, residential address, and copies of mileage logs.

The motion received a unanimous favorable recommendation.

**22-086** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of installing GPS in all city vehicles with the exemption of emergency workers and department heads. As a cost alternative half the fleet.

Councillor Rotondo was not present to discuss his motion. This matter will remain in committee.

**22-087** Motion presented by Councillor Rotondo: That the Mayor be requested to provide an accounting to the City Council of all city-owned phones and who the phones are assigned to, except for Police and Fire investigators.

Councillor Rotondo was not present to discuss his motion. This matter will remain in committee.

- 6      **22-019**      An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere Section 1. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "or an owner-occupied residential building comprised of not more than four units" after the word "units" in the first sentence of the definition for "Residential use". Section 2. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "except for an owner-occupied residential building comprised of not more than four units" after the word "units" in the first sentence of the definition for "Commercial use".

Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence.

**RESULT: REFERRED TO WAYS & MEANS**

- 7      22-027      Communication from the City Auditor relative to the ARPA Fund Grant Summary.

**RESULT: REFERRED TO WAYS & MEANS**

- 8      22-052      Motion presented by Councillor Fiore: That the Mayor and City Solicitor be requested to appear before the City Council to explain why the taxpayers, as opposed to the City, are being charged 3 percent or more to pay taxes with a credit card.

**RESULT: DEFEATED - ROLL CALL [5 TO 5]**  
**AYES:**            Cogliandro, Fiore, McKenna, Morabito, Rizzo  
**NAYS:**            Keefe, Novoselsky, Serino, Silvestri, Visconti  
**ABSENT:**        Rotondo

- 9      22-055      Motion presented by Councillor Silvestri: That the Mayor be requested to provide all first responders in the City of Revere with \$1,000 from ARPA funds for their committed service during the Covid-19 pandemic.

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

- 10     22-080      Motion presented by Councillor Fiore: That the Mayor provide the City Council with a list of city employees with take home city vehicles along with each employee's job title, residential address, and copies of mileage logs.

**RESULT: ORDERED - VOICE VOTE**

- 11     22-086      Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of installing GPS in all city vehicles with the exemption of emergency workers and department heads. As a cost alternative half the fleet.

**RESULT: REFERRED TO WAYS & MEANS**

- 12      22-087      Motion presented by Councillor Rotondo: That the Mayor be requested to provide an accounting to the City Council of all city-owned phones and who the phones are assigned to, except for Police and Fire investigators.

**RESULT: REFERRED TO WAYS & MEANS**

### Communications

- 13      22-099      Communication from the City Auditor requesting payment of RevereTV's quarterly invoice from the Cable Access Receipt Reserved Fund account.

Rich Viscay, CFO addressed the City Council on this standard request.

**“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$263,840.36 FROM THE CABLE ACCESS RECEIPT RESERVE FUND FOR THE PURPOSE OF PAYING REVERETV’S QUARTERLY INVOICE?”**

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

### Motions

- 14      22-100      Motion presented by Councillor Rotondo: That the Mayor be requested to provide the City Council with all demographic data points by census block.

Councillor Rotondo was absent from this meeting. In accordance with Rule 40 of the City Council Rules of Order, this matter shall be automatically tabled.

**RESULT: TABLED - NO ROLL CALL** **Next: 4/11/2022 6:00 PM**

- 15      22-101      Motion presented by Councillor Rotondo: That the Mayor request Dr. Barros to provide the City Council with a copy of the REMAP plan and current scope of work to identify those who are traditionally and most marginalized in our community which was discussed at the Human Rights Commission meeting of March 10, 2022. Further, that Dr. Barros be requested to inform the City Council of what can be done through the City Council to meet these goals.

Councillor Rotondo was absent from this meeting. In accordance with Rule 40 of the City Council Rules of Order, this matter shall be automatically tabled.



**RESULT: ORDERED - VOICE VOTE**

- 22      22-108      Motion presented by Councillor McKenna: That the Mayor request DCR or MassDOT to remove the graffiti from the Winthrop Avenue bridge. This is now the third request to the State to address this issue.

**RESULT: ORDERED - VOICE VOTE**

- 23      22-109      Motion presented by Councillor Serino: That the City Council send the attached letter regarding transportation improvements to the property management company of the Overlook Ridge development in North Revere.

**RESULT: ORDERED - VOICE VOTE**

- 24      22-110      Motion presented by Councillor Keefe: That the Mayor be requested to gain permission from MassDOT to enable the City to clean and repaint the unkempt overpasses in Revere.

**RESULT: ORDERED - VOICE VOTE**

- 25      22-111      Motion presented by Council President Visconti: That the Mayor be requested to utilize ARPA funds to donate a set amount of money to each non-profit city youth sports organization. The pandemic has had a tremendous financial impact over the past three years on the City's youth sports programs to the point where the organizations are having difficulty operating effectively and lacking the ability to purchase much needed equipment.

**RESULT: ORDERED - VOICE VOTE**

### Late Communications

- 26      22-112      Communication from the Mayor relative to the Appointment of Molly McGee to the Human Rights Commission

**RESULT: REFERRED TO APPOINTMENTS**

Ordered adjourned at 7:40 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Mar 28, 2022 6:00 PM (Salute to the Flag)



## CITY OF REVERE

Brian M. Arrigo  
Mayor

February 3, 2022

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

Dear Members of the Honorable City Council:

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

Regards,

Brian M. Arrigo  
Mayor

**Donald P. Ciaramella**

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



5.a

**Brian M. Arrigo**  
Mayor

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

January 26, 2022

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

RE: Drain Layer Definition Ordinance

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

Donald P. Ciaramella

January 24, 2022

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

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

Chapter 12.18 – DRAIN LAYERS

12.18.010 – Definition.

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

12.18.020 – Approval; applications; licensing.

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

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

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

SECTION 1. Title 13, Chapter 13.08, Section 13.08.270 of the Revised Ordinances of the city of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following:

13.08.270 – Sewer layer; drain layer.

See 12.18.010.

SECTION 3. Title 13, Chapter 13.08, Section 13.08.300 of the Revised Ordinances of the city of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following:

13.08.300 – Director of public works.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CZ-22-01

**CITY OF REVERE, MA  
PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, February 28, 2022 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, March 1, 2022 at 5:30PM in the Office of the Planning Board, 3<sup>rd</sup> Floor, Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere requested by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128:

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

**Section 2.** Section 17.16.040 Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new footnote <sup>^^^</sup>:

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

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

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Louis Ciarlone  
Planning Board, Chairman

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

McDERMOTT  
QUILTY &  
MILLER LLP

28 STATE STREET, SUITE 802  
BOSTON, MA 02109

January 11, 2022

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

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

FILED  
2022 JAN 12 AM 11:11  
OFFICE CITY CLERK  
REVERE, MASS

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

Dear City Clerk Melnik:

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

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

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

Sincerely,

  
\_\_\_\_\_  
Nicholas J. Zozula, Esq.

NJZ/rwl  
enc.

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

# The City of Revere, Massachusetts



## City Hall

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

### Ashley E. Melnik

City Clerk

Office of the City Clerk

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

---

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

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

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

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

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

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

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

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

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

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

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

N/A - NOT NEEDED PER CITY CLERK OFFICE

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

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

10/28/88  
 12/1/89      amended  
 2/2/94      amended  
 3/27/05      amended

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

FORM A

APPLICATION NO. \_\_\_\_\_

DATE: \_\_\_\_\_

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

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

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

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

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

1. Applicant submitting this application is:

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

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

Tel. #: 781-389-2539

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

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



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

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

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

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

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

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

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

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

J. [Signature]  
Signature of Applicant

1/10/2022  
Date

M.P. [Signature]  
Signature of Owner

1/10/2022  
Date

Nicholas Zozula, Esq.  
Signature of Designated Representative

1/10/22  
Date

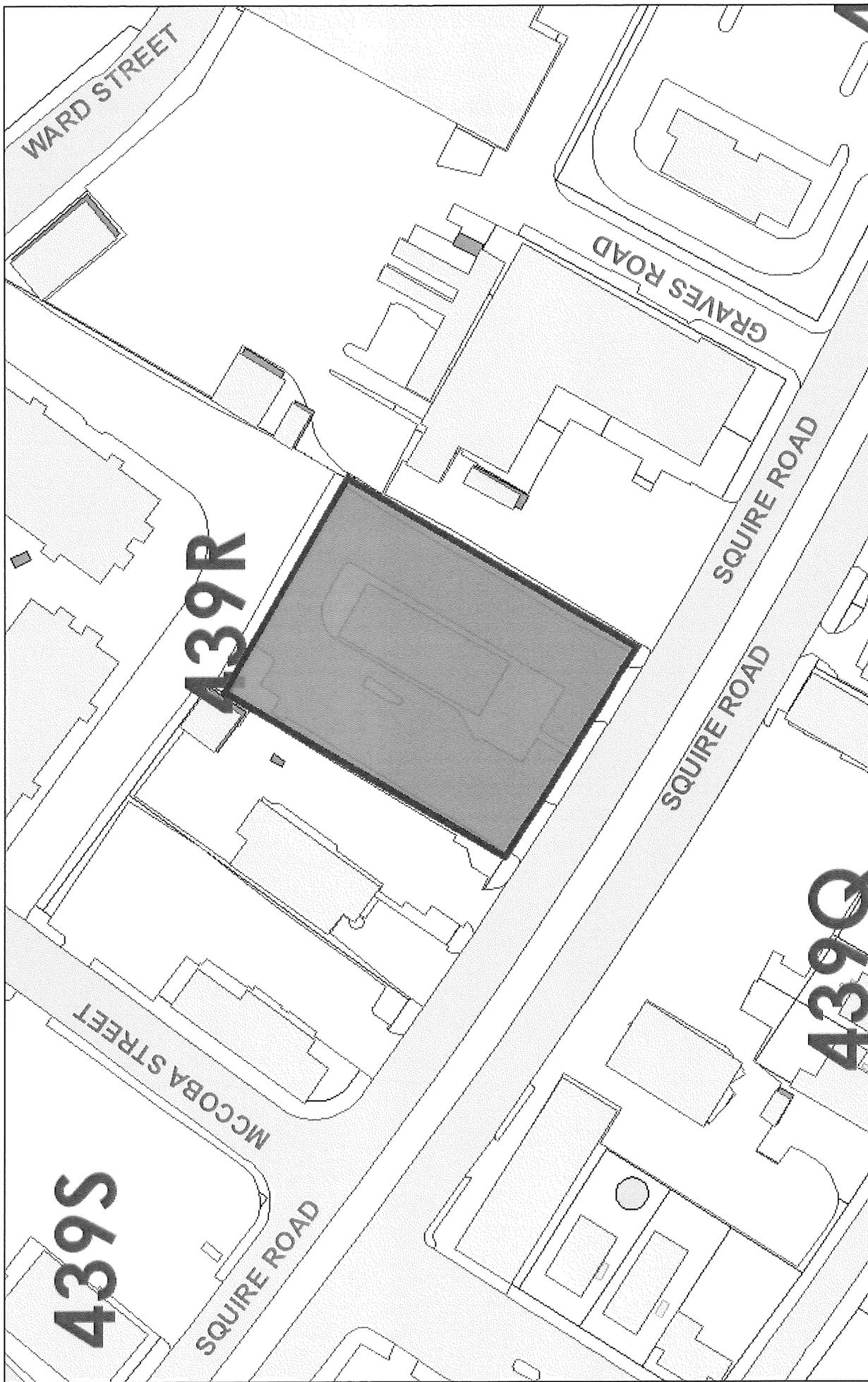
Received from above applicant, the sum of \$ 320 to apply against administrative and mailing costs.

\_\_\_\_\_

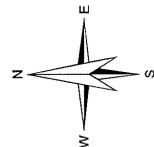
Date Submitted to the Revere Planning Board:

January 11, 2022

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



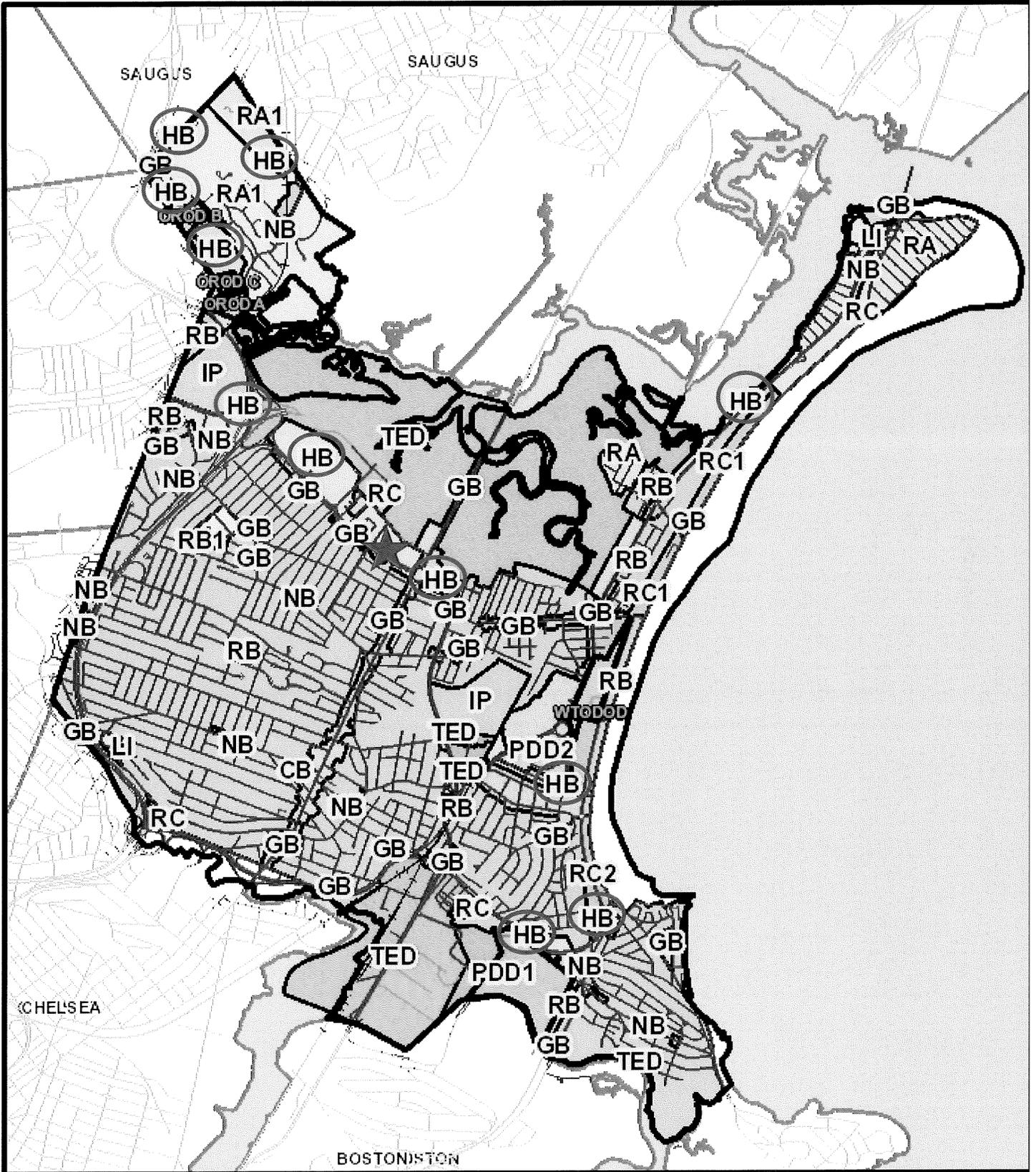
85 Squire Road



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

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

# City of Revere Zoning Map – Highway Business Districts



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



BRIAN M. ARRIGO  
Mayor

# The City of REVERE, MASSACHUSETTS

## Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

TO: Honorable City Council  
 FROM: Louis Ciarlone, Planning Board Chair *(Signature)*  
 RE: Zoning Amendment for Automotive/Truck Rental Office and Storage  
 DATE: March 2, 2022

Please be advised that pursuant to Section 17.56.010, subsequent to a public hearing held by the Planning Board on March 1, 2022, it was voted at a regular meeting of the Board held on March 1, 2022, to favorably recommend the zoning ordinance amendment to allow "automotive/truck rental office and storage" by special permit within the Highway Business (HB) District with the following special permit criteria:

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

C-22-01

## PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, February 28, 2022 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Broadway Capital CDPM, Inc., 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council for the extension and alteration of a nonconforming structure and use to enable the appellant to convert a former nursing home to a 72 unit mixed use development consisting of 71 residential units and 1 office at 133 Salem Street, Revere, MA 02151.

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

Attest:

Ashley E. Melnik  
City Clerk

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

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

FORM B

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

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section \_\_\_\_\_.
- C.** Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: Broadway Capital CDPM Inc.

Address: 932 BROADWAY UNIT 1, CHELSEA MA 02150

Tel. #: 617-851-4955

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

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

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

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

Name: MIKAEL VIENNEAU, Broadway Capital CDPM Inc.

Title: President

Address: 932 Broadway Unit 1, Chelsea MA 02150

Tel. #: 617-851-4955

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

Name: 133 Salem Street Holdings, LLC

Address: 1422 Clarkview Rd, Baltimore MD 21209

Tel. #: 410-342-3155

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

Book 54172, Page 89. Certificate # (if registered) \_\_\_\_\_,

Book \_\_\_\_\_, Page \_\_\_\_\_.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

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

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

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

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. Please see attachment.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)? No.

yes

no

do not know

9B. Is the location of the site of this application within 100 feet of:

\_\_\_\_\_ a coastal beach; \_\_\_\_\_ salt marsh; \_\_\_\_\_ land under the ocean;

\_\_\_\_\_ do not know; X no.

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

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

Please see attachment.

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

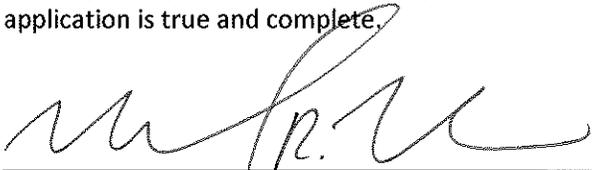
In accordance with Section 17.40.020 and 17.40.030 of the Revised Revere Zoning Ordinance, a special permit is requested from the City Council for the extension of a nonconforming structure and change of one nonconforming use to another nonconforming use.

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

Date of denial by Building Inspector and/or Planning Board

January 25, 2022

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

  
\_\_\_\_\_  
Signature of Applicant

2-2-2022  
Date

See attached signed permission letter from owner.  
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Designated Representative

2-2-2022  
Date

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

\_\_\_\_\_

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

**General Disclosure of Constituent Information  
Relative to Applications Submitted to the Revere City Council  
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,  
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: Mikael Vienneau, Broadway Capital CDPM Inc.

Address: 932 Broadway Unit 1, Chelsea MA 02150

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

Name: 133 Salem Street Holdings, LLC

Address: 1422 Clarkview Rd, Baltimore MD 21209

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

Partner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Trustee's Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

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

Joint Venture Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

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

Page 2  
General Disclosure Form

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: Mikael R. Vienneau, President

Address: 932 Broadway Unit 1, Chelsea MA 02150

Director's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Shareholder's Name: \_\_\_\_\_  
(50% or more)

Address: \_\_\_\_\_

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name  
of Limited Partnership: \_\_\_\_\_

Address: \_\_\_\_\_

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The foregoing information is provided under the Pains and Penalty of Perjury.

Signature of each party and landowner:

  
See attached  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

### Request for Finding of Fact – Special Permit

Now comes the applicant Broadway Capital CDPM Inc.  
who has applied to this Honorable City Council for a special permit for property located at 133 Salem St,  
Revere, MA and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) See attachment.
  - (b)
  - (c)
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) See attachment.
  - (b)
  - (c)
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) See attachment.
  - (b)
  - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) See attachment.
  - (b)
  - (c)

Page 2  
Finding of Fact Form

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

Date: February 2, 2022

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

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

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

Date: \_\_\_\_\_

Requested Return

Date: \_\_\_\_\_

Hearing

Date: \_\_\_\_\_

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

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

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

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

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

Certification

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

133 SALEM STREET HOLDINGS, LLC

Signature of Individual or

Corporate Name

by: 

Corporate Officer (if applicable)

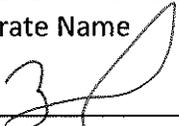
Certification

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

133 SALEM STREET HOLDINGS, LLC

Signature of Individual or

Corporate Name

by: 

Corporate Officer (if applicable)

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

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

---

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

33-459A-10

33-459-5A

33-459A-9



---

Manager of 133 Salem Street Holding, LLC

1422 Clarkview Rd

Baltimore, MD 21209

Phone Number:

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



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

Petition for Special Permit  
133 Salem Street  
Revere, MA 02151

---



Presented by  
Mikael R. Vienneau



February 2, 2022

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

Petition for Special Permit  
 133 Salem Street  
 Revere, MA 02151

1. PROJECT OVERVIEW

**Project Title:** The Muller

**Project Location:** 133 Salem Street  
 Revere, MA 02151

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

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

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

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

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

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

Petition for Special Permit  
 133 Salem Street  
 Revere, MA 02151

---

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

Petition for Special Permit  
 133 Salem Street  
 Revere, MA 02151

---

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

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

Petition for Special Permit  
133 Salem Street  
Revere, MA 02151

8. Property Pictures:



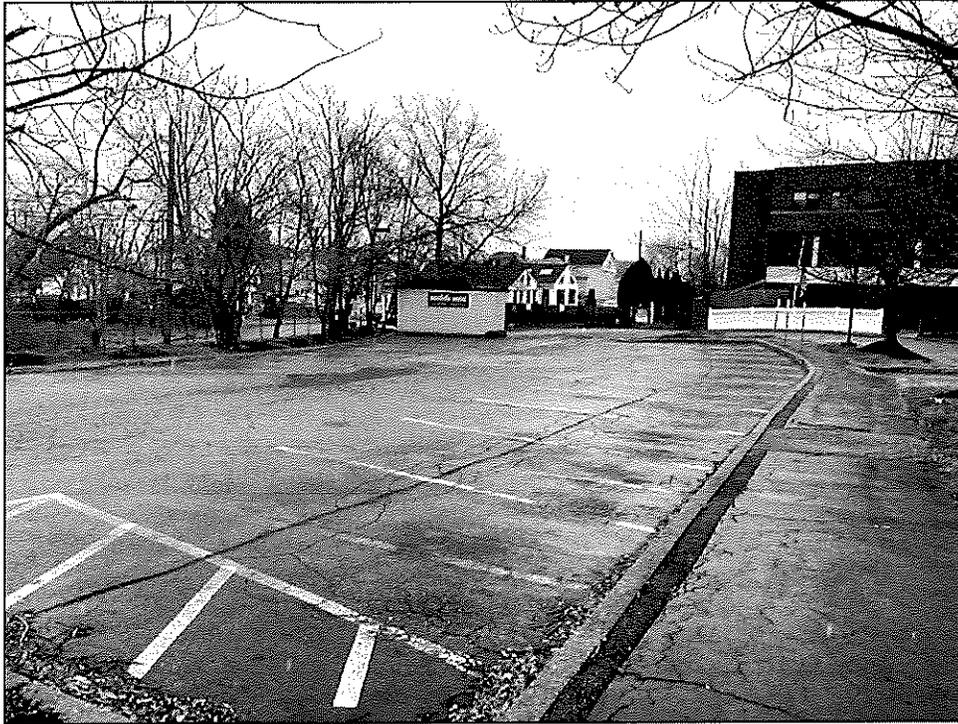
Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)

Petition for Special Permit  
133 Salem Street  
Revere, MA 02151



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

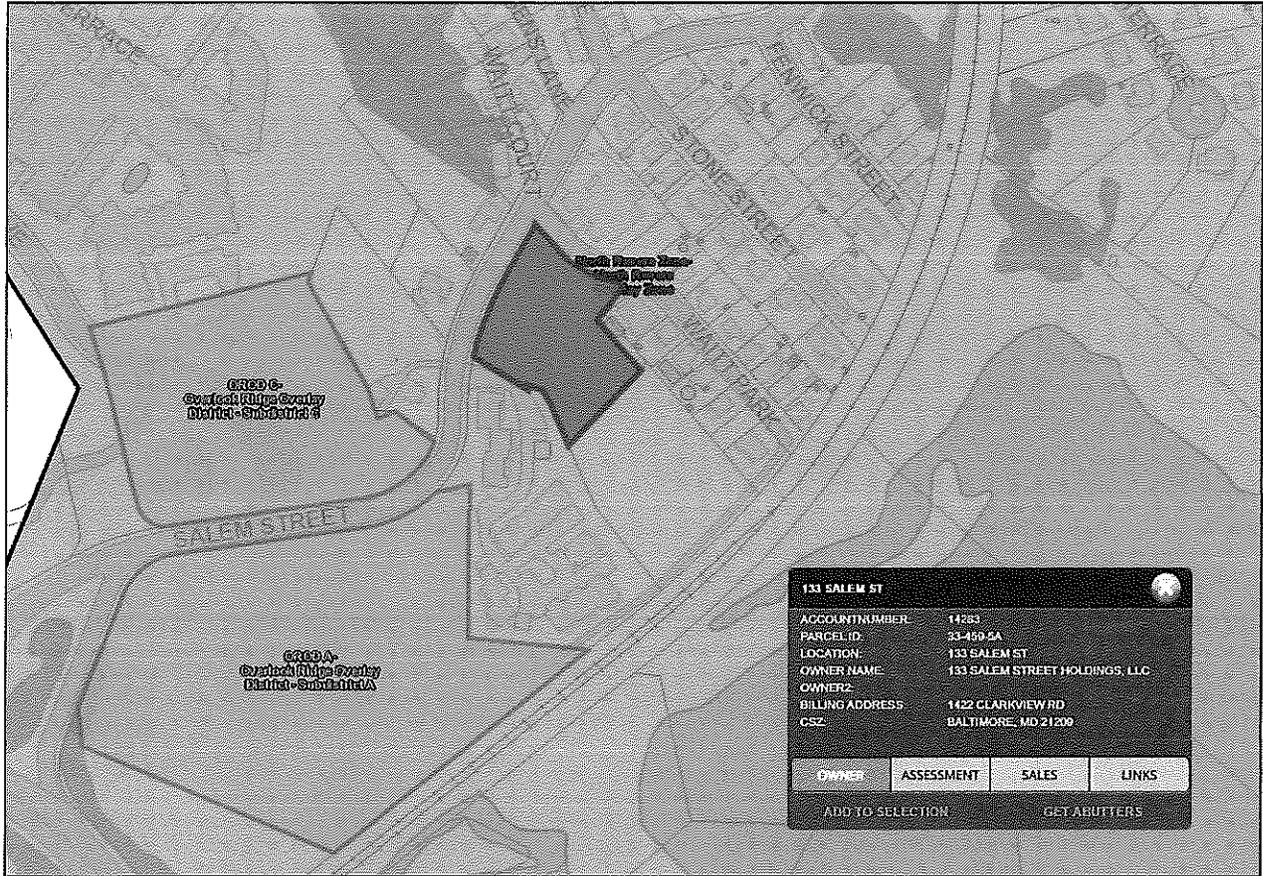
Petition for Special Permit  
133 Salem Street  
Revere, MA 02151



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

Petition for Special Permit  
133 Salem Street  
Revere, MA 02151

Land Use of Adjacent Properties:



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

Petition for Special Permit  
133 Salem Street  
Revere, MA 02151

Locus Map from City of Revere GIS System:



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

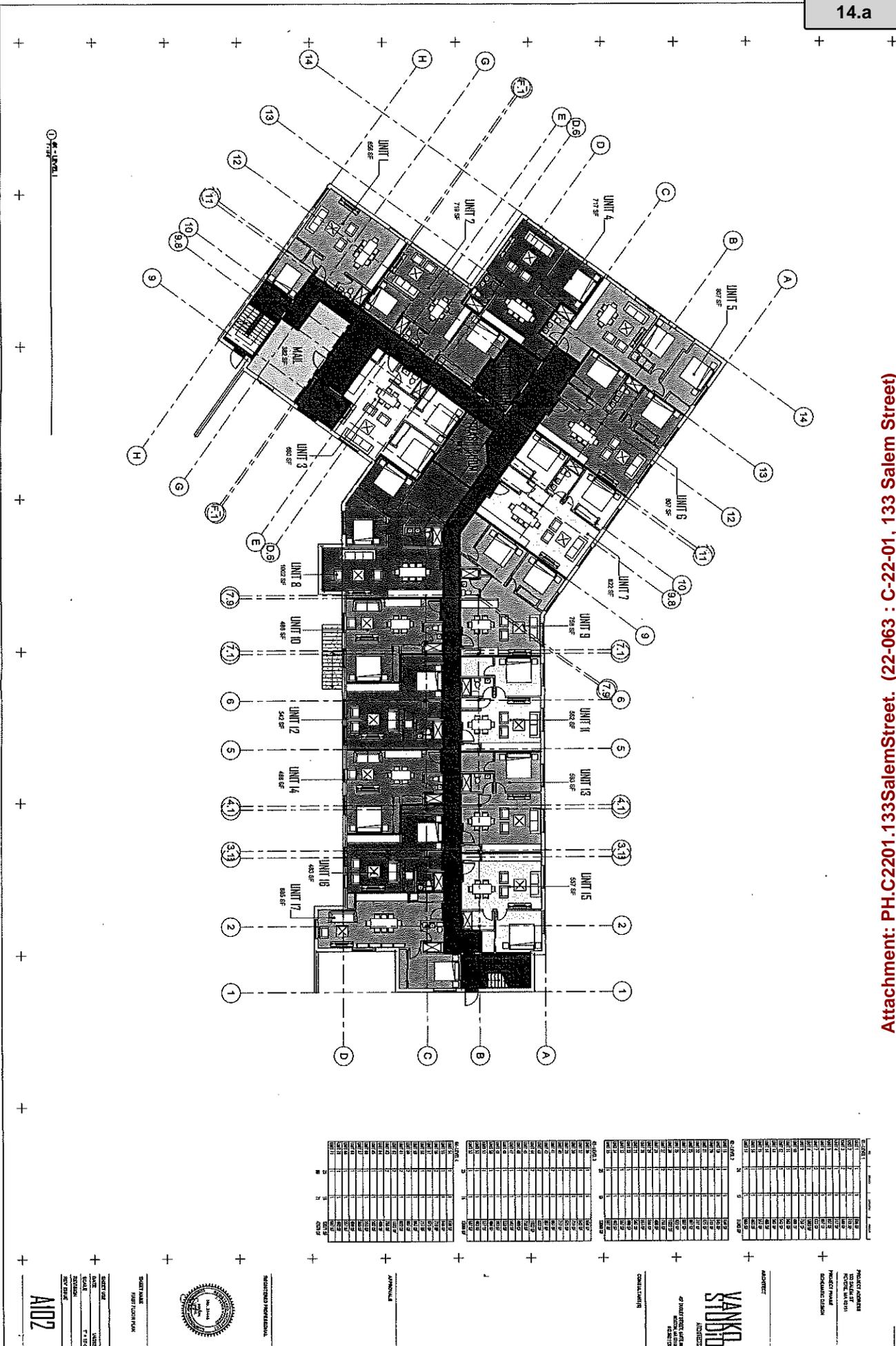




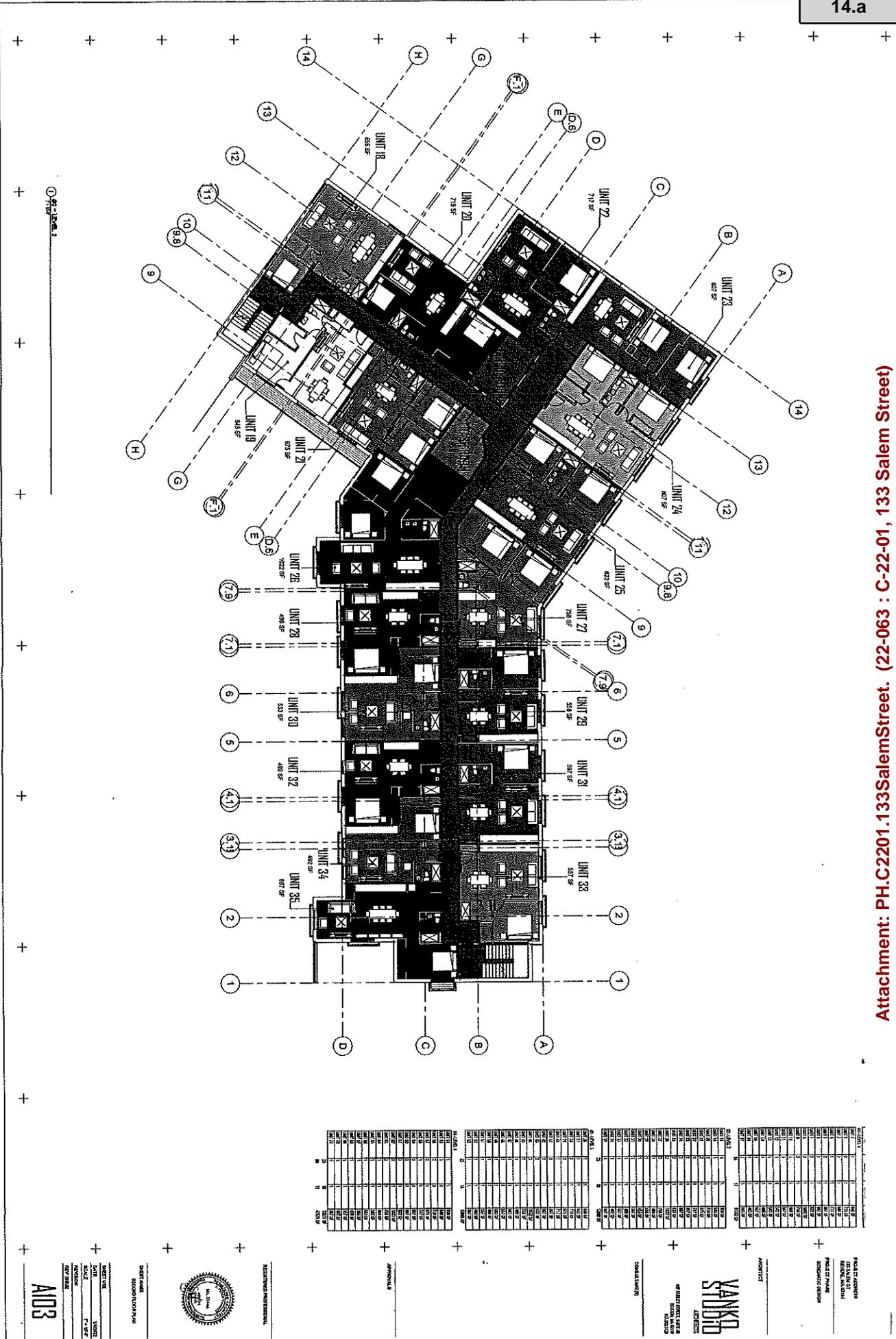




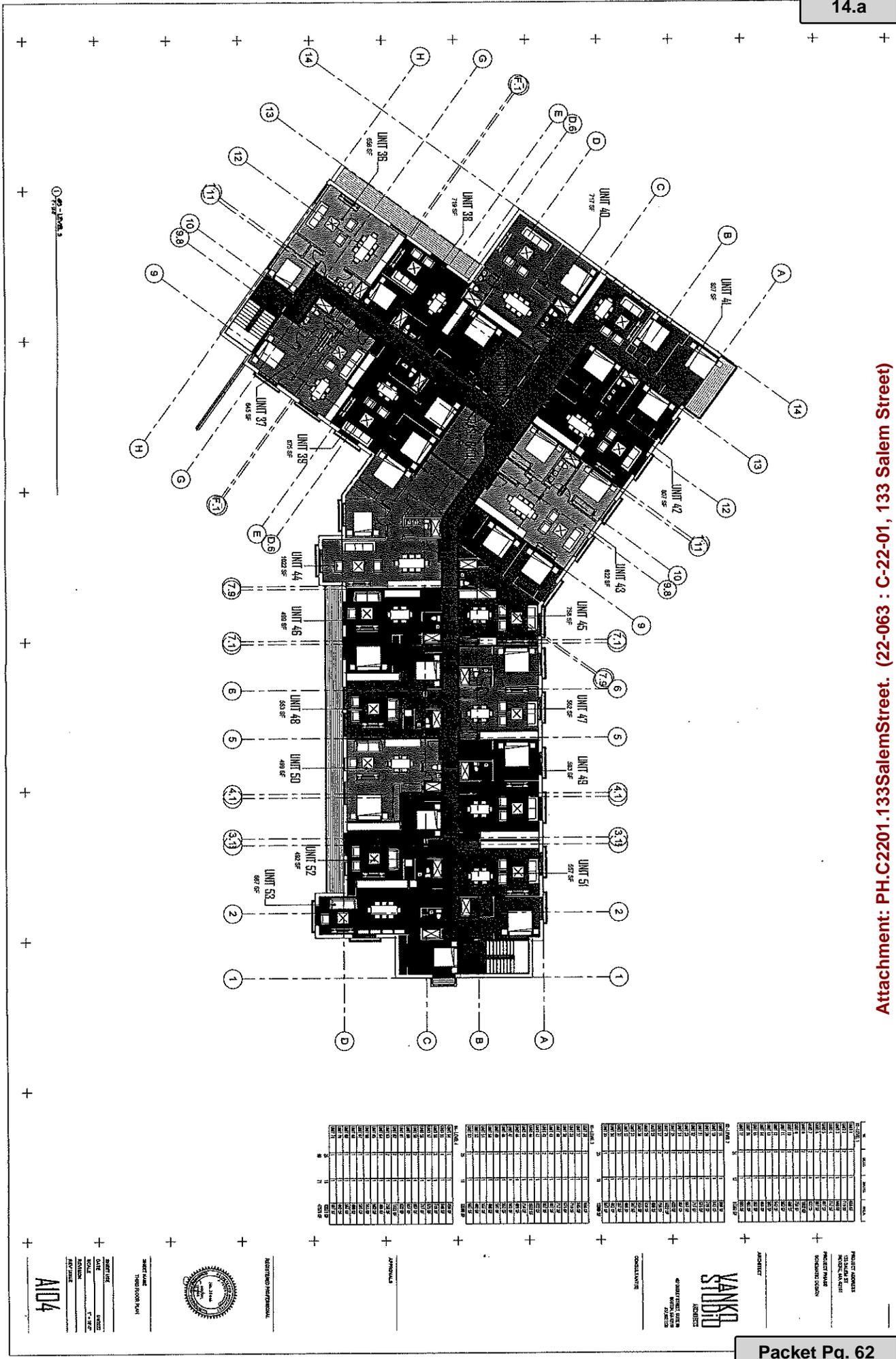




Attachment: PH.C2201.133SalemStreet. (22-063 : C-22-01, 133 Salem Street)



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



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

PROJECT ADDRESS  
 133 SALEM STREET  
 SALEM, MA 01970

PROJECT OWNER  
 YANKO STUDIO

ARCHITECT  
 YANKO STUDIO

CONSULTANTS  
 ENGINEER  
 ARCHITECT

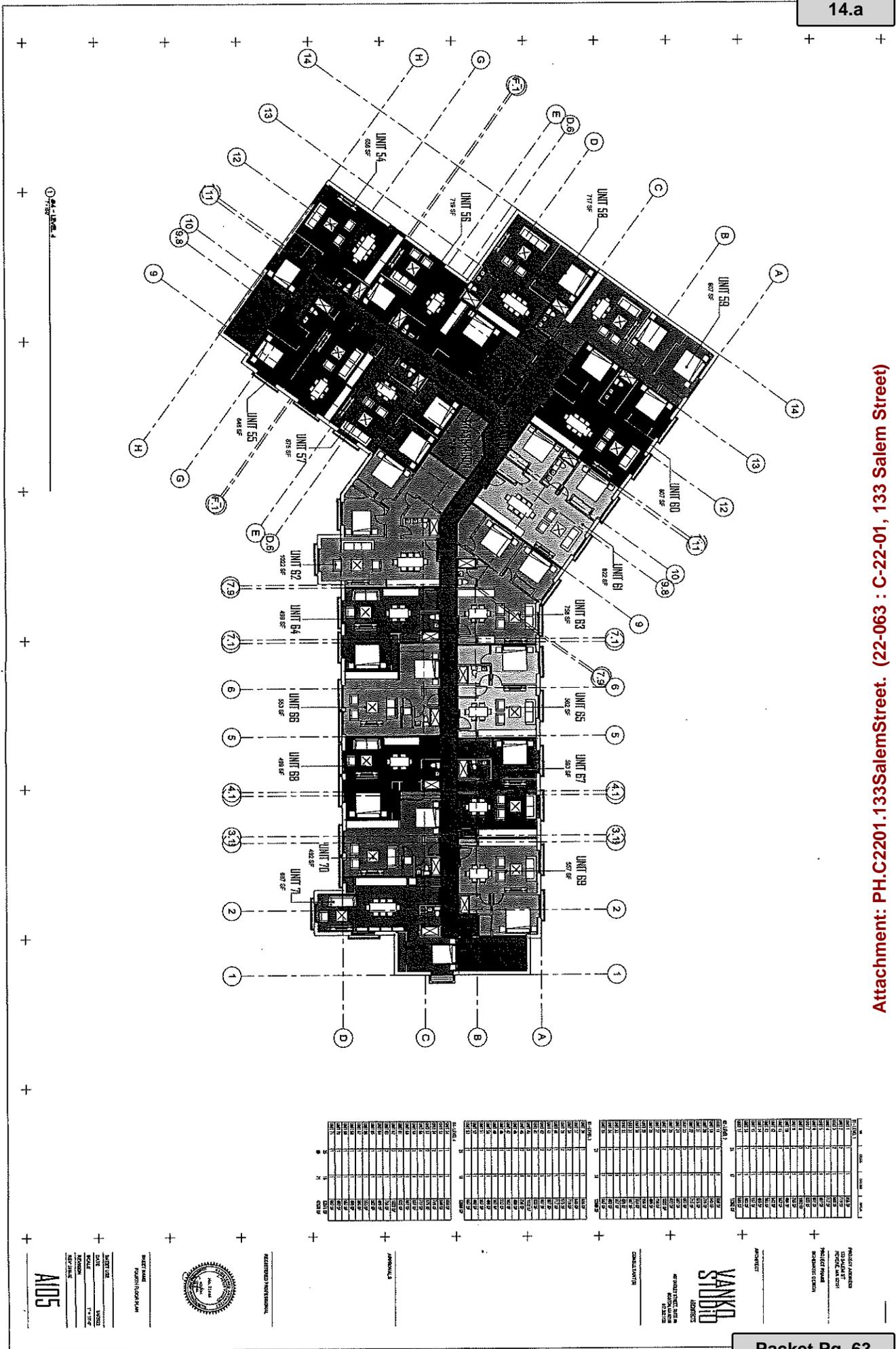
UNIT	AREA	AREA	AREA
UNIT 36	688 SF		
UNIT 37	945 SF		
UNIT 38	775 SF		
UNIT 39	718 SF		
UNIT 40	718 SF		
UNIT 41	807 SF		
UNIT 42	807 SF		
UNIT 43	822 SF		
UNIT 44	782 SF		
UNIT 45	728 SF		
UNIT 46	488 SF		
UNIT 47	302 SF		
UNIT 48	583 SF		
UNIT 49	498 SF		
UNIT 50	498 SF		
UNIT 51	457 SF		
UNIT 52	482 SF		
UNIT 53	487 SF		



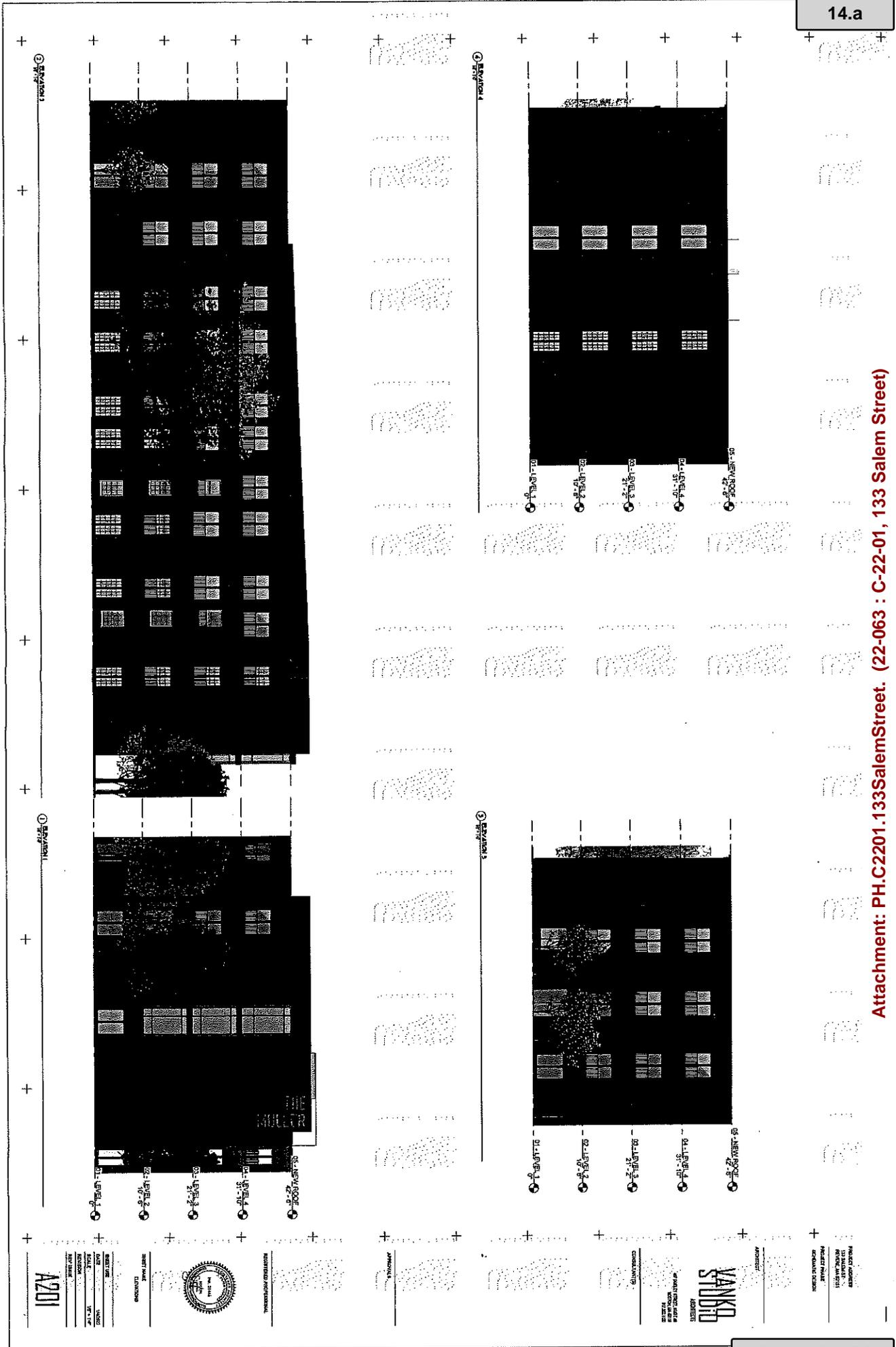
REGISTERED PROFESSIONAL  
 ARCHITECT  
 YANKO STUDIO

DATE  
 SCALE  
 SHEET NO.

PROJECT NO.  
 22-063



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



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

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

MCPHEE WILLIAM  
109 SALEM ST  
REVERE, MA 02151

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

KELLEY MAUREEN T  
SOLLOS ROBIN S  
109 SALEM ST  
REVERE, MA 02151

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

BAGLIO CAROL  
109 SALEM ST  
UNIT 501  
REVERE, MA 02151

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

HU MENGWEI  
ZHAO YIZUO  
34 CURVE ST  
NATICK, MA 01760

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

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

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

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

SALEM ST 33-459-4  
LUC 131

DOHERTY JOHN  
DOHERTY MARGARET  
65 WAITT PK  
REVERE, MA 02151

133 SALEM ST 33-459-5A  
LUC 304

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

SALEM ST 33-459A-10  
LUC 337

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

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

MOHAMMED NUREDIN  
MOHAMMED JEMILA  
5 STONE ST  
REVERE, MA 02151

11 STONE ST 33-459A-14  
LUC 101

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

15 STONE ST 33-459A-15  
LUC 101

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

STONE ST 33-459A-16  
LUC 132

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

23 STONE ST 33-459A-17  
LUC 101

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

STONE ST 33-459A-18  
LUC 132

ESCOBAR LIBETH M REYES  
31 STONE ST  
Revere, MA 02151

31 STONE ST 33-459A-19  
LUC 101

ESCOBAR LIBETH M REYES  
31 STONE ST  
Revere, MA 02151

26 WAITT PK 33-459A-7  
LUC 101

DESIMONE JOHN  
COLBY CHERYL  
140 BOXWOOD LN  
BRIDGEWATER, MA 02324

WAITT PK 33-459A-8  
LUC 132

DESIMONE JOHN  
COLBY CHERYL  
140 BOXWOOD LN  
BRIDGEWATER, MA 02324

WAITT PK 33-459A-9  
LUC 337

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

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

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

10 WAITT CT

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

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

DELVA NYDIA  
158 SALEM ST  
Revere, MA 02151

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

LARRIU EDWARD  
156A SALEM ST  
REVERE, MA 02151

SALEM ST 33-461-465-1  
LUC 130

OVERLOOK RIDGE, LLC  
C/O MACK- CALI REALTY CORP  
101 HUDSON ST  
SUITE 2000  
JERSEY CITY, NJ 07302

15 PARKSIDE PL 33-461-465-2  
LUC 112

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

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

COX MARGARETT  
108 SALEM ST  
Revere, MA 02151

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

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

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

ROWE CONTRACTING COMPANY  
335 CENTRAL ST  
SAUGUS, MA 01906

162 SALEM ST 33-466A-1  
LUC 105

FERREIRA AGUINALDO ALVES  
162 SALEM ST  
REVERE, MA 02151

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

*Susan Shaller*  
DATE: 1-26-2022

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

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

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

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

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

Thank you for your recent permit application for Adaptive Reuse of Health Center. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

#### **Community Development: Frank Stringi**

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

*NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.*

**Please do not reply to this automated email.** All resubmittals should be done using our online portal at [www.citizenserve.com/revere](http://www.citizenserve.com/revere) re-review. Furnishing the above requested information will help expedite the approval of your application.

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



BRIAN M. ARRIGO  
Mayor

# The City of REVERE, MASSACHUSETTS

## Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

TO: Honorable City Council  
FROM: Site Plan Review Committee  
RE: 133 Salem Street Special Permit  
DATE: March 21, 2022

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit for the expansion and change of use of a nonconforming structure at 133 Salem Street for the purpose of creating 71 residential condominium units and one office unit. The following findings and conditions have been made with respect to this special permit.

1. That the special permit stipulate that the conversion of this property be restricted to the creation of 71 residential condominium units with one office unit and that no apartment use shall be allowed on the site.
2. In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the construction cost above and beyond what is allowed as of right towards the fund. In the case of this project, 3% of the construction cost shall be based on the construction cost related to the creation of the 71 residential condominium units and one office unit which are being proposed under this special permit.
3. The sewer, water and stormwater drainage plans shall be reviewed and approved by the City Engineer including the requirements for installing new water and sewer service lines to the property if the current services are deemed to be inadequate.
4. The improvements shall conform to all fire safety codes and shall be approved by the Fire Dept.
5. New concrete sidewalks shall be installed along the full frontage of the property.
6. The plans shall be reviewed and approved by the Site Plan Review Committee prior to the issuance of a building permit and shall be subject to additional conditions required by the Site Plan Review Committee with respect to landscaping and final design.

**DISCLOSURE BY MUNICIPAL EMPLOYEE  
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT  
AS REQUIRED BY G. L. c. 268A, § 20(b)**

<b>MUNICIPAL EMPLOYEE INFORMATION</b>	
Name of municipal employee:	Nicole Palermo
Title/ Position	<b>Social Worker</b>
<b>Fill in this box if it applies to you.</b>	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	City of Revere Public Health Department
Agency Address	25 Winthrop Ave. Revere, MA 02151
Office phone:	781-485-2730
Office e-mail:	npalermo@revere.org
	Check one:    ___ Elected            or <u> X </u> Non-elected
Starting date as a municipal employee.	November 15, 2021
<b>BOX # 1</b>	<b>ELECTED MUNICIPAL EMPLOYEE</b>
<b>Select either STATEMENT #1 or STATEMENT #2.</b>	I am an <b>elected municipal employee</b> .
<b>Write an X beside your financial interest.</b>	<p>___ <b>STATEMENT #1:</b> I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. <b>OR</b></p> <p>___ <b>STATEMENT #2:</b> I will have a new financial interest in a contract made by a municipal agency.</p> <p><b>My financial interest in a municipal contract is:</b></p> <p>___ I have a non-elected, compensated municipal employee position.</p> <p>___ A municipal agency has a contract with me.</p> <p>___ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.</p> <p>___ I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.</p>
<b>BOX # 2</b>	<b>NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE</b>
<b>Select either STATEMENT #1 or STATEMENT #2.</b>	I am a <b>non-elected municipal employee</b> .
	___ <b>STATEMENT # 1:</b> I had one of the following financial interests in a contract made by a municipal agency <b>before</b> I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

FILED  
2022 APR -4 PM 3:16  
OFFICE CITY CLERK  
REVERE MASS

Attachment: NicolePalermoDisclosureForm04112022 (22-113 : Nicole Palermo, Disclosure Form)

<p><b>Write an X beside your financial interest.</b></p>	<p><b>My financial interest in a municipal contract is:</b></p> <p><input type="checkbox"/> A municipal agency has a contract with me, but not an employment contract.</p> <p><input type="checkbox"/> I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.</p> <p>-- OR --</p> <p>X <b>STATEMENT # 2:</b> I will have a <b>new</b> financial interest in a contract made by a municipal agency.</p> <p><b>My financial interest in a municipal contract is:</b></p> <p><input checked="" type="checkbox"/> I have a non-elected, compensated municipal employee position.</p> <p><input type="checkbox"/> A municipal agency has a contract with me.</p> <p><input type="checkbox"/> I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.</p> <p><input type="checkbox"/> I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.</p>
<p><b>FINANCIAL INTEREST IN A MUNICIPAL CONTRACT</b></p>	
<p>Name and address of municipal agency that made the contract</p>	<p>Revere Public Schools Athletics Department</p>
<p><b>Please put in an X to confirm these facts.</b></p>	<p><b>"My Municipal Agency"</b> is the municipal agency that I serve as a <b>municipal employee</b>.</p> <p>The <b>"contracting agency"</b> is the <b>municipal agency that made the contract</b>.</p> <p><input checked="" type="checkbox"/> My Municipal Agency is not the contracting agency.</p> <p><input checked="" type="checkbox"/> My Municipal Agency does not regulate the activities of the contracting agency.</p> <p><input type="checkbox"/> In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency.</p> <p><input type="checkbox"/> The contract was made after public notice or through competitive bidding.</p>
<p><b>FILL IN THIS BOX OR THE BOX BELOW</b></p>	<p><b>ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU.</b></p> <p>- Please explain what the contract is for.</p> <p>I have been a paid assistant varsity cheerleading coach for Revere high School Athletics for a few years now. I was hired in November 2021 as a municipal employee social worker for the city of Revere.</p>
<p><b>FILL IN THIS BOX</b></p>	<p><b>ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY.</b></p> <p>- Please identify the person or entity that has the contract with the municipal agency.</p> <p>- What is your relationship to the person or entity?</p> <p>- What is the contract for?</p>

Attachment: NicolePalermoDisclosureForm04112022 (22-113 : Nicole Palermo, Disclosure Form)

<b>OR THE BOX ABOVE</b>	See above details.
What is your financial interest in the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it.  I am a salary paid municipal employee as of 11/15/21 and have been an assistant coach and receive a stipend amount of about \$800 per season for the last few years.
Date when you acquired a financial interest	<b>Not sure of exact date hired as a paid assistant coach. Started municipal job in November 2021</b>
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it.  <b>N/A</b>
Date when your immediate family acquired a financial interest	<b>n/A</b>
<b>Write an X to confirm each statement.</b>	<b>FOR A CONTRACT FOR PERSONAL SERVICES –</b>  <b>Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency).</b>  I will have a contract with a municipal agency to provide personal services.  <input checked="" type="checkbox"/> The services will be provided outside my normal working hours as a municipal employee.  <input checked="" type="checkbox"/> The services are not required as part of my regular duties as a municipal employee.  <input checked="" type="checkbox"/> For these services, I will be compensated for not more than 500 hours during a calendar year.
Employee signature:	Nicole Palermo
Date:	03/29/2022

Attach additional pages if necessary.

NOT A PERSONAL SERVICES CONTRACT -- File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.

Attachment: NicolePalermoDisclosureForm04112022 (22-113 : Nicole Palermo, Disclosure Form)

**FOR CONTRACTS FOR PERSONAL SERVICES ONLY:**

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

**CERTIFICATION BY HEAD OF CONTRACTING AGENCY**

INFORMATION ABOUT HEAD OF CONTRACTING AGENCY	
Name:	<i>Frank Shea</i>
Title/ Position	<i>Director of Athletics</i>
Municipal Agency:	<i>Revere Public Schools</i>
Agency Address:	<i>101 School St.</i>
Office Phone:	<i>781-286-8222</i>
CERTIFICATION	
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	<i>John Shea</i>
Date:	<i>4-4-22</i>

**APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN,  
BOARD OF SELECTMEN OR TOWN COUNCIL**

INFORMATION ABOUT APPROVING BODY	
Name:	
Title/ Position	
Agency Address:	
Office Phone:	
APPROVAL	
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

Attach additional pages if necessary.  
File disclosure, Certification and Approval with the city or town clerk.

**DISCLOSURE BY MUNICIPAL EMPLOYEE  
OF FINANCIAL INTEREST IN A MUNICIPAL CONTRACT  
AS REQUIRED BY G. L. c. 268A, § 20(b)**

MUNICIPAL EMPLOYEE INFORMATION	
Name of municipal employee:	MICHAEL MICCICHE
Title/ Position	REVERE DPW (CRAFTSMAN)
Fill in this box if it applies to you.	If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.
Agency/ Department	
Agency Address	
Office phone:	
Office e-mail:	
	Check one: <input type="checkbox"/> Elected or <input checked="" type="checkbox"/> Non-elected
Starting date as a municipal employee.	Nov 5, 2018
<b>BOX # 1</b>  Select either STATEMENT #1 or STATEMENT #2.  Write an X beside your financial interest.	<b>ELECTED MUNICIPAL EMPLOYEE</b>  I am an elected municipal employee.  <input type="checkbox"/> <b>STATEMENT #1:</b> I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. OR  <input type="checkbox"/> <b>STATEMENT #2:</b> I will have a new financial interest in a contract made by a municipal agency.  <b>My financial interest in a municipal contract is:</b>  <input type="checkbox"/> I have a non-elected, compensated municipal employee position. <input type="checkbox"/> A municipal agency has a contract with me. <input type="checkbox"/> I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.  <input type="checkbox"/> I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.
<b>BOX # 2</b>  Select either STATEMENT #1 or STATEMENT #2.	<b>NON-ELECTED, COMPENSATED MUNICIPAL EMPLOYEE</b>  I am a non-elected municipal employee.  <input checked="" type="checkbox"/> <b>STATEMENT #1:</b> I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.

FILED  
2022 MAR 29 AM 10:22  
OFFICE CITY CLERK  
REVERE, MASS

Attachment: MichaelMiccicheDisclosureForm04112022 (22-114 : Michael Micciche - Disclosure Form)

<p><b>Write an X beside your financial interest.</b></p>	<p><b>My financial interest in a municipal contract is:</b></p> <p><input type="checkbox"/> A municipal agency has a contract with me, but not an employment contract.</p> <p><input type="checkbox"/> I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.</p> <p>-- OR --</p> <p><input type="checkbox"/> <b>STATEMENT # 2:</b> I will have a <b>new</b> financial interest in a contract made by a municipal agency.</p> <p><b>My financial interest in a municipal contract is:</b></p> <p><input type="checkbox"/> I have a non-elected, compensated municipal employee position.</p> <p><input type="checkbox"/> A municipal agency has a contract with me.</p> <p><input type="checkbox"/> I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.</p> <p><input type="checkbox"/> I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.</p>
<p><b>FINANCIAL INTEREST IN A MUNICIPAL CONTRACT</b></p>	
<p>Name and address of municipal agency that made the contract</p>	<p style="text-align: center;"><i>CITY OF REVERE 281 BROADWAY</i></p>
<p><b>Please put in an X to confirm these facts.</b></p>	<p>"My Municipal Agency" is the municipal agency that I serve as a municipal employee.</p> <p>The "contracting agency" is the municipal agency that made the contract.</p> <p><input type="checkbox"/> My Municipal Agency is not the contracting agency.</p> <p><input type="checkbox"/> My Municipal Agency does not regulate the activities of the contracting agency.</p> <p><input type="checkbox"/> In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency.</p> <p><input type="checkbox"/> The contract was made after public notice or through competitive bidding.</p>
<p><b>FILL IN THIS BOX OR THE BOX BELOW</b></p>	<p><b>ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU.</b></p> <p>- Please explain what the contract is for.</p> <p style="text-align: center;"><i>REVERE HIGH SCHOOL GIRLS VARSITY BASKETBALL ASST. COACH</i></p>
<p><b>FILL IN THIS BOX OR THE BOX ABOVE</b></p>	<p><b>ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY.</b></p> <p>- Please identify the person or entity that has the contract with the municipal agency.</p> <p>- What is your relationship to the person or entity?</p> <p>- What is the contract for?</p>

Attachment: MichaelMiccicheDisclosureForm04112022 (22-114 : Michael Micciche - Disclosure Form)

What is your financial interest in the municipal contract?	- Please explain the financial interest and include the dollar amount if you know it.
Date when you acquired a financial interest	
What is the financial interest of your immediate family?	- Please explain the financial interest and include the dollar amount if you know it.
Date when your immediate family acquired a financial interest	
<b>Write an X to confirm each statement.</b>	<p><b>FOR A CONTRACT FOR PERSONAL SERVICES –</b></p> <p><b>Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency).</b></p> <p>I will have a contract with a municipal agency to provide personal services.</p> <p><input checked="" type="checkbox"/> The services will be provided outside my normal working hours as a municipal employee.</p> <p><input type="checkbox"/> The services are not required as part of my regular duties as a municipal employee.</p> <p><input checked="" type="checkbox"/> For these services, I will be compensated for not more than 500 hours during a calendar year.</p>
Employee signature:	<i>Michael Micciche</i>
Date:	3/29/2022

Attach additional pages if necessary.

NOT A PERSONAL SERVICES CONTRACT -- File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.

Attachment: MichaelMiccicheDisclosureForm04112022 (22-114 : Michael Micciche - Disclosure Form)

FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

INFORMATION ABOUT HEAD OF CONTRACTING AGENCY	
Name:	Frank Shea
Title/ Position	Director of Athletics
Municipal Agency:	Revere Public Schools
Agency Address:	101 School ST
Office Phone:	781-286-8222
CERTIFICATION	
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.
Signature:	[Signature]
Date:	4-4-22

APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN, BOARD OF SELECTMEN OR TOWN COUNCIL

INFORMATION ABOUT APPROVING BODY	
Name:	
Title/ Position	
Agency Address:	
Office Phone:	
APPROVAL	
	I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.
Signature:	On behalf of the Council or Board, I sign this approval.
Date:	

Attach additional pages if necessary. File disclosure, Certification and Approval with the city or town clerk.

Attachment: MichaelMiccicheDisclosureForm04112022 (22-114 : Michael Micciche - Disclosure Form)



## CITY OF REVERE

Brian M. Arrigo  
Mayor

April 6, 2022

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Soumia Aitelhaj to the Cultural Council. Soumia is a distinguished government professional who currently works for Senator Harriet Chandler and serves on statewide boards and commissions. Soumia's mission is to expand representation of all cultures, with particular focus on her own background as an Amazigh woman. With her wealth of experience, Soumia will be a tremendous boon to the Cultural Council, and I look forward to seeing her contributions to our community.

Soumia will fill a position that is currently vacant.

Regards,

Brian M. Arrigo  
Mayor

# S O U M I A A I T E L H A J

(781)244-8170 • SOUMIA\_AITELHAJ@MAIL.HARVARD.EDU

## EDUCATION

### **Harvard University**, Cambridge, MA

Master of Theological Studies (Concentration: Religion, Ethics, and Politics)

May 2015

### **The Fletcher School, Tufts University**, Medford, MA

Master of Arts in Law and Diplomacy (Concentration: Political Economy of Development and Human Rights)

May 2015

*Thesis: The Amazigh Question and Fragile Democracies*

*Leadership: African club (Co-President)*

*Publication: WPF Conference on Libya*

<http://sites.tufts.edu/reinventingpeace/2012/11/26/libya-today-glass-half-full/>

### **Boston College**, Chestnut Hill, MA

Bachelor of Arts Degree with a dual major in English and Theater

May 2010

*Honors: Fulbright Alternate, AHANA Honor Roll, Janey Scholar, McNair Scholar; Recipient of Film Grant*

*Leadership: Interfaith Dialogue, Christian Life Community, Muslim Student Association: Publicity Manager*

*International Experience: Research and field work in Senegal, Israel, Tunisia, and Morocco*

## SELECTED PROFESSIONAL EXPERIENCES

### **MA Commission on the Status of Women**, Boston, MA

*Regional Commissioner*

June 2020-Present

- Attend regional meetings, outreach, and engagement with underserved communities in the Greater Boston area

### **New Leaders Council**, Boston, MA

*2019 Fellow and Boston Institute Co-Chair*

January 2019-Present

- Develop content for institute classes, facilitate classes and outreach to organizations and speakers
- Implement diversity, equity, and inclusion by bringing lesser heard voices such as indigenous voices into class programs

### **Commonwealth of MA**, Boston, MA

*Director of Scheduling and Executive Assistant to the Senate President*

June 2018-Present

*Staff Affinity Group Leadership*

- Manage the Senate President's calendar and daily schedule of meetings and public events
- Provide assistance including organizing travel and hotels, monitoring incoming emails and invitations
- Serve as Co-Chair for the *Women's Affinity Group* and Communications Director for the *People of Color Affinity Group*

### **Mediation Works Incorporated Firm**, Boston, MA

*Mediator*

January 2015-February 2018

- Worked with immigrant parties at small claims courts in the Greater Boston area
- Served as a mediator by facilitating effective communication between parties

### **UN Women, Communications**, NYC, NY

*Communications and Advocacy Intern*

January 2016-July 2016

- Monitored gender news and UN Women news on a daily basis, produced weekly news reports
- Conducted research on outlets and journalists, and organized contacts in Vocus database
- Translated news clippings from field offices into data, identified Arabic articles, and helped to prepare for IWD and CSW

### **Harvard Journal of Middle Eastern Politics and Policy**, Cambridge, MA

*Associate Editor, Interview Coordinator & Cultural Content Manager*

October 2014-May 2015

- Edited submissions along with the team and provided feedback on articles
- Organized interviews with prominent experts on policy issues; oversaw the cultural content section of the journal

**The Fletcher School, GMAP Program, Medford, MA***Marketing Assistant*

October 2014-February 2015

- Conducted marketing research to help with GMAP's global performance, organized marketing results using Excel
- Developed website content, wrote about past and future international alumni events; assisted staff with administrative work

**Amazigh Cultural Association in America, Bedminster, NJ***Assistant Editor*

June 2011-December 2013

- Provided content and assisted in producing the publication of *Amazigh Voice*, a magazine about indigenous North Africans

**Tunisian Reform Association, Tunis, Tunisia***Researcher*

July 2013-August 2013

- Updated an English audience on the protests, translated website and news from Arabic to English
- Wrote an extensive 60 page research paper on the role of international aid during Tunisia's transition

**Harvard Divinity School Women's Studies in Religion Program, Cambridge, MA***Research and Office Intern*

September 2011-May 2012

- Gathered research for visiting scholars' book projects including conducting research on women's rights
- Assisted team in organizing and marketing a series of events, including the Sultan of Sokoto's visit to Harvard University

**Senator John Kerry's Office, Boston, MA***Veterans and Administrative Intern*

September 2010-June 2011

- Advised constituents on a case by case by answering phone calls and referring them to various resources

**American Islamic Congress, Boston, MA***Civil Rights Associate*

September 2010-January 2011

- Conducted background research on women's rights in the Muslim world which was used for articles
- Presented at panels to promote cultural diversity in the Muslim World
- Assisted in organizing events such as Mimouna to bring together immigrant communities in the Greater Boston area

**ADDITIONAL PROFESSIONAL EXPERIENCE****Amazigh Poetry Project (APP), Chestnut Hill, MA; Morocco***Co-Founder and Coordinator*

September 2009 - Present

- Researching and applying to grants, writing budgets and proposals, and fundraising to fund the documentary poetry project
- Secured funding and traveled to Morocco to interview scholars and artists and record poetry
- Outreaching to organizations to collaborate on the project

**Amazigh Cultural Association in Boston and Diaspora, Somerville, MA***Community Organizer*

February 2008 – December 2015

- Advocated on behalf of detained human rights activists in North Africa including in Algeria Mzab region; translated letters from Tamazight to English, which were circulated to international organizations
- Served as Amazigh-American representative during the U.S. Census Bureau's 2015 Conference
- Organized cultural events, including Amazigh New Year events; coordinated outreach activities

**Cultural Survival, Cambridge, MA***Research and Publication Intern*

February 2009-April 2009

- Attended the Eighth Session of the United Nations Permanent Forum on Indigenous Issues (UNPFII)
- Researched and provided content for the newsletter

**SKILLS****Languages:** Fluent in Tamazight, English, and Arabic; Intermediate French; Beginning Spanish**Other:** *Communicating In and Through Conflict* training and Negotiation Training (HDS), Fletcher Mediation Training



## CITY OF REVERE

Brian M. Arrigo  
Mayor

April 6, 2022

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Chloe Marie Therese Gladu to the Cultural Council. Chloe is a Special Education teacher eager to contribute to a community that she now calls home. Chloe seeks to expand the reach of the Cultural Council, and I look forward to her contributions to our city.

Chloe will fill a position that is currently vacant.

Regards,

Brian M. Arrigo  
Mayor

# Chloe Marie Therese Gladu

122 Broadway  
Revere, MA 02151

cgladu024@gmail.com  
978-332-4815

## OBJECTIVE:

I am seeking to gain life and professional experiences to prepare myself for a teaching position in Special Education.

## EDUCATION:

North Reading High School 2013-2017  
North Reading, MA

Fitchburg State University 2017-2021  
Fitchburg, MA

## ACADEMIC ACHEIVEMENTS:

Fitchburg State University Dean's List Fall 2017-Spring 2021  
Kappa Delta Pi – Honor Society in Education 2018- Spring 2021  
MASCAC All-Academic Team – Field Hockey 2017- 2020  
LEC All-Academic Team – Field Hockey 2020  
MASCAC All-Academic Team – Lacrosse Spring 2018

## COMMUNITY ACTIVITIES:

### Sports:

Fitchburg State University Lacrosse 2018  
Fitchburg State University Field Hockey 2017-2020  
Rookie of the Year – 2017  
North Reading High Varsity Lacrosse 2013-2017  
North Reading High Junior Varsity Cheerleading-Winter 2015  
North Reading High Varsity Field Hockey 2013-2016

### Community Service:

Thurgood Marshall Middle School Pride Club September 2021- Present  
Guilmette Middle School After School ESL Program January 2021- May 2021  
Fitchburg State Habitat for Humanity Club 2019- May 2021  
Habitat for Humanity of Southwest Alabama March 2020  
Fitchburg State University Day of Giving Phone-A-Thon October 2017-2019  
Central Massachusetts Special Olympics 2019  
Batchelder School 1<sup>st</sup> Grade Aide September 2016-June 2017  
Burbank YMCA Swim Assistant-Special Needs July 2015  
North Reading Girl Scouts September 2004 – 2015

### Externship:

Guilmette Middle School – Lawrence, MA. January 2021- May 2021  
Lunenburg Primary School – Lunenburg, MA September 2019- December 2019  
McKay Academy – Fitchburg, MA September 2017 -May 2019

## VOLUNTEER EXPERIENCE

- Guilmette Middle School After School ESL Program January 2020- May 2021
- Batchelder School 1<sup>st</sup> Grade Aide September 2016-June 2017
- Burbank YMCA Volunteer July 2014-2015
- Camp Wakanda C.I.T program July 2014
- Burbank YMCA Instructor Aide July-August 2015

**EMPLOYMENT EXPERIENCE:**

- Lynn Public Schools- Special Education Teacher September 2021- Present
- Lawrence Public Schools- Special Education Teacher June 2021- July 2021
- Lawrence Public Schools- Building Based Educator May 2021- June 2021
- Family Perspectives Inc.- ABA Therapist. October 2019- Present
- Starbucks Barista October 2018-October 2019
- YMCA Camp Quannapowitt Counselor Summer 2017-Summer 2019
- Market Basket-Cashier July 2016-January 2018
- Burbank YMCA-Lifeguard August 2015-July 2017
- Burbank YMCA-Swim/Adaptive Instructor October 2015-July 2017



## CITY OF REVERE

Brian M. Arrigo  
Mayor

April 6, 2022

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Samantha Harrington to the Cultural Council. Samantha is a finance professional with experience working in the office of Senator Elizabeth Warren. After graduating from Revere High School and Centre College with distinction, she seeks to serve her community and promote young voices. I look forward to her contributions on the Cultural Council.

Samantha will fill a position that is currently vacant.

Regards,

Brian M. Arrigo  
Mayor

## Samantha Harrington

Permanent: 7 Sears Street, Revere, MA 02151  
samantha.harrington@fmr.com; 781-558-0117

**EDUCATION** Centre College, Danville, KY  
Bachelor of Arts Diploma awarded 2021, Cum Laude; GPA: 3.6

**Revere High School**, Revere, MA  
High School Diploma awarded 2017; GPA: 3.9

### HONORS

Posse Foundation Full-Tuition Leadership Scholarship (2017-2021), Centre College Dean's List (2018-2021)

### EXPERIENCE

**Fixed Income Research Associate**, Fidelity Investments, Merrimack, NH July 2021-Present

- Analyze credit quality of bond issuers within assigned coverage: North American Insurance and GSEs
- Build financial models, develop credit opinions, and publish research reports
- Assist assigned analysts in their research endeavors and data maintenance tasks

**Fixed Income Research Associate Intern**, Fidelity Investments, Boston, MA June 2020-August 2020

- Developed skills in fundamental company research, financial modeling, and valuation
- Conducted research for Corporate Bond and Municipal Bond teams
- Gained exposure to FI asset classes including money market, corporate bond, structured, muni, and macro

**Diverse Investors Student Experience**, Fidelity Investments, Boston, MA June 2019-August 2019

- Researched, modeled, and pitched stock recommendations to portfolio managers
- Immersed in asset management department and multi-class asset investing
- Presented capstone project to company executives
- Trained in financial modeling in Microsoft Excel

**Resident Assistant**, Centre College, Danville, KY August 2018-May 2021

- Developed hall programs to promote diversity celebration, wellness, and environmental sustainability
- Collaborated with Residence Life staff to ensure the wellbeing of all Centre students
- Enforced college policies and procedures; act as first-responder in emergencies

**Intern**, Office of Senator Elizabeth Warren, Boston, MA June 2018-August 2018

- Assisted the Legislative Staff using Voice program to log constituent correspondence
- Researched the South Shore region focusing on flooding, plane noise, and infrastructure
- Developed spreadsheets to organize and record past contacts, events, and meetings
- Volunteered to facilitate campaign events

**Site Director**, Let's Get Ready, Revere, MA May 2018-August 2018

- Managed Salesforce program data entry, communications, and budget
- Fostered strong relationships between students and coaches to ensure a meaningful program
- Developed incentive plans to reach attendance and academic goals
- Planned and executed events such as college informational sessions, class sessions, and end-of-program event

**ACTIVITIES:** Investment Society Member, Kappa Kappa Gamma Sorority Member, Diversity Student Union Member



## CITY OF REVERE

Brian M. Arrigo  
Mayor

April 6, 2022

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Lani Stevens to the Cultural Council. Lani is a teacher at Revere High School and offers a wealth of diverse professional experiences. After graduating from the University of New Hampshire, she returned to her hometown and is positioned to be a dynamic young leader in our community. I look forward to her contributions on the Cultural Council.

Lani will fill a position that is currently vacant.

Regards,



Brian M. Arrigo  
Mayor

**Lani Stevens**  
(617) 899-7515  
[lanistevens@gmail.com](mailto:lanistevens@gmail.com)

### Education

**University of New Hampshire Graduate 2017-2020** — *Analytical Economics and Sustainability Dual Major*

### Work and Intern Experience

**Revere High School**, Revere, MA- *Inclusion Math Teacher* August 2020 – Present

- Leads classroom instruction for a wide range high school students
- Collaborates with fellow educators to horizontally and vertically create and adapt lessons
- Facilitates academic and social emotional growth for students
- Utilizes various learning management systems

**Karner Blue Capital Investments**, Bethesda, MD- *Intern* August 2020 – January 2021

- Analyzed corporate and industry exposure to biodiversity issues
- Weighted companies based on KPI's to determine investment strategies
- Collaborated with investor relations at top companies to implement specific sustainability practices

**Our Climate**, Boston, MA- *Fellow* August 2020 – October 2020

- Lobbied key legislators
- Identified, aligned with, and supported coalition members and allies
- Organized informational, community building, or lobbying events

**College and Career Bootcamp**, Revere, MA- *Project Mentor* June 2020 – August 2020

- Modeled the development of a career plan with mentees
- Guided mentees to create their own college and career plan

**Manomet U360 Internship Program**, Manomet, MA- *Business Sustainability Intern*

August 2018 – May 2019

- Contacted over 160 small businesses nationwide and communicated with business owners daily to schedule interviews about daily operations of the business and current sustainability practices
- Created and presented a business action plan to improve sustainability practices focused on specific details of a small childcare

**Let's Get Ready**, Revere MA — *Nonprofit Organization Coach* July 2018 – August 2018

- Taught low income high school students how to register for and take SATs and apply to college
- Served as mentor, tutor, and class facilitator
- Developed cross cultural relations

**Revere Journal**, Revere MA—*Intern*

September 2016 – January 2017

- Published two articles about education
- Developed transferable skills in billing and mailing
- Conducted interviews with education professionals

### Skills

- Tableau
- R-Studio
- Excel
- Proficient in Spanish



## PROCLAMATION

WHEREAS: More than eighty years ago, six million Jews were murdered in the Nazi Holocaust as part of a systematic program of genocide, and millions of other people perished as victims of Nazism, and;

WHEREAS: The people of the City of Revere should always remember the atrocities committed by the Nazis so that such horrors never are repeated, and;

WHEREAS: The people of the City of Revere should continually rededicate themselves to the principle of equal justice for all people, and;

WHEREAS: The people of the City of Revere should remain eternally vigilant against all tyranny, and recognize that bigotry provides a breeding ground for tyranny to flourish, and;

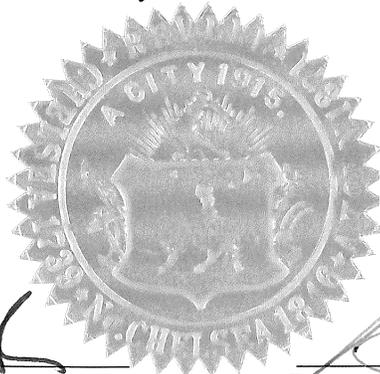
WHEREAS: April 19th has been designated, pursuant to an Act of Congress and Internationally, as a Day of Remembrance of Victims of the Nazi Holocaust known as Yom Hashoah; and;

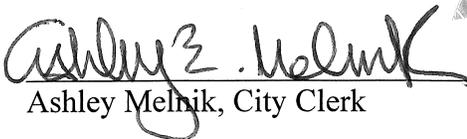
WHEREAS: It is appropriate for the people of the City of Revere to join in the International Commemoration, and;

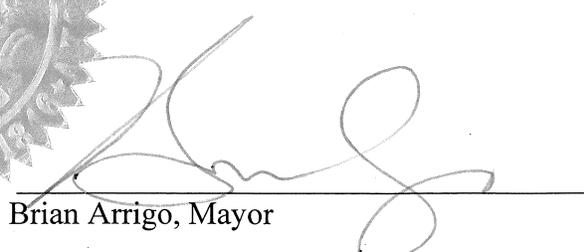
NOW, THEREFORE, I, Brian Arrigo, Mayor of the City of Revere, do proclaim that, in memory of the Victims of the Holocaust, and in the hope that we will strive always to overcome prejudice and inhumanity through education, vigilance and resistance, that the week of April 15 through April 21, 2022, is hereby designated as the:

### Days of Remembrance of the Victims of the Holocaust

This Proclamation is given at Revere City Hall this eleventh day of April, in the year of two thousand and twenty-two.



  
Ashley Melnik, City Clerk

  
Brian Arrigo, Mayor

Submitted with Ira Novoselsky, Ward 2 City Councillor