

City of Revere

Department of Planning & Community Development

Tom Skwierawski -- *Chief of Planning & Community Development*
281 Broadway, Revere, MA 02151 | (781) 286 - 8181



Patrick M. Keefe Jr.
Mayor

TO: Planning Board Members
FROM: Frank Stringi, City Planner *FS*
RE: Planning Board Public Hearing and Regular Meeting
DATE: April 9, 2025

Please be advised that the Planning Board will hold a public hearing and regular meeting on Tuesday, April 29, 2025, at 5:30 pm in the City Hall Council Chamber.

A public hearing will be held with respect to an amendment to the Revere Zoning Ordinance which would require any zoning relief for the reduction of parking space requirements to be allowed only by a special permit of the City Council (notice attached).

Following the public hearing, the Board will hold a regular meeting. The agenda for the regular meeting will include the following items:

1. Approval of previous meeting minutes (attached)
2. Vote on recommendation to the City Council with respect to the zoning amendment which would require a special permit by the City Council for any reduction in the required number of parking spaces required.

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, April 28, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, April 29, 2025 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

A Zoning Ordinance Further Amending the Revere Revised Ordinances Relative to Off-Street Parking

Be it ordained by the City of Revere as follows:

Section 1. Chapter 17.28 Off-Street Parking and Loading Article I Generally is hereby amended by inserting the following new section:

Section 17.28.030 Relief - Reduction in parking space ratio requirements shall require a special permit from the City Council.

A copy of the aforementioned zoning ordinance (**CZ-25-03**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before April 22, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Send invoice to: amelnik@revere.org
04/09/2025
04/16/2025

MINUTES
REVERE PLANNING BOARD
Public Hearing and Regular Meeting
February 25, 2025

The Planning Board held a public hearing and regular meeting on Tuesday, February 24, 2025, in the City Hall Council Chamber. The meeting was called to order by the Chair at 5:30 pm.

ROLL CALL:

The following members were recorded as present: Mr. Abrams, Mr. Costanza, Ms. Hoffman, Mr. Rivera, Ms. Simmons-Herling, and Mr. Stamatopolous. Mr. Stringi, City Planner was also present.

Public Hearing #1:

A public hearing was held with respect to the repeal of the mechanical parking system ordinance.

Proponents: Mr. Stringi, City planner, spoke in favor of the repeal.

Opponents: None

Public Hearing #2:

A public hearing was held with respect to amendments to the ADU Ordinance.

Proponents: Frank Stringi, City Planner explained the changes that are being formulated by the state including:

- allow Accessory Dwelling Units in all districts that allow single family dwellings.
- ADU's can be up to 900 gsf or ½ of the gross floor area of the principal dwelling, whichever is smaller.
- The definition of an ADU must correspond with the state's definition.
- ADU's cannot be restricted to owner occupied properties.
- ADU's can be additions to existing dwellings and can also be detached on the same lot subject to meeting minimum dimensional requirements.
- After the first ADU, the ordinance must allow for the potential creation of additional ADU's through the special permit process.

Opponents: None

After the public hearings were closed a regular meeting of the Board was held.

The previous meeting minutes were approved as presented.

COMMITTEE REPORTS: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

1. Motion by Mr. Stamatopoulos second by Mr. Rivera that the Board favorably recommend the repeal of the mechanical parking ordinance to the City Council. (Unanimous by all members present) VOTED AND SO ORDERED
2. Motion by Ms. Simmons-Herling second by Mr. Rivera that the Board recommend adoption of the ADU ordinance that is in compliance with amendments that are consistent with the regulations formulated by the city and the state. (Unanimous by all members present) VOTED AND SO ORDERED

There being no further business, the meeting was adjourned at 6:15 pm.

Hector Rivera, Secretary