

AGENDA

PLANNING BOARD PUBLIC HEARING AND REGULAR MEETING

MAY 19, 2026

CITY COUNCIL CHAMBER

PUBLIC HEARING:

1. A public hearing will be held with respect to a proposed zoning ordinance amendment establishing regulations for outdoor lighting (hearing notice attached).

REGULAR MEETING:

1. Approval of previous meeting minutes (attached).
2. Vote on recommendation to the City Council with respect to a proposed zoning ordinance amendment establishing regulations for outdoor lighting.

**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, May 18, 2026 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, May 19, 2026 at 5:30PM in the City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Establishing Regulations for Outdoor Lighting

Be it ordained by the City of Revere, MA as follows:

Section 1. Title 17 of the Revere Revised Ordinances is hereby amended by inserting the following new Chapter:

Chapter 17.33 Outdoor Lighting

- Section 17.33.010 Intent and Purpose
- Section 17.33.020 Definitions
- Section 17.33.030 Applicability
- Section 17.33.040 Requirements
- Section 17.33.050 Prohibitions
- Section 17.33.060 Enforcement

Section 17.33.010 Intent and Purpose

- a. To increase night sky visibility, improve nighttime vision and the color rendition of outdoor light, and reduce the impacts of outdoor lighting for people and wildlife.
- b. To conserve energy and reduce the consumption of electricity for lighting purposes.
- c. To reduce light pollution and glare from outdoor lighting fixtures and reduce excessive light levels as existing fixtures are replaced over time.
- a. To permit the use of outdoor lighting that does not exceed the minimum levels specified by recommended practices of the Illuminating Engineering Society (IES) for night-time safety, utility, security, productivity, enjoyment, and commerce.
- b. To minimize adverse impacts of lighting such as light trespass, obtrusive light spillover, and harmful glare.
- c. To curtail light pollution, reduce sky-glow, and improve the nighttime environment.

Section 17.33.020 Definitions

BUG rating system: A simple lighting classification system (IES TM-15-20 standard or its successor) by the Illuminating Engineering Society (IES) and the DarkSky International to describe the light pollution contributions from outdoor Luminaires, including for street and parking lot lighting. Each letter is attached

Skyglow: A measurable glow in the night sky deriving from an artificial source.

Section 17.33.030 Applicability

- a. **New Lighting.** All exterior lighting installed after the effective date of this ordinance shall be in conformance with the requirements established by this ordinance and any other applicable ordinances.
- b. **Existing Lighting.** All outdoor *luminaires* that were lawfully installed prior to the effective date of this ordinance, but that do not comply with the requirements of this ordinance, are declared to be non-conforming. All non-conforming *luminaires* may continue to be used and maintained after the adoption of this ordinance, but shall be brought into compliance with the requirements of the ordinance upon any modification of the subject property requiring a permit from the City of Revere.
- c. This Chapter is applicable to all outdoor lighting fixtures, except for the following:
 - i. Lighting within rights-of-way or easements for the principal purpose of illuminating streets, alleys, mid-block passages, civic spaces, athletic fields, or any lighting owned or operated by the City of Revere;
 - ii. Sign lighting (Refer to Sections 17.08.745, 17.36.030, and 17.36.035 relative to digital and illuminated signage).
 - iii. Lighting for public monuments and statuary;
 - iv. Holiday lighting;
 - v. Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare;
 - vi. Underwater lighting;
 - vii. Temporary lighting for theatrical, television, performance areas and construction sites; and
 - viii. Low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public.

Section 17.33.040 Requirements

- a. **Shielding.** Unless exempted elsewhere in this Ordinance, all exterior *luminaires* with initial *lumens* exceeding 600 *lumens* shall be *fully shielded*.
- b. **Light Output.**
 - i. The output of any luminaire installed on a residential property shall not exceed fifteen hundred (1,500) *lumens*. The output of any *luminaire* on a nonresidential property shall not exceed five thousand (5,000) *lumens*, except as otherwise permitted by this Ordinance.
 - ii. *Illuminance* on nonresidential properties shall not exceed the values recommended by the Illuminating Engineering Society (IES) for the specific application by more than 50% unless in the judgment of the Building Commissioner there are extenuating circumstances related to safety and security that justify an exception.
- c. **Nuisance.** No exterior *luminaire* shall create a lighting *nuisance* in the form of *light trespass* or *glare*, regardless of when it was installed.
 - i. **Light trespass.** The maximum vertical *illuminance* at a property line that is adjacent to a residential property or to an *environmentally sensitive area* shall not exceed 0.05 *foot-candle*. For all other adjoining property, outdoor lighting must be designed or installed so that the illuminance at the property boundary line does not exceed 0.1 *foot-candle*. The measurement for compliance may be made by the Building Commissioner and vertical *illuminance* shall be measured at the property line measured five (5) feet above grade with the meter aimed toward the subject property and perpendicular to the property line.

- b. Any *luminaire* that intermittently fades, flashes, blinks, or rotates. This includes strobe lighting.

Section 17.33.050 Enforcement

- a. Administrative guidance. The Building Commissioner is authorized to promulgate one or more interpretive documents to aid in the administration and enforcement of this ordinance. The owner of any lot or property on which a luminaire or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the existing or proposed luminaire or sign complies with the standards established by this Ordinance. The manufacturer's specification sheet may be used to establish the *lumen* level of a *luminaire*, *CCT* and, if required, to verify the use of *fully shielded* fixture design. Illumination levels may be verified through the use of manufacturer's photometric data sheet(s) and/or photometric site drawing or through on-site calibrated light meter light level readings. The owner of any lot or property on which a *luminaire* or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the proposed *luminaire* or sign complies with the standards established by this ordinance. A site visit at night by the Building Commissioner for purposes of a visual observation and/or photograph may be required to determine compliance.
- b. Violations. It shall be unlawful to install or operate any outdoor lighting *Luminaire* in violation of any provision of this ordinance. This ordinance may be enforced by the Building Commissioner. If the offending luminaire is powered off or rendered inactive within 24 hours, it is no longer considered a violation.
- c. Relief and Penalties. The Building Commissioner is authorized and empowered to institute and maintain, in the name of the City of Revere, any and all enforcement proceedings seeking injunctive relief and any other appropriate remedy, including fines and penalties. Violation of this ordinance shall be subject to a penalty of \$300 if violation has not been corrected within 14 days. Each day that a violation exists shall be deemed a separate offense. This ordinance may be enforced through the non-criminal disposition method as provided in M.G.L. c. 40D, § 21D and/or an order to cease and desist until the violation is remedied.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before May 13, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
04/29/2026
05/06/2026
Notices mailed 04/21/2026

MINUTES
REVERE PLANNING BOARD
Public Hearing and Regular Meeting
March 3, 2026

The Planning Board held a public hearing and regular meeting on Tuesday, March 3, 2026, in the City Hall Council Chamber. The meeting was called to order by the Chair at 5:30 pm.

ROLL CALL:

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

Public Hearing:

A public hearing was held with to proposed Zoning Ordinances amendments that would only allow residential development within the NB, GB, RC, RC1, RC2, and RC3 Districts by special permit and require alterations and extensions to all nonconforming single- and two-family dwellings to be allowed by special permit of the City Council rather than the ZBA.

Proponents: None

Opponents: None

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

REGULAR MEETING:

The previous meeting minutes were approved as presented.

COMMITTEE REPORTS: NONE

INFINISHED BUSINESS: NONE

NEW BUSINESS:

1. Motion by Mr. Rivera second by Mr. Abrams that the Board unfavorably recommend the adoption of the proposed zoning ordinance amendments to only allow residential development within the NB, GB, RC, RC1, RC2, and RC3 Districts by special permit and allow the City Council to vote on special permits for the modification and extension of single- and two-family dwellings rather than the ZBA. (Unanimous by all members present) VOTED AND SO ORDERED

There being no further business, the meeting was adjourned at 6:00pm.

Hector Rivera, Secretary