



CITY COUNCIL
Regular Meeting

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

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

Join Meeting Using Link Below:

<https://us02web.zoom.us/j/84663577845>

Or Telephone: +1 301 715 8592

Webinar ID: 846 6357 7845

Calendar

Monday, May 24, 2021, 6:00 PM

5:00PM Ways & Means Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of May 17, 2021

Public Hearings

3. **21-137** Hearing called as ordered on An Ordinance Amending Street and Sidewalk Openings - Construction Procedures.
4. **21-140** Hearing called as ordered on An Ordinance Relative to Urban Farming and Bee Keeping.
5. **21-141** Hearing called as ordered on a loan order in the amount of \$6,000,000 for Phase 12 Construction - CWSRF Construction Project No. 6800.
6. **21-142** Hearing called as ordered on a loan order in the amount of \$1,500,000 for Phase 13 Investigations - CWSRF Planning Project No. 6805.
7. **21-143** Hearing called as ordered on loan order in the amount of \$1,100,000 for water system improvements.
8. **21-169** Hearing called as ordered on the application of Louis Rubino, 744 Broadway, Revere, MA 02151 seeking permission from the Revere City Council to alter and extend the existing non-conforming retail/restaurant use to enable the appellant to utilize the outside patio space for up to 16 guests, increasing the capacity of the restaurant use to 34 guests at 744 Broadway, Revere, MA 02151.
9. **21-170** Hearing called as ordered on the application of Rod Rivera, 97 Beach St., Malden, MA 02148 seeking permission from the Revere City Council to alter and extend the existing non-conforming office use to a non-conforming fast food/take-out use to enable the appellant to operate an ice cream and smoothie shop at 54 Yeamans Street, Revere, MA 02151.

Ways & Means Sub-Committee Report

10. **21-100** Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of a resident entrepreneur grant program to assist local residents with seed money for solo-entrepreneurs, remote workers, free lancers, small businesses and other startups.
11. **21-112** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of utilizing funding from the American Rescue Plan to create a homeless shelter in Revere.
12. **21-113** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of creating a healthcare trust fund to increase the City's resiliency against future pandemics.
13. **21-114** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of purchasing military surplus portable medical tents utilizing American Rescue Plan funds. These units can be used for emergency housing for Revere residents displaced from fire, natural disaster, and medical use such as treatment and quarantine capacities.
14. **21-144** Communication from the Mayor requesting an appropriation from Community Investment Trust fund for public space improvements at 21 Revere Beach Boulevard.
15. **21-155** Communication from the Mayor regarding the City's accepting ARPA funds from the Department of the Treasury.

Communications

16. **21-171** Communication from the Mayor requesting the acceptance of MGL Chapter 44, Section 55 - Municipal Affordable Housing Trust Fund.
17. **21-172** Comm. from the Mayor relative to Establishing the Affordable Housing Trust Fund
18. **21-173** Comm. from the Mayor relative to the Appointment of Debbie Peczka-DiGiulio as Director of Elder Affairs
19. **21-174** Comm. from the Mayor relative to the Appointment of Sara Boukdad to Zoning Board of Appeals
20. **21-175** Comm. from the Mayor relative to the Appointment of Mario Grimanis to Commission on Disability

Motions

21. **21-176** Motion presented by Councillor Giannino, Councillor Guinasso, Councillor Rotondo, Council Vice-President Visconti, Councillor Novoselsky, Councillor McKenna, Councillor Powers, Councillor Keefe, Councillor Serino, Councillor Morabito, Council President Zambuto: That the City Council award a Certificate of Commendation to Parking Director Jim Rose in recognition of his upcoming retirement from the City of Revere.

22. **21-177** Motion presented by Councillor Rotondo: That a Certificate of Merit be awarded to Officer Dave Wilson for going above and beyond the call of duty to rescue a 16 year old girl from drowning herself in the frigid waters of Revere Beach on May 14, 2021.
23. **21-178** Motion presented by Councillor Morabito: That a Certificate of Appreciation be awarded to the RHS Feminists for coordinating a menstrual products drive for residents impacted by Covid.
24. **21-179** Motion presented by Councillor Morabito: That a Certificate of Appreciation be awarded to Women Encouraging Empowerment for holding a diaper and food drive for residents impacted by Covid.
25. **21-180** Motion presented by Councillor Morabito: That a Certificate of Appreciation be awarded to the City's Emergency Response Team who monitored the impacts of the Covid-19 pandemic and developed policies and procedures to maintain public health and safety for our residents.
26. **21-181** Motion presented by Councillor Morabito: That a Certificate of Appreciation be awarded to the Revere Covid-19 Community Response Network who organized COVID-19 outreach and wellness efforts for our City's vulnerable populations, businesses, and all those impacted by the Covid-19 pandemic. The network is divided into several subgroups which include the Wellness and Neighbor Checks, Food and Supply, Financial Assistance and Housing, Mental Health and Trauma, Youth Engagement, Communications, the Español Network, the Brazilian Network, and the Business Network.
27. **21-182** Motion presented by Councillor McKenna, Councillor Guinasso, Councillor Keefe: That the Mayor request the City Solicitor to amend the short-term rental ordinance to provide for 6 months of rental days as opposed to the 60 days currently allowed. As the ordinance exists now, the extensive paper work, application fees, and taxes collected by city will not be feasible for home-occupied property owners and will lead to unauthorized short-term renting in the long run.
28. **21-183** Motion presented by Councillor McKenna: That the Mayor request the DCR Commissioner to allow Revere residents residing on Revere Beach Boulevard, exhibiting a Revere Beach parking sticker, to park on Ocean Avenue at signs indicating "No Parking 9:00am-10:00am). This particular regulation was in place to deter non-residents and commuters alike from parking near the MBTA train stations free of charge. Further, this regulation was not intended to harm Revere residents residing on Ocean Avenue.
29. **21-184** Motion presented by Councillor McKenna, Councillor Giannino: That the Mayor request the Parking Director to instruct Kelly and Ryan Co. to provide the City of Revere with an application that allows Parking Control Officers to monitor visitor parking pass usage for ten-day violations. Currently, there is no way to track visitor parking pass usage, which allows vehicle operators to use a visitor parking pass indefinitely and is in direct conflict with the new Resident Parking Program.

30. **21-185** Motion presented by Councillor Guinasso: That the Mayor request the DPW to remove the tall grass, weeds, and all dead trees the rear of the Lincoln School in the interest of public safety. This area is a habitat for raccoons and coyotes. Area residents, most of which who have small pets and grandchildren, are living in fear and cannot use their back yards. Residents have been waiting for months for relief from this wildlife issue.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, May 17, 2021

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

Salute to the Flag

1 Roll Call of Members

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

In accordance with Governor Baker's March 12, 2020 Executive Order, this meeting of the Revere City Council was held using adequate and alternative means of remote participation on Zoom. Councillors present in the Chamber were Giannino, Guinasso, Keefe, McKenna, Morabito, Powers, Serino, Visconti, and President Zambuto. Councillors participating remotely were Novoselsky and Rotondo. Any members of the public and municipal representatives also participated remotely.

Councillor Guinasso offered a moment of silence for Louise Fulton, wife of the former late Retired Chief of Police of the City of Revere, who passed on May 12, 2021. Louise also served as the Retirement Administrator for the City of Revere for many years assisting the City's municipal employees with their retirement needs.

Councillor Keefe offered a moment of silence for Vinny Tenaglia who passed on May 6, 2021. Vinny worked for the City of Revere DPW and assisted with the maintenance of City Hall and will be sorely missed by everyone who worked with him.

2 Approval of the Journal of the Regular Meeting of May 3, 2021

RESULT: ACCEPTED

- 3 21-147 Motion presented by Councillor Serino: That the City Council award Revere resident Alondra Enciso Torres a Certificate of Commendation for her extraordinary efforts in establishing the "La Colaborativa" Club at Malden Catholic High School last month. Alondra, a 15-year-old sophomore, started the extra-curricular club at MC on April 8 to serve families in need and to brainstorm means of helping the increasing number of families in the area experiencing homelessness due to the pandemic. The group has quickly become one of the largest clubs at MC, with 45 members who are engaged in coordinating with La Colaborativa based out of Chelsea to help offer resources and necessities to the vulnerable people in our area.

Councillor Serino presented Alondra with the following Certificate of Commendation on behalf of the City Council:

***CITY OF REVERE
CERTIFICATE OF COMMENDATION***

In acknowledgement of her extraordinary efforts in establishing the La Colaborativa Club at Malden Catholic High School, special recognition is hereby accorded to:

Alondra Enciso Torres

Alondra’s wherewithal in launching the La Colaborativa Club will help families in need by brainstorming means of helping the increasing number of families in the area experiencing homelessness due to the pandemic. Her club has garnered a large following at Malden Catholic, which will expedite the coordination of resources and necessities for the vulnerable people in our community.

In witness whereof this Certificate of Commendation is gratefully bestowed by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this seventh day of May in the year of Our Lord, two thousand and twenty-one and of the Independence of the United States of America the two hundred and forty-fourth.

RESULT: PLACED ON FILE

Public Works Sub-Committee Report

The Public Works Sub-Committee met on Monday evening, May 17, 2021 at 5:00PM. Committee members present were Councillors Guinasso, Morabito, Rotondo, Serino, and Chairman Novoselsky. Council President (ex-officio) was absent.

The following matters were on the sub-committee's agenda as follows:

- 21-126** Motion presented by Councillor Rotondo: That the Mayor request the DPW to

Minutes Acceptance: Minutes of May 17, 2021 6:00 PM (Salute to the Flag)

provide a water and sewer line hook up to all properties on Winthrop Place.

Councillor Rotondo noted that he is withdrawing this motion after speaking with the developer of a certain parcel and the City Engineer.

21-133 Motion presented by Councillor Rotondo: That the following proposed ordinance amendment be ordered to a public hearing:

An Ordinance Further Amending the Requirements for the Storage of Trash

Section 1. Section 8.06.020(C) Requirements for the Storage of Trash of the Revised Ordinances of the City of Revere is hereby amended by inserting "containers that have a city waiver sticker" after the words "rodent-proof material".

Addressing the Public Works Sub-Committee was Michael Wells, Director of Municipal Inspections and Paul Argenzio, Superintendent of Public Works. Mr. Argenzio discussed that the purpose of limiting barrels to a single city-issued barrel is to get residents accustomed to generating less trash. Director Wells also indicated that the City’s rat problem has drastically been reduced since the inception of the new trash barrel program. Councillor Rotondo indicated that the Revere Housing Authority is using different barrels than what the City has issued and should be fined if residents are being fined for using different barrels which are allegedly thinner plastic and not rodent proof. Councillor Zambuto requested that this matter remain in committee until information from the RHA as to the quality of the barrel being used as compared to the City of Revere.

4 **21-126** Motion presented by Councillor Rotondo: That the Mayor request the DPW to provide a water and sewer line hook up to all properties on Winthrop Place.

RESULT: WITHDRAWN

5 **21-133** Motion presented by Councillor Rotondo: That the following proposed ordinance amendment be ordered to a public hearing: An Ordinance Further Amending the Requirements for the Storage of Trash Section 1. Section 8.06.020(C) Requirements for the Storage of Trash of the Revised Ordinances of the City of Revere is hereby amended by inserting "containers that have a city waiver sticker" after the words "rodent-proof material".

RESULT: REFERRED TO PUBLIC WORKS

Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday evening, May 17, 2021 at 5:45PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, Zambuto (ex-officio), and Chairman Guinasso.

Minutes Acceptance: Minutes of May 17, 2021 6:00 PM (Salute to the Flag)

There were several Licensed Drain Layer appointments before the committee for consideration:

21-104 J Marchese & Sons as a Licensed Drain Layer.

A representative from J. Marchese did not appear. This appointment will be held over in the Appointments Sub-Committee.

21-107 Tufts Construction as a Licensed Drain Layer.

A representative from Tufts Construction did not appear. This appointment will be held over in the Appointments Sub-Committee.

21-109 ARM Construction as a Licensed Drain Layer.

John Nakashian of ARM Construction addressed the sub-committee and received a unanimous favorable recommendation to be approved by the full City Council.

21-150 United Civil, Inc. as a Licensed Drain Layer.

Kenny Larkin of United Civil, Inc. addressed the sub-committee and received a unanimous favorable recommendation to be approved by the full City Council.

21-151 J. Derenzo as a Licensed Drain Layer.

Brian Little of J. Derenzo addressed the sub-committee and received a unanimous favorable recommendation to be approved by the full City Council.

6 21-104 Communication from the Mayor regarding the appointment of J Marchese & Sons as Licensed Drain Layer.

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| RESULT: | REFERRED TO APPOINTMENTS | Next: 6/14/2021 6:00 PM |
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7 21-107 Communication from the Mayor relative to the appointment of Tufts Construction as Licensed Drain Layer.

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| RESULT: | REFERRED TO APPOINTMENTS | Next: 6/14/2021 6:00 PM |
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8 21-109 Communication from the Mayor relative to the appointment of ARM Construction as Licensed Drain Layer.

SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF ARM CONSTRUCTION AS A LICENSED DRAIN LAYER?

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

- 9 21-150 Communication from the Mayor relative to the appointment of United Civil as Licensed Drain Layer

SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF UNITED CIVIL, INC. AS A LICENSED DRAIN LAYER?

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

- 10 21-151 Communication from the Mayor relative to the appointment of J Derenzo Company as Licensed Drain Layer

SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF J. DERENZO AS A LICENSED DRAIN LAYER?

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

Communications

- 11 21-152 Communication from the City Auditor relative to the certification of free cash - June 2020.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$199,373 TO THE GENERAL FUND STABILIZATION FUND FROM FREE CASH?

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

- 21-152 Communication from the City Auditor relative to the certification of free cash - June 2020.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$265,831 TO THE CAPITAL IMPROVEMENT STABILIZATION FUN FROM GENERAL FUND FREE CASH?

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

21-152 Communication from the City Auditor relative to the certification of free cash - June 2020.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$250,000 TO THE OPEB TRUST FUND FROM GENERAL FUND FREE CASH?

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

21-152 Communication from the City Auditor relative to the certification of free cash - June 2020.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$98,294 TO THE WATER AND SEWER STABILIZATION FUND FROM WATER AND SEWER FREE CASH?

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

12 21-153 Communication from the City Auditor relative to MGL Chapter 44, Section 53 1/2 - Department Revolving Funds.

RESULT: ORDERED TO PUBLIC HEARING - CC **Next: 6/7/2021 6:00 PM**

13 21-154 Communication from the Mayor requesting the Ways and Means Committee hold in abeyance adoption of MGL Chapter 32b, Sections 21, 22, and 23.

RESULT: PLACED ON FILE

14 21-155 Communication from the Mayor regarding the City's accepting ARPA funds from the Department of the Treasury.

RESULT: REFERRED TO WAYS & MEANS **Next: 5/24/2021 6:00 PM**

15 21-156 Communication from the Mayor relative to the appointment of Rosalie Gaffney to Board of Elder Affairs

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| RESULT: | REFERRED TO APPOINTMENTS | Next: 6/14/2021 6:00 PM |
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16 21-157 Communication from the Mayor relative to the appointment of Frank Schettino to Board of Elder Affairs

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| RESULT: | REFERRED TO APPOINTMENTS | Next: 6/14/2021 6:00 PM |
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17 21-158 Communication from the Mayor relative to the appointment of Len Piazza to Board of Elder Affairs

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| RESULT: | REFERRED TO APPOINTMENTS | Next: 6/14/2021 6:00 PM |
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18 21-159 Communication from the Mayor relative to the appointment of Mary Vigliotta to Board of Elder Affairs

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| RESULT: | REFERRED TO APPOINTMENTS | Next: 6/21/2021 6:00 PM |
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19 21-160 Communication from the Mayor relative to the appointment of Richard Fernandez to Board of Elder Affairs

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| RESULT: | REFERRED TO APPOINTMENTS | Next: 6/14/2021 6:00 PM |
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20 21-161 Communication from the Mayor relative to the appointment of William Reedy to Board of Elder Affairs

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| RESULT: | REFERRED TO APPOINTMENTS | Next: 6/14/2021 6:00 PM |
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Motions

21 21-121 Motion presented by Councillor Rotondo: That the Mayor be requested to create assistance outreach for Covid-19 burial assistance from FEMA in Revere.

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| RESULT: | ORDERED - VOICE VOTE |
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22 21-123 Motion presented by Councillor Rotondo: That the Mayor look into the feasibility of creating online and in office resources through SUDI to help those being trafficked in Revere.

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| RESULT: | ORDERED - VOICE VOTE |
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23 21-128 Motion presented by Councillor Rotondo: That the City council request the State Delegation amend the Open Meeting Law through legislation in which translation of multiple foreign languages are used in the notification

process on all spectrums of medium used to comply with the current legislation.

Councillors Giannino and Serino are recorded as recused from discussion on this motion.

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

24 21-132 Motion presented by Councillor Rotondo: That the Mayor or his designee, provide the City Council with an update as to how the city collects data, curb cuts, point of sale, permit fees and other such data.

RESULT: ORDERED - VOICE VOTE

25 21-162 Motion presented by Councillor Giannino: That the City Council approve the attached Resolution declaring May 2021 as Mental Health Awareness Month.

RESOLUTION

CITY OF REVERE, MASSACHUSETTS MENTAL HEALTH AWARENESS MONTH

WHEREAS, mental health is essential to everyone’s overall health and well-being; and

WHEREAS, all Americans face challenges in life that can impact their mental health, especially during a pandemic; and

WHEREAS, prevention is an effective way to reduce the burden of mental health conditions; and

WHEREAS, there are practical tools that all people can use to improve their mental health and increase resiliency; and

WHEREAS, mental health conditions are real and prevalent in our nation; and

WHEREAS, with effective treatment, those individuals with mental health conditions can recover and lead full, productive lives; and

WHEREAS, each business, school, government agency, health care provider, organization and citizen share the burden of mental health problems and has a responsibility to promote mental wellness and support prevention and treatment efforts.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Revere, Massachusetts does hereby proclaim May 2021 as Mental Health Month in the City of Revere, Massachusetts. The Revere City Council, on behalf of its citizens, government agencies, public and private institutions, businesses, and schools in the City of Revere, Massachusetts, we promise to commit to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people

with mental health conditions.

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

- 26 21-163 Motion presented by Councillor McKenna: That the Mayor request Northeast Control to spray McMackin Field for mosquitoes. With the recent rain, flood waters are accumulating in this field which has become a breeding ground for mosquitoes and directly affecting abutting residents.

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| RESULT: | ORDERED - VOICE VOTE |
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- 27 21-164 Motion presented by Councillor Morabito: That the Mayor request the Fire Chief to conduct an inspection of all city-owned buildings and provide the City Council with an inspection report, determining whether buildings pass or fail fire safety codes.

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| RESULT: | REFERRED TO PUBLIC SAFETY |
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Late Motion

- 28 21-165 Motion presented by Councillor Rotondo: That the Revere City Council and Mayor request our federal delegation to support legislation to federally legalize marijuana.

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| RESULT: | DEFEATED - ROLL CALL [1 TO 9] |
| AYES: | Rotondo |
| NAYS: | Giannino, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Visconti, Zambuto |
| ABSENT: | Guinasso |

- 29 21-166 Motion presented by Councillor Rotondo, Councillor Powers: That the City of Revere look into the feasibility of obtaining the easement from National Grid located within the green space at 420 Revere Beach Boulevard (Jack Satter House) for the purpose of creating additional parking, if possible.

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| RESULT: | ORDERED - VOICE VOTE |
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- 30 21-167 Motion presented by Councillor Serino: That the Mayor request representatives from Capitol Waste to appear before the City Council to discuss consistent missed pickups. A similar motion was filed in July, 2020, and went totally ignored by Capitol Waste.

RESULT: REFERRED TO PUBLIC WORKS

- 31 21-168 Motion presented by Councillor Powers: That the Mayor request MassDOT to install speed monitoring devices on Route 1A North Shore Road, both north and south bound, between John Avenue and Oak Island Street and Oak Island Street and Revere Street. Further that the Revere Police Department – Traffic Division and the Massachusetts State Police be directed to increase traffic enforcement on Route 1A North Shore Road.

Councillor Zambuto is recused from discussion on this matter.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:05 PM.

Attest:

City Clerk

CITY OF REVERE, MA
PUBLIC HEARING NOTICE

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, May 24, 2021 at 6:00 p.m. via remote participation on Zoom relative to following ordinance amendment:

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

An Ordinance Amending Street and Sidewalk Openings - Construction Procedures

Section 1. Section 12.04.080(c) Street and Sidewalk Openings – Construction Procedures is hereby amended by adding the following new sub-section, Sub-Section 12.04.080(c)(14):

14. Any tree(s) removed on City property in relation to work performed under Section 12.04.080 shall be replaced by the contractor as follows:

- a) For every tree removed that is more than 20 years old, the tree shall be replaced with two trees having a minimum of 4” caliper.
- b) For every tree removed less than 20 years old, the tree shall be replaced with two trees having a minimum of 2½” caliper.

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

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

Attest:
Ashley E. Melnik
City Clerk

Revere Advocate
May 7, 2021
Send Invoice To: amelnik@revere.org

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 17.12, Section 17.12.010-17.12.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing via remote participation on Monday evening, May 24, 2021 at 6:00 P.M. and the Revere Planning Board will conduct a public hearing via remote participation on Tuesday evening, May 25, 2021 at 5:00 P.M. at the request of the Revere City Council relative to the following proposed amendment to the Revised Zoning Ordinances of the City of Revere:

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR URBAN AGRICULTURE, ACCESORY USE RESIDENTIAL FARMS, AND COMMUNITY GARDENS, FARMS, AND FARMNG ON MUNICIPAL PROPERTY.

WHEREAS, the City of Revere is committed to increasing access to fresh, locally grown, wholesome foods for all residents; and,

WHEREAS, as national leaders in innovative government practice, Revere on the Move and its local partners have established a wide and increasing variety of programs and resources for access to fresh food; and,

WHEREAS, state and national policies are encouraging home gardeners to produce their own food; and,

WHEREAS, there is local interest in additional community gardens, community farms, and small commercial farms; and,

WHEREAS, growing local foods eliminates both the need for fossil fuels in transporting food and the use of destructive chemicals that are part of large-scale food production operations; and,

WHEREAS, urban agriculture at a residential scale provides a valuable supplement to a family food budget; and,

WHEREAS, urban agriculture at a residential scale provides an invaluable opportunity for students to learn about nutrition and where food comes from; and,

WHEREAS, new technologies for growing food, including indoor growing technologies such as aquaponics and hydroponics are the basis for new agricultural opportunities, partnerships and research; now,

Now therefore, be it ordained by the City Council of the City of Revere as follows:

Chapter 17.16 Use Regulations is hereby amended by inserting a new section as follows:

Section 17.16.470 Urban Agriculture

A. Definitions:

1. Agriculture, Urban (Urban Agriculture): An umbrella term that describes a range of food growing practices that may include the keeping of chickens and/or bees, but does not include other livestock.
2. Arbor: An accessory structure consisting of an open frame, freestanding or attached to another structure, with horizontal and/or vertical lattice work often used as a support for climbing food or ornamental crops.
3. Aquaculture: means the cultivation of aquatic animals in a recirculating environment to produce whole fish that are distributed to retailers, restaurants, and consumers.
4. Aquaponics: The cultivation of fish and plants together in a constructed, re-circulating ecosystem utilizing natural bacterial cycles to convert fish waste to plant nutrients.
5. Beekeeper: means a person or persons managing and maintaining honeybees in a hive or hives.
6. Cold Frame: An unheated outdoor structure built close to the ground, NO higher than thirty-six (36") inches, typically consisting of, but Not limited to, a wooden or concrete frame and a top of grass or clear plastic, used for protecting seedlings and plants from cold weather.
7. Colony: means a natural group of honeybees having a queen or queens.
8. Composting: means a process of accelerated biodegradation and stabilization of organic material under controlled conditions yielding a product which can be safely used as fertilization.
9. Comprehensive Farm Review: means an evaluation by the Food Justice staff of Revere on the Move for the overall design and siting of an Urban Farm and Farm Structures. Activities defined as Urban Agriculture must conform to the Zoning Code, specifically this ordinance, in all respects, and must be processed and approved by the Inspectional Services Department for the City of Revere.
10. Community Garden: Land that is gardened by a group of individuals sharing responsibility for the site either independently or under the auspices of the City of Revere or Nonprofit organization with a primary purpose of providing space for members of the community to grow plants for beautification, education, and recreation for personal use. Sales, processing and storage of plants or plant products are prohibited on-site, except at farmers markets. In all zones, community gardens on all public and private lands are subject to compliance with all applicable provisions of the garden rules set forth by the City of Revere and adapted by each community garden space and its leadership team.
11. Controlled Environment Agriculture (CEA): means an agricultural technology that enables the grower to manipulate the environment to desired growing and/or cultivation conditions.
12. COOP: An enclosed shelter in which a chicken inhabits.
13. Farm: The area of a residential or commercial lot designated for activities and uses defined as Urban Agriculture. The cultivation and tillage of the soil, the production, planting, caring for, treating, growing, and harvesting of any agricultural, aquaculture, floricultural or horticultural commodities, the keeping and raising of hens and/or honeybees, sales subject to compliance of local, state, and federal regulations. Farming shall include aquaculture, aquaponic, hydroponic, rooftop farms on residential property.
14. Farmers Market: A public market administered by a market manager and held multiple times per year to connect and mutually benefit local farmers, communities, and shoppers. Vendors may include local farmers, farmers' cooperatives and producers selling any of the following: whole

produce; value-added agricultural products that fall under Massachusetts Cottage Law such as jams, jellies, and pickles; prepared food; all agricultural, horticultural and aquacultural products including but Not limited to whole produce; plants flowers; meats; dairy products; shellfish and finfish; and other food related products.

15. Farm Stand: A temporary structure such as a table, stall or tent, for the display and sale of clean, whole, unprocessed produce, eggs, or honey grown on-site.
16. Farm Structures: Structures that may include but are Not limited to sheds (tool and packing), compost bins, rain buckets, shade pavilions, Farm Stands, trellises or other vertical supports for growing crops, and structures used to extend the growing season such as Greenhouses, Hoop Houses, Cold Frames, Freight Containers, and similar structures.
17. Freight Container: means a standardized reusable steel box previously used for the storage and movement of materials and products within an intermodal freight transport system and repurposed for a Controlled Environment Agriculture (CEA) use, such as Hydroponics and/or Aquaponics.
18. Gardens: A planned space, set aside for the display, cultivation, and enjoyment of plants including vegetables, flowers, and fruits for private/personal use.
19. Garden, Home/Yard: An accessory use on a residential lot to grow plants for consumption, beautification, or recreation for personal use. The garden may be outdoors, in an accessory greenhouse or on the roof of a structure. The ownership, care and control is the responsibility of a resident of the dwelling on the lot. Sales are prohibited except at Farmers Markets.
20. Greenhouse: A structure, primarily of transparent material, in which temperature and humidity can be controlled for the cultivation or protection of plants or other agricultural products. All greenhouse structures are subject to setback and dimensional requirements of this title for accessory structures and building code requirements.
 - a) Greenhouse, Commercial: The primary use of a lot is commercial urban agriculture.
 - b) Greenhouse, Community: Urban agriculture or green house operated by a Nonprofit agency or the City of Revere.
21. Ground Level Urban Farm: means the use of a lot on the ground plane for Urban Agriculture for commercial or residential purposes, whether for profit or nonprofit.
22. Hens: Mature egg-laying female chickens.
23. Hive: means a manufactured receptacle or container prepared for the use of honeybees that includes movable frames, combs and substances deposited into the hive by honeybees intended for the housing of one bee colony.
24. Honeybee: A common domestic honeybee, Apis mellifera species.
25. Hoop house: A temporary accessory structure typically made of, but Not limited to piping or other material covered with translucent material for the purposes of growing food or ornamental crops.
26. Hydroponics: The cultivation of plants in nutrient solution of minerals in water rather than soil, for distribution to retailers, restaurants and consumers.
27. Local: means from Massachusetts, New England States and New York State.
28. Open Air Rooftop Farm: means an unenclosed area of a rooftop that is used for Urban Agriculture for commercial purposes, whether for profit or nonprofit.

- 29. Raised Bed: means a method of cultivation in which soil is placed over a geotextile barrier, and raised and formed into three (3) to four (4) foot wide mounds. The soil may be enclosed by a frame generally made of untreated wood. Raised beds are Not considered a Structure.
- 30. Roof Level Urban Farm: means the use of a roof for Urban Agriculture for residential or commercial purposes, whether for profit or nonprofit.
- 31. Rooftop Greenhouse: means a structure located on a roof, primarily of transparent material, in which temperature and humidity can be controlled for the cultivation or protection of plants or other agricultural products in which plants are cultivated year- round.
- 32. Urban Agriculture: means the use of a lot for the cultivation of food and/or horticultural crops, Composting, Aquaponics, Aquaculture, and/or Hydroponics on City, commercial, or residential property. Such use may include the Accessory Keeping of Animals or Bees where allowed by underlying zoning.
- 33. Urban Farm, Ground Level, Large: means Ground Level Urban Farm with a farm area greater than one (1) acre that is used for Urban Agriculture for commercial purposes, whether for profit or Nonprofit.
- 34. Urban Farm, Ground Level, Medium: means a Ground Level Urban Farm with a Farm Area greater than or equal to ten thousand (10,000) square feet but NO greater than one (1) acre that is used for Urban Agriculture for commercial purposes, whether for profit or Nonprofit.
- 35. Urban Farm, Ground Level, Small: means a Ground Level Urban Farm with a Farm Area less than ten thousand (10,000) square feet that is used for Urban Agriculture for commercial or residential purposes, whether for profit or Nonprofit.
- 36. Urban Farm, Roof Level, Large: means a Roof Level Urban Farm with a Farm Area greater than one (1) acre that is used for Urban Agriculture for commercial purposes, whether for profit or Nonprofit.
- 37. Urban Farm, Roof Level, Medium: means a Roof Level Urban Farm with a Farm Area greater than or equal to five thousand (5,000) square feet but NO greater than one (1) acre that is used for Urban Agriculture for commercial purposes, whether for profit or Nonprofit.
- 38. Urban Farm, Roof Level, Small: means a Roof Level Urban Farm with a Farm Area less than five thousand (5,000) square feet that is used for Urban Agriculture for commercial or residential purposes, whether for profit or Nonprofit.
- 39. Vertical Agriculture: means an exterior building wall or other vertical structure designed to support the growing of agricultural or horticultural crops.

Section 2. Section 17.16.040 Generally – Table of Uses is hereby amended by inserting the following urban agricultural uses:

ACCESSORY RESIDENTIAL USES

| Use | RA | RA1 | RB | RB1 | RC | RC1 | RC2 | RC3 | PDD1 | PDD2 | NB | GB | GB1 | CB | HB | TED | LI | I |
|-----------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|-----|-----|-----|----|-----|-----|-----|----|
| Keeping of Hens: 10, 15, 16 | YES | YES | YES | YES | NO | NO | NO | NO | NO | NO | NO | NO | NO | NO | NO | NO | NO | N |
| Keeping of Honey Bees: 11, 15, 16 | YES | YES | YES | YES | NO | NO | NO | NO | NO | NO | NO | NO | NO | NO | NO | NO | NO | N |
| Urban Ground Level Yard Farm, | YES | YES | YES | YES | YES | YES | NO | YES | YES | YES | YES | YES | YES | NO | YES | YES | YES | YI |

Attachment: UrbanFarmingZoningOrdinance05242021 (21-140 : Urban Farming and Bee Keeping Zoning Ordinance)

| | | | | | | | | | | | | | | | | | | | |
|--|------------------|-------------------|------------------|-------------------|------------------|-------------------|-------------------|-------------------|--------------------|--------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|------------------|-----------------|----|
| Small: 12, 15, 16, 17 | | | | | | | | | | | | | | | | | | | |
| Urban Ground Level Yard Farm, Medium: 12, 15, 16, 17 | SP | SP | SP | SP | SP | SP | NO | SP | YES | YES | YES | YES | YES | NO | YES | YES | YES | YES | YI |
| Urban Ground Level Yard Farm, Large: 12, 15, 16, 17 | SP | SP | SP | SP | SP | SP | NO | SP | YES | YES | SP | SP | SP | NO | YES | YES | YES | YES | YI |
| Urban Roof Level Farm, Small: 13, 15, 16, 17 | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YI |
| Urban Roof Level Farm, Medium: 13, 15, 16, 17 | NO | NO | SP | SP | SP | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YI |
| Urban Roof Level Farm, Large: 13, 15, 16, 17 | NO | NO | NO | NO | NO | SP | SP | SP | YES | YES | NO | SP | SP | NO | YES | YES | YES | YES | YI |
| Home/Yard Garden | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YI |
| INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | |
| Use | <u>RA</u> | <u>RA1</u> | <u>RB</u> | <u>RB1</u> | <u>RC</u> | <u>RC1</u> | <u>RC2</u> | <u>RC3</u> | <u>PDD1</u> | <u>PDD2</u> | <u>NB</u> | <u>GB</u> | <u>GB1</u> | <u>CB</u> | <u>HB</u> | <u>TED</u> | <u>LI</u> | <u>I</u> | |
| Community Garden on Municipal Property: 18 | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YI |
| BUSINESS USES | | | | | | | | | | | | | | | | | | | |
| Use | <u>RA</u> | <u>RA1</u> | <u>RB</u> | <u>RB1</u> | <u>RC</u> | <u>RC1</u> | <u>RC2</u> | <u>RC3</u> | <u>PDD1</u> | <u>PDD2</u> | <u>NB</u> | <u>GB</u> | <u>GB1</u> | <u>CB</u> | <u>HB</u> | <u>TED</u> | <u>LI</u> | <u>I</u> | |
| Commercial Greenhouse: 14, 16 | NO | NO | NO | NO | NO | YES | YES | NO | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YI |
| Community Greenhouse: 15, 16, 17 | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YI |

Attachment: UrbanFarmingZoningOrdinance05242021 (21-140 : Urban Farming and Bee Keeping Zoning Ordinance)

Section 3. Section 17.16.040 Generally – Table of Uses is hereby amended by inserting the following footnotes relative to permitted urban agricultural uses:

(10) Hens shall be subject to the following rules: 1) Hens may be kept on residential properties only; 2) ownership, care and control of the hens shall be the responsibility of a resident of the dwelling on the lot; 3) a maximum of 6 hens may be kept on a lot, although Health regulations may further limit the number and/or manner of keeping of hens on lots; 4) No roosters may be kept on lots in Revere; 5) hen houses are subject to accessory structure setback and dimensional controls of this Title; 6) hens and henhouses are not permitted within front yards or in side yards that abut streets.

(11) Honey Bees shall be subject to the following rules: 1) Honey bees may be kept on residential properties only; 2) ownership, care and control of the honey bees shall be the responsibility of a resident of the dwelling on the lot; 3) a maximum of 2 bee colonies may be kept on a lot, although Health regulations may further limit the number and/or manner of keeping of honey bees on lots; 4) a free standing bee hive shall be NO greater than twenty (20) cubic feet in volume; 5) the maximum height of a beehive or apiary shall be five (5) feet. This height limitation shall not apply to fences or other structures intended to separate a beehive or apiary from adjacent uses, which shall remain subject to applicable provisions of the Zoning Ordinance, Title 17; 6) Honey bees and bee keeping materials are not permitted in front yards or in side yards that abut streets; 7) where any beehive is located within ten (10) feet of a public street, park, school

grounds, walkway, or bikeway, a sign legible from the public way indicating that a beehive is present nearby shall be maintained so that it is readable from the public way; 8) where any beehive is located on a shared porch, balcony, or rooftop, or any shared structure or lot, a sign indicating that a beehive is present shall be located at the entrance to such area; 9) the keeping of honey bees may only be allowed in compliance with the Board of Health regulations for the keeping of bees and such regulations shall be enforceable by the Board of Health and/or the Department of Municipal Inspections; 10) any beekeeper that violates any provisions of this chapter or any rules and regulations promulgated hereunder shall be subject to the penalties set forth in Chapter 1.12 and 1.16 of the Revere Revised Ordinances.

(12) Farm shall be subject to the following rules: 1) Farms may be kept on residential properties only; 2) ownership, care and control of the farm shall be the responsibility of a resident of the dwelling on the lot; 3) Land devoted to agricultural use shall be well maintained, regularly cleared of debris and free of excessively tall weeds and grass in accordance with City of Revere health regulations; 4) farms may include greenhouses as accessory structures, subject to applicable setbacks of this Title; 5) Accessory structures to an agricultural use shall also be well maintained in accordance with City of Revere health regulations.

(13) Urban Farm, Roof Level, shall be subject to the following rules: 1) Small Roof Farms may be kept on residential properties only; 2) ownership, care and control of the farm shall be the responsibility of a resident of the dwelling on the lot; 3) the use of Small, Medium, Large Urban Farms Roof Level on nonprofit or commercial property is permitted as long as owners are within compliance with the building/safety fire codes.

(14) Commercial farming/greenhouse, including but Not limited to hydroponic and aquaponic farming is permitted on municipal land, in municipal buildings, on roofs of municipal buildings and/or in greenhouses on municipal land. Products from such farms may be sold off-site, or sold on-site subject to the provisions of footnote (15).

(15) On-site sale of products from these users are allowed subject to the following provisions: 1) Sales of products shall be permitted between the hours of 9:00am and 6:00pm, May 1 – Oct. 31 of each year; 2) Sales of products shall be permitted Not more than (3) days per week and Not more than (25) days per year; 3) Retail sales display areas shall Not exceed fifty (50) square feet; 4) One farmstand is allowed per lot; however, NO sales display or structure shall be located on a public sidewalk, street or block vehicle and pedestrian flow; 5) Sales display, structure, and signage must be stored out of site while Not in use; 6) Signage shall be limited to one (1) sign and Not exceed six (6) square feet; and 7) Proof of annual soil testing must be posted during all sales of products.

(16) Farms and Greenhouses shall be subject to building code requirements and any applicable rules and regulations established by the Health Department of the City of Revere.

(17) Hoop houses, cold frames or other similar structures shall be allowed as accessory structures subject to the building code and subject to the following provisions: 1) they shall Not exceed a maximum height of six and one-half (6 ½) feet; 2) the cover shall be removed and stored when plants are Not being cultivated.

(18) Community gardens on municipal property shall be in compliance with the City of Revere Community Garden Grower Rules and Regulations.

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

A copy of the aforementioned application (CZ-21-02) 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
Invoice to amelnik@revere.org
05/05/2021
05/12/2021



BRIAN M. ARRIGO
Mayor

The City of REVERE, MASSACHUSETTS

Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

April 27, 2021

Honorable City Council
Revere City Hall
Revere, MA 02151

RE: Urban Farming Ordinance

Dear Members,

Please find attached a finalized version of the Urban Farming Ordinance for your consideration to send to public hearing. The ordinance is geared towards regulating urban farming on residential and commercial properties and provides for the various facets of urban farming including regulations for honey bee keeping, keeping of hens, cultivation of plants and vegetables, aquaculture, aquaponics, and hydroponics. Included in the ordinance is a use regulation table which regulates such uses as keeping of hens, keeping of honey bees, home/yard gardens, ground level farms, roof level farms, greenhouses, and community gardens by zoning district. Also incorporated into the ordinance are strict regulations for the keeping of honey bees and keeping of hens on residential properties, which will be enforced by the Board of Health. This ordinance has also been reviewed and approved by the City Solicitor as well as Revere on the Move prior to being submitted to the City Council.

Respectfully,

Frank Stringi
City Planner

C: Mayor Brian Arrigo
Paul Capizzi, City Solicitor
Dimple Rana, Healthy Community Initiatives
Michael Wells, Board of Health

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR URBAN AGRICULTURE, ACCESORY USE RESIDENTIAL FARMS, AND COMMUNITY GARDENS, FARMS, AND FARMNG ON MUNICIPAL PROPERTY.

WHEREAS, the City of Revere is committed to increasing access to fresh, locally grown, wholesome foods for all residents; and,

WHEREAS, as national leaders in innovative government practice, Revere on the Move and its local partners have established a wide and increasing variety of programs and resources for access to fresh food; and,

WHEREAS, state and national policies are encouraging home gardeners to produce their own food; and,

WHEREAS, there is local interest in additional community gardens, community farms, and small commercial farms; and,

WHEREAS, growing local foods eliminates both the need for fossil fuels in transporting food and the use of destructive chemicals that are part of large-scale food production operations; and,

WHEREAS, urban agriculture at a residential scale provides a valuable supplement to a family food budget; and,

WHEREAS, urban agriculture at a residential scale provides an invaluable opportunity for students to learn about nutrition and where food comes from; and,

WHEREAS, new technologies for growing food, including indoor growing technologies such as aquaponics and hydroponics are the basis for new agricultural opportunities, partnerships and research; now,

THEREFORE, be it ordained by the City Council of the City of Revere as follows:

Chapter 17.16 Use Regulations is hereby amended by inserting a new section as follows:

Chapter 17.16.470 Urban Agriculture

Section 1. Definitions:

1. Agriculture, Urban (Urban Agriculture): An umbrella term that describes a range of food growing practices that may include the keeping of chickens and/or bees, but does not include other livestock.
2. Arbor: An accessory structure consisting of an open frame, freestanding or attached to another structure, with horizontal and/or vertical lattice work often used as a support for climbing food or ornamental crops.

3. Aquaculture: means the cultivation of aquatic animals in a recirculating environment to produce whole fish that are distributed to retailers, restaurants and consumers.
4. Aquaponics: The cultivation of fish and plants together in a constructed, re-circulating ecosystem utilizing natural bacterial cycles to convert fish waste to plant nutrients.
5. Beekeeper: means a person or persons managing and maintaining Honey Bees in a Hive or Hives.
6. Cold Frame: An unheated outdoor structure built close to the ground, no higher than thirty-six (36") inches, typically consisting of, but not limited to, a wooden or concrete frame and a top of grass or clear plastic, used for protecting seedlings and plants from cold weather.
7. Colony: means a natural group of Honey Bees having a queen or queens.
8. Composting: means a process of accelerated biodegradation and stabilization of organic material under controlled conditions yielding a product which can be safely used as fertilization.
9. Comprehensive Farm Review: means an evaluation by the Food Justice staff of Revere on the Move for the overall design and siting of an Urban Farm and Farm Structures. Activities defined as Urban Agriculture must conform to the Zoning Code, specifically this ordinance, in all respects, and must be processed and approved by the Inspectional Services Department for the City of Revere.
10. Community Garden: Land that is gardened by a group of individuals sharing responsibility for the site either independently or under the auspices of the City of Revere or nonprofit organization with a primary purpose of providing space for members of the community to grow plants for beautification, education, and recreation for personal use. Sales, processing and storage of plants or plant products are prohibited on-site, except at farmers markets. In all zones, community gardens on all public and private lands are subject to compliance with all applicable provisions of the garden rules set forth by the City of Revere and adapted by each community garden space and its leadership team.
11. Controlled Environment Agriculture (CEA): means an agricultural technology that enables the grower to manipulate the environment to desired growing and/or cultivation conditions.
12. COOP: An enclosed shelter in which a chicken inhabits.
13. Farm: The area of a residential or commercial lot designated for activities and uses defined as Urban Agriculture. The cultivation and tillage of the soil, the production, planting, caring for, treating, growing, and harvesting of any agricultural, aquaculture, floricultural or horticultural commodities, the keeping and raising of hens and/or honey bees, sales subject to compliance of local, state, and federal regulations. Farming shall include aquaculture, aquaponic, hydroponic, rooftop farms on residential property.
14. Farmers Market: A public market administered by a market manager and held multiple times per year to connect and mutually benefit local farmers, communities, and shoppers. Vendors may include local farmers, farmers' cooperatives and producers selling any of the following: whole produce; value-added agricultural products that fall under Massachusetts Cottage Law such as jams, jellies, and pickles; prepared food; all agricultural, horticultural and aquacultural products including but not limited to whole produce; plants flowers; meats; dairy products; shellfish and finfish; and other food related products.

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17. Freight Container: means a standardized reusable steel box previously used for the storage and movement of materials and products within an intermodal freight transport system and repurposed for a Controlled Environment Agriculture (CEA) use, such as Hydroponics and/or Aquaponics.
18. Gardens: A planned space, set aside for the display, cultivation, and enjoyment of plants including vegetables, flowers, and fruits for private/personal use.
19. Garden, Home/Yard: An accessory use on a residential lot to grow plants for consumption, beautification, or recreation for personal use. The garden may be outdoors, in an accessory greenhouse or on the roof of a structure. The ownership, care and control is the responsibility of a resident of the dwelling on the lot. Sales are prohibited except at Farmers Markets.
20. Greenhouse: A structure, primarily of transparent material, in which temperature and humidity can be controlled for the cultivation or protection of plants or other agricultural products. All greenhouse structures are subject to setback and dimensional requirements of this title for accessory structures and building code requirements.
 - a) Greenhouse, Commercial: The primary use of a lot is commercial urban agriculture.
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22. Hens: Mature egg-laying female chickens.
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24. Honeybee: A common domestic honeybee, Apis mellifera species.
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28. Open Air Rooftop Farm: means an unenclosed area of a rooftop that is used for Urban Agriculture for commercial purposes, whether for profit or non profit.

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33. Urban Farm, Ground Level, Large: means Ground Level Urban Farm with a farm area greater than one (1) acre that is used for Urban Agriculture for commercial purposes, whether for profit or non profit.
34. Urban Farm, Ground Level, Medium: means a Ground Level Urban Farm with a Farm Area greater than or equal to ten thousand (10,000) square feet but no greater than one (1) acre that is used for Urban Agriculture for commercial purposes, whether for profit or nonprofit.
35. Urban Farm, Ground Level, Small: means a Ground Level Urban Farm with a Farm Area less than ten thousand (10,000) square feet that is used for Urban Agriculture for commercial or residential purposes, whether for profit or non profit.
36. Urban Farm, Roof Level, Large: means a Roof Level Urban Farm with a Farm Area greater than one (1) acre that is used for Urban Agriculture for commercial purposes, whether for profit or non profit.
37. Urban Farm, Roof Level, Medium: means a Roof Level Urban Farm with a Farm Area greater than or equal to five thousand (5,000) square feet but no greater than one (1) acre that is used for Urban Agriculture for commercial purposes, whether for profit or non profit.
38. Urban Farm, Roof Level, Small: means a Roof Level Urban Farm with a Farm Area less than five thousand (5,000) square feet that is used for Urban Agriculture for commercial or residential purposes, whether for profit or non profit.
39. Vertical Agriculture: means an exterior building wall or other vertical structure designed to support the growing of agricultural or horticultural crops.

Section 2. Use Regulation Table for Urban Agricultural Uses.

PRINCIPAL USE RA RA1 RB RB1 RC RC1 RC2 RC3 PDD1 PDD2 NB GB GB1 CB HB TED LI IP
 (unless specified otherwise)

**ACCESSORY
 RESIDENTIAL USES**

Keeping of Hens Y Y Y Y N N N N N N N N N N N N N N N
 (10) (15) (16)

Keeping of Honey Bees Y Y Y Y N N N N N N N N N N N N N N N
 (11) (15) (16)

Urban Ground Level Yard Farm Small Y Y Y Y Y Y N Y Y Y Y Y Y N Y Y Y Y
 (12) (15) (16) (17)

Urban Ground Level Yard Farm Medium SP SP SP SP SP SP N SP Y Y Y Y Y N Y Y Y Y
 (12) (15) (16) (17)

Urban Ground Level Yard Farm Large SP SP SP SP SP SP N SP Y Y SP SP SP N Y Y Y Y
 (12) (15) (16) (17)

Urban Roof Level Farm Small Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y
 (13) (15) (16) (17)

Urban Roof Level Farm Medium N N SP SP SP Y Y Y Y Y Y Y Y Y Y Y Y Y Y
 (13) (15) (16) (17)

Urban Roof Level Farm Large N N N N N SP SP SP Y Y N SP SP N Y Y Y Y
 (13) (15) (16) (17)

Home/Yard Garden Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y

Attachment: Urban Farming Bee Keeping Ordinance 04262021 (21-140 : Urban Farming and Bee Keeping Zoning Ordinance)

INSTITUTIONAL USES

Community Gardens

on Municipal Property Y
(18)

BUSINESS USES

Commercial

Greenhouse N N N N N Y Y N Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y
(14) (16)

Community

Greenhouse Y
(15) (16) (17)

Section 3. Footnotes to the Table of Permitted Agricultural Uses.

(10) Hens shall be subject to the following rules: 1) Hens may be kept on residential properties only; 2) ownership, care and control of the hens shall be the responsibility of a resident of the dwelling on the lot; 3) a maximum of 6 hens may be kept on a lot, although Health regulations may further limit the number and/or manner of keeping of hens on lots; 4) no roosters may be kept on lots in Revere; 5) hen houses are subject to accessory structure setback and dimensional controls of this Title; 6) hens and henhouses are not permitted within front yards or in side yards that abut streets.

(11) Honey Bees shall be subject to the following rules: 1) Honey bees may be kept on residential properties only; 2) ownership, care and control of the honey bees shall be the responsibility of a resident of the dwelling on the lot; 3) a maximum of 2 bee colonies may be kept on a lot, although Health regulations may further limit the number and/or manner of keeping of honey bees on lots; 4) a free standing bee hive shall be no greater than twenty (20) cubic feet in volume; 5) the maximum height of a beehive or apiary shall be five (5) feet. This height limitation shall not apply to fences or other structures intended to separate a beehive or apiary from adjacent uses, which shall remain subject to applicable provisions of the Zoning Ordinance, Title 17; 6) Honey bees and bee keeping materials are not permitted in front yards or in side yards that abut streets; 7) where any beehive is located within ten (10) feet of a public street, park, school grounds, walkway, or bikeway, a sign legible from the public way indicating that a beehive is present nearby shall be maintained so that it is readable from the public way; 8) where any beehive is located on a shared porch, balcony, or rooftop, or any shared structure or lot, a sign indicating that a beehive is present shall be located at the entrance to such area; 9) the keeping of honey bees may only be allowed in compliance with the Board of Health regulations for the keeping of bees and such regulations shall be enforceable by the Board of Health and/or the Department of Municipal Inspections; 10) any beekeeper that violates any provisions of this chapter or

any rules and regulations promulgated hereunder shall be subject to the penalties set forth in Chapter 1.12 and 1.16 of the Revere Revised Ordinances.

(12) Farm shall be subject to the following rules: 1) Farms may be kept on residential properties only; 2) ownership, care and control of the farm shall be the responsibility of a resident of the dwelling on the lot; 3) Land devoted to agricultural use shall be well maintained, regularly cleared of debris and free of excessively tall weeds and grass in accordance with City of Revere health regulations; 4) farms may include greenhouses as accessory structures, subject to applicable setbacks of this Title; 5) Accessory structures to an agricultural use shall also be well maintained in accordance with City of Revere health regulations.

(13) Urban Farm, Roof Level, shall be subject to the following rules: 1) Small Roof Farms may be kept on residential properties only; 2) ownership, care and control of the farm shall be the responsibility of a resident of the dwelling on the lot; 3) the use of Small, Medium, Large Urban Farms Roof Level on nonprofit or commercial property is permitted as long as owners are within compliance with the building/safety fire codes.

(14) Commercial farming/greenhouse, including but not limited to hydroponic and aquaponic farming is permitted on municipal land, in municipal buildings, on roofs of municipal buildings and/or in greenhouses on municipal land. Products from such farms may be sold off-site, or sold on-site subject to the provisions of footnote (15).

(15) On-site sale of products from these users are allowed subject to the following provisions: 1) Sales of products shall be permitted between the hours of 9:00am and 6:00pm, May 1 – Oct. 31 of each year; 2) Sales of products shall be permitted not more than (3) days per week and not more than (25) days per year; 3) Retail sales display areas shall not exceed fifty (50) square feet; 4) One farmstand is allowed per lot; however, no sales display or structure shall be located on a public sidewalk, street or block vehicle and pedestrian flow; 5) Sales display, structure, and signage must be stored out of site while not in use; 6) Signage shall be limited to one (1) sign and not exceed six (6) square feet; and 7) Proof of annual soil testing must be posted during all sales of products.

(16) Farms and Greenhouses shall be subject to building code requirements and any applicable rules and regulations established by the Health Department of the City of Revere.

(17) Hoop houses, cold frames or other similar structures shall be allowed as accessory structures subject to the building code and subject to the following provisions: 1) they shall not exceed a maximum height of six and one-half (6 ½) feet; 2) the cover shall be removed and stored when plants are not being cultivated.

(18) Community gardens on municipal property shall be in compliance with the City of Revere Community Garden Grower Rules and Regulations.

CITY OF REVERE, MA
PUBLIC HEARING NOTICE
PROPOSED LOAN ORDER
CY-2021 CWSRF CONSTRUCTION PROJECT No. 6800

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, May 24, 2021 at 6:00 p.m. via remote participation on Zoom relative to the proposed loan order:

That \$6,000,000 is appropriated for the purpose of financing the Phase 12 Construction - I/I, IDDE, Pump Station and Drainage Improvements Program including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$6,000,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the "Authority") and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

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

Attest:
Ashley E. Melnik
City Clerk

Revere Advocate
May 7, 2021
Tear Sheet
Affidavit of Publication
Send Invoice To: amelnik@revere.org



CITY OF REVERE

Brian M. Arrigo
Mayor

April 23, 2021

The Honorable Revere City Council
c/o Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Re: *Phase 12 Construction – I/I, IDDE, Pump Station, and
Drainage Improvements
MassDEP CY-2021 – CWSRF Construction Project No. 6800*

Dear Council Members:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Department of Environmental Protection's (MassDEP's) Calendar Year 2021 (CY-2021) Clean Water State Revolving Fund ("CWSRF"). The CWSRF was established to provide a low-cost funding mechanism to assist municipalities in complying with federal and state water quality requirements. In this round, the City is seeking to borrow funding for construction of the following project:

- CWSRF Construction Project No. 6800 - \$6,000,000 for the Phase 12 Construction, which includes I/I, IDDE, Pump Station, and Drainage Improvements

This CWSRF loan received initial approval from MassDEP through the CY-2021 CWSRF Intended Use Plan.

As was the case last year, in order to take advantage of these low interest loans and potential principal forgiveness again this year, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loans; and second – approve Loan Orders for the balance of each project. I have attached copies of the required Resolutions and Loan Orders. The construction work proposed with this new fund, as well as similar work necessary in future years, will be required commitments of the City's Consent Decree with the U.S. Dept. of Justice, to remedy historic violations of the Federal Clean Water Act.

Specifically, the work proposed under the CY-2021 CWSRF 6800 funding will be utilized for five categories of work:

- (1) To remove and redirect sources of illicit connections to the sewer system; and
- (2) To extend drains as necessary to remove illicit connections to the sewer system.
- (3) To rehabilitate sewer pipelines, pumping stations and manholes to reduce inflow into the wastewater system;
- (4) To rehabilitate storm drains and pumping stations to improve flood control and/or to reduce the amount of stormwater entering the wastewater system; and
- (5) To complete the capital improvements to stormwater and wastewater pump stations throughout the City.

I ask that the City Council approve the Resolutions and move this Loan Order to a public hearing at its earliest opportunity. In advance of the public hearing, I will arrange for the City's staff and our consultants, CDM Smith, to provide the City Council with an update on the status of the previous and ongoing work completed within our sewer and stormwater systems to meet the demands of the EPA, the U.S. Justice Dept. and the Consent Decree. This background should assist the Council as it deliberates on this most recent funding request.

Regards,



Brian M. Arrigo
Mayor
City of Revere, MA

C: Kim Hanton, Chief of Staff
Richard Viscay, City Auditor
Paul Capizzi, City Solicitor
Tech Leng, Director of Planning and Development
Frank Stringi, Department of Planning and Development
Don Ciaramella, Chief of Infrastructure and Engineering
Nicholas Rystrom, City Engineer
Michael Leon, Nutter, McClennen & Fish LLP
Robert Button, CDM Smith

**CITY OF REVERE
CY-2021 CWSRF CONSTRUCTION PROJECT No. 6800**

LOAN ORDER

ORDERED: that \$6,000,000 is appropriated for the purpose of financing the Phase 12 Construction – I/I, IDDE, Pump Station and Drainage Improvements Program including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$6,000,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the “Trust”) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the “Authority”) and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

CITY OF REVERE
CY-2021 CWSRF CONSTRUCTION PROJECT No. 6800

RESOLUTION

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Phase 12 Construction – I/I, IDDE, Pump Station, and Drainage Improvements is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Department of Environmental Protection (the “MassDEP”) and the Massachusetts Clean Water Trust (the “Trust”) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth (“Chapter 21” and “Chapter 29C”) are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the construction activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

CITY OF REVERE, MA
PUBLIC HEARING NOTICE
PROPOSED LOAN ORDER
CY-2021 CWSRF PLANNING PROJECT No. 6805

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, May 24, 2021 at 6:00 p.m. via remote participation on Zoom relative to the proposed loan order:

That \$1,500,000 is appropriated for the purpose of financing the planning of Phase 13 Investigations, including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$1,500,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the "Authority") and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

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

Attest:
Ashley E. Melnik
City Clerk

Revere Advocate
May 7, 2021
Tear Sheet
Affidavit of Publication
Send Invoice To: amelnik@revere.org



CITY OF REVERE

Brian M. Arrigo
Mayor

April 22, 2021

The Honorable Revere City Council
c/o Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Re: *Phase 13 Investigations*
MassDEP CY-2021 – CWSRF Planning Project No. 6805

Dear Council Members:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Department of Environmental Protection's (MassDEP's) Calendar Year 2021 (CY-2021) Clean Water State Revolving Fund ("CWSRF"). The CWSRF was established to provide a low-cost funding mechanism to assist municipalities in complying with federal and state water quality requirements. In this round, the City is seeking to borrow funding for planning of the following project:

- CWSRF Planning Project No. 4532 - \$1,500,000 for the Phase 13 Investigations.

This CWSRF loan received initial approval from MassDEP through the CY-2021 CWSRF Intended Use Plan.

As was the case last year, in order to take advantage of these low interest loans and potential principal forgiveness again this year, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loans; and second – approve Loan Orders for the balance of each project. I have attached copies of the required Resolutions and Loan Orders. The planning work proposed with this new fund, as well as similar work necessary in future years, will be required commitments of the City's Consent Decree with the U.S. Dept. of Justice, to remedy historic violations of the Federal Clean Water Act.

Specifically, the work proposed with the \$1,500,000 in CY-2019 CWSRF 6805 planning funds will be utilized for three categories of work:

- (1) To investigate the condition and operation of the sanitary sewer and stormwater system; and
- (2) To continue with citywide supplemental field investigations activities associated illicit discharge detection and elimination (IDDE).
- (3) To continue to develop and implement a house to house inspection program for the purpose of identifying sump pump for removal or re-direction.

I ask that the City Council approve the Resolutions and move this Loan Order to a public hearing at its earliest opportunity. In advance of the public hearing, I will arrange for the City's staff and our consultants, CDM Smith, to provide the City Council with an update on the status of the previous and ongoing work completed within our sewer and stormwater systems to meet the demands of the EPA, the U.S. Justice Dept. and the Consent Decree. This background should assist the Council as it deliberates on this most recent funding request.

Regards,



Brian M. Arrigo
Mayor

C: Kim Hanton, Chief of Staff
Richard Viscay, City Auditor
Paul Capizzi, City Solicitor
Tech Leng, Director of Planning and Development
Frank Stringi, Department of Planning and Development
Don Ciaramella, Chief of Infrastructure and Engineering
Nicholas Rystrom, City Engineer
Michael Leon, Nutter, McClennen & Fish LLP
Robert Button, CDM Smith

**CITY OF REVERE
CY-2021 CWSRF PLANNING PROJECT No. 6805**

LOAN ORDER

ORDERED: that \$1,500,000 is appropriated for the purpose of financing the planning of Phase 13 Investigations, including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$1,500,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the "Authority") and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

CITY OF REVERE
CY-2021 CWSRF PLANNING PROJECT No. 6805

RESOLUTION

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Phase 13 Investigations is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Department of Environmental Protection (the “MassDEP”) and the Massachusetts Clean Water Trust (the “Trust”) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the planning activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

CITY OF REVERE, MA
PUBLIC HEARING NOTICE
PROPOSED LOAN ORDER
MWRA WATER MAIN IMPROVEMENTS

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, May 24, 2021 at 6:00 p.m. via remote participation on Zoom relative to the proposed loan order:

That \$1,110,000 is appropriated to pay costs of designing and constructing water main improvements, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8(5), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's local water system assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

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

Attest:
Ashley E. Melnik
City Clerk

Revere Advocate
May 7, 2021
Tear Sheet
Affidavit of Publication
Send Invoice To: amelnik@revere.org



CITY OF REVERE

Brian M. Arrigo
Mayor

April 22, 2021

The Honorable Revere City Council
c/o Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Re: *Loan Order for Water System Improvements
MWRA Local Water System Assistance Program*

Dear Council Members:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Water Resources Authority (MWRA) Local Water System Assistance Program (LWSAP). The LWSAP was established to provide a low-cost funding mechanism to assist municipalities with improvements to their water systems. The City is seeking to borrow funding for design and construction of the following project:

- LWSAP - \$1,110,000 for Water System Improvements, which includes construction to remove and replace existing mains and furnish and install new water mains in various locations throughout the City.

This project has received initial approval from MWRA and this loan order will complete the application requirements for the funds to be distributed to the City.

As was the case for previous MWRA LWSAP-funded projects, in order to take advantage of these zero interest loans this year, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loan; and second – approve a Loan Order for the balance of the project. I have attached copies of the required Resolution and Loan Order.

Specifically, the work proposed under the MWRA LWSAP funding will be utilized for the following:

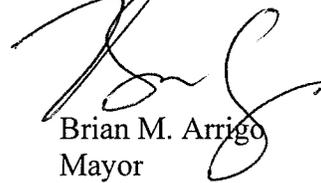
- (1) To remove and replace aging water mains in the City's distribution system.
- (2) To furnish and install new water mains to further loop the existing system.

City Hall • 281 Broadway, Revere, Massachusetts 02151-5051
Tel. 781-286-8111 • Fax 781-289 8199 • www.revere.org

(3) To remove and replace hydrants and gate valves throughout the system.

I ask that the City Council approve the Resolutions and move this Loan Order to a public hearing at its earliest opportunity. In advance of the public hearing, I will arrange for the City's staff to provide the City Council with an update on the status of the previous and ongoing work completed within our drinking water system. This background should assist the Council as it deliberates on this most recent funding request.

Regards,



Brian M. Arrigo
Mayor

C: Kim Hanton, Chief of Staff
Richard Viscay, City Auditor
Paul Capizzi, City Solicitor
Tech Leng, Director of Planning and Development
Frank Stringi, Department of Planning and Development
Don Ciaramella, Chief of Infrastructure and Engineering
Nicholas Rystrom, City Engineer
Michael Leon, Nutter, McClennen & Fish LLP
Robert Button, CDM Smith

**City of Revere, Massachusetts
MWRA Water Bonds**

Loan Order

Ordered: That \$1,110,000 is appropriated to pay costs of designing and constructing water main improvements, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8(5), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the “Authority”) pursuant to the Authority’s local water system assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

Further Ordered: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Further Ordered: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the “Commonwealth”) to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

**CITY OF REVERE
MWRA WATER BONDS**

RESOLUTION

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Design and Construction for water main improvements is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Massachusetts Water Resources Authority (the “Authority”), the Massachusetts Department of Environmental Protection (the “MassDEP”), and the Massachusetts Water Pollution Abatement Trust (the “Trust”) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by the Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the Water System Improvements Design and Construction.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

C-21-09

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 via remote participation on Monday evening, May 24, 2021 at 6:00 P.M. on the application of Louis Rubino, 744 Broadway, Revere, MA 02151 seeking permission from the Revere City Council to alter and extend the existing non-conforming retail/restaurant use to enable the appellant to utilize the outside patio space for up to 16 guests, increasing the capacity of the restaurant use to 34 guests at 744 Broadway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-09) is on file and available for public inspection, by appointment only, 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.

Please use the link below to join the public hearing:

<https://us02web.zoom.us/j/84663577845>

Or Telephone: US: +1 301 715 8592

Webinar ID: 846 6357 7845

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

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #105
05/05/2021
05/12/2021

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

C-21-09

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Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #105
05/05/2021
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Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

FORM B

APPLICATION NO. _____
DATE: 5/3/2021

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

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

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

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

- A. Application for 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: Louis Rubino

Address: 744 Broadway Revere, MA 02151

Tel. #: 617-780-2124

Email: louis@cuttingboardrevere.com

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

FILED
2021 MAY -4 AM 9:20
OFFICE CITY CLERK
REVERE, MASS

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

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

Name: Louis Rubino

Title: Owner

Address: 35 Rossetti St Revere, MA 02151

Tel. #: 617-780-2124

Email: louis@cuttingboardrevere.com

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

Name: Rubino Family Realty Trust

Address: 35 Rossetti St Revere, MA 02151

Tel. #: 978-501-4935

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

Book 50451, Page 118. 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:

Lot # 24/441/3/ Sq. Ft. 2338.8

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

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.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

no

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; no.

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

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 property sits on .06717 acres and contains a mixed use building totaling 2338.8 sqft. 1100 sqft is used for the commercial(restaurant) space. The patio area is 680.85 sqft. The property currently has all utilities connected and current on payments.

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

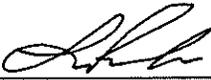
The nature of the special permit is to be able to utilize the outside, enclosed patio space for the seating of up to 16 guests across 4 tables. We are requested to occupancy to be increased to 34 guests.

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

Date of denial by Building Inspector and/or Planning Board

_____.

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

| | |
|---|---------------|
|  | 5/2/2021 |
| _____ Signature of Applicant | _____ Date |

| | |
|---|---------------|
|  | 5/2/2021 |
| _____ Signature of Owner | _____ Date |

| | |
|---|---------------|
|  | 5/2/2021 |
| _____ Signature of Designated Representative | _____ Date |

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

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

**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: Louis Rubino

Address: 35 Rossetti St Revere, MA 02151

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

Name: Louis Rubino Sr

Address: 35 Rossetti St Revere, MA 02151

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: Louis Rubino

Address: 35 Rossetti St Revere, MA 02151

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 C-21-09 (21-169 : Special Permit - 744 Broadway)

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: _____

Address: _____

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:

Rubino's Restaurant LLC
DBA: The Cutting Board

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

Signature of each party and landowner:





Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

Request for Finding of Fact – Special Permit

Now comes the applicant Louis Rubino
who has applied to this Honorable City Council for a special permit for property located at _____
744 Broadway Revere, MA 02151 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) Use of property will not be changing, but only expanding into the outdoor area.
 - (b)
 - (c)
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The outdoor area is well lit, flat, non slip, and handicap accessible.
 - (b) The large square footage allows for plenty of space between tables.
 - (c)
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) All sewage and water systems will face little impact.
 - (b)
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) Locals have expressed extreme interest in outdoor seating and are more than welcoming to the prospect.
 - (b)
 - (c)

Page 2
Finding of Fact Form

- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Broadway for the following reasons:
(streets)
 - (a) Parking will barely be effected as there are 18 meter spots and 32 limited time parking spots within a 500 ft radius.
 - (b) The patio will not extend to the sidewalk or any area that effects pedestrian traffic.
 - (c)

- 6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) All accommodations are existing and will more than fulfill the needs of the increased occupancy.
 - (b)
 - (c)

Date: 

Respectfully submitted by: 5/2/2021

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

To: Richard Viscay, 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: Louis Rubino on behalf of Rubino's Restaurant LLC
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 744 Broadway Revere, MA 02151
(business address of above person, corporation or business enterprise)

Location Address: 744 Broadway Revere, MA 02151
(location of property for which license or permit is required.)

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

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.



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.



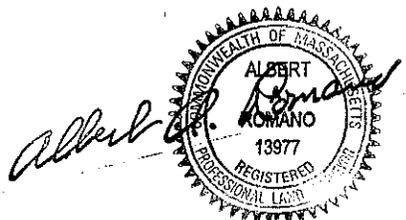
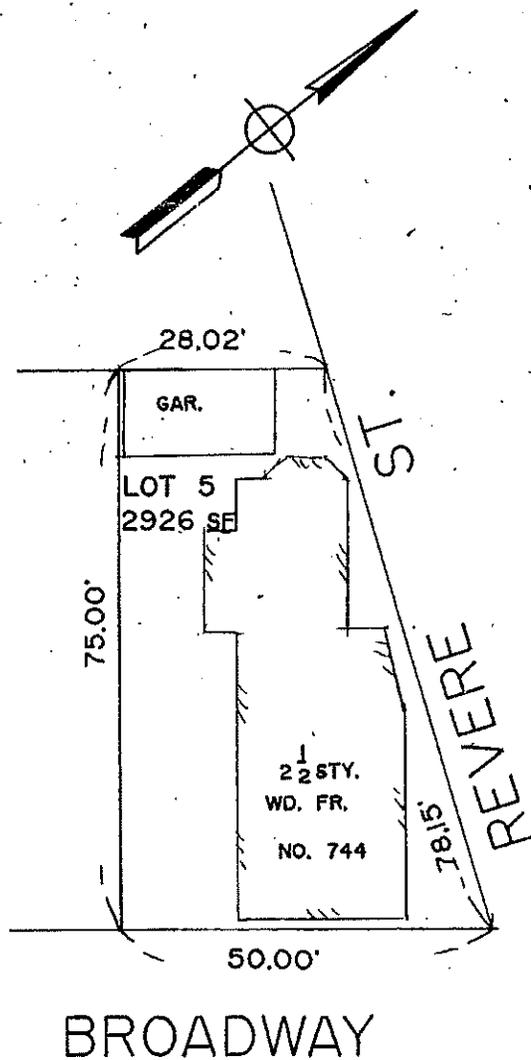
Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
9 Broadway Wakefield, MA 01880 T:(781)246-9345 Fax:(781)246-4333



THIS IS A TAPE SURVEY BASED ON SURVEY MARKERS OF OTHERS AND THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY. THIS PLAN WAS NOT MADE FOR: RECORDING PURPOSES, DEED DESCRIPTIONS CONSTRUCTION VERIFICATION OF PROPERTY LINE DEMENTIONS, BUILDING OFFSETS, FENCES OR LOT CONFIGURATIONS. ONLY A PRECISE INSTRUMENT SURVEY CAN DETERMINE ALL OF THE ABOVE.

THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON THE MAPS OF THE COMMUNITY. 250Z5C 0017G 9-25-09

I HEREBY CERTIFY THAT THE BUILDING(S) SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED ON THE GROUNDS AS SHOWN THEREON AND THAT THEY CONFORM TO THE ZONING AND BUILDING LAWS (DIMENSIONAL REQUIREMENTS) OF THE CITY/TOWN OF REVERE WHEN CONSTRUCTED AND TO RESTRICTIONS ON RECORD.

Mortgage Inspection Plan

In
REVERE, MA

Owner

Scale 1" = 20' Date 2/27/2013

Albert P. Romano

2/27/2013

Signature

Date

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)

Ashley Melnik

From: Louis Rubino <louis@cuttingboardrevere.com>
Sent: Thursday, April 29, 2021 6:08 PM
To: Ashley Melnik
Subject: Fwd: The Cutting Board Patio

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Ashley,

This is what I received from Louis. Please see below.

----- Forwarded message -----

From: Louis Cavagnaro <lcavagnaro@revere.org>
Date: Thu, Apr 29, 2021 at 6:01 PM
Subject: Re: The Cutting Board Patio
To: Louis Rubino <louis@cuttingboardrevere.com>

Yes you need to apply to Site Plan to increase the nonconforming use of that business.

Louis Cavagnaro
 Acting Building Commissioner
 City of Revere
 Municipal Inspections
 249R Broadway
 Revere, MA 02151
 781-286-8197



From: Louis Rubino <louis@cuttingboardrevere.com>
Sent: Thursday, April 29, 2021 10:13 AM

Attachment: PH C-21-09 (21-169 : Special Permit - 744 Broadway)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengla
Mathew M. McGrath

Paid

Request for Abutters List

Date: 5/4/21

Property Location: 744 BROADWAY

Map: 24 Block: 441 Parcel: 3

Property Owner: RUBINO FAMILY REALTY TRUST

Is request for special permit or variance? YES NO

If yes than 300Ft is required distance. If no, than please indicate requested distance below.

Requested Distance:

_____ FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: LOUIS RUBINO

Address: 35 ROSSETTI ST
REVERE, MA 02151

Telephone: 617-780-2124

EXTERIOR INFORMATION

| | |
|---------------|-------------------|
| Type: | 52 - MIXED OLD |
| Sty Ht: | 2A - 2 STORIES AT |
| (Liv) Units: | 2 - Total: 2 |
| Foundation: | 3 - BRK/STONE |
| Frame: | 1 - WOOD |
| Prime Wall: | 3 - ALUMINUM |
| Sec Wall: | 8 - BRICK VEN 10% |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | BEIGE |
| View / Desir: | |

BATH FEATURES

| | |
|------------|---------------------|
| Full Bath: | Rating: |
| A Bath: | Rating: |
| 3/4 Bath: | 1 - Rating: AVERAGE |
| A 3QBth: | Rating: AVERAGE |
| 1/2 Bath: | 2 - Rating: AVERAGE |
| A HBth: | Rating: |
| Other fx: | 1 - Rating: AVERAGE |

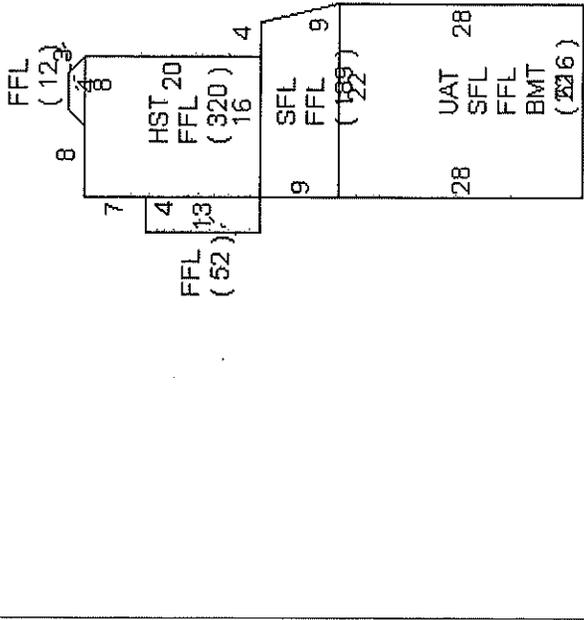
COMMENTS

DA BOMB BBQ. 2ND HEAT SYSTEM =
ELECTRIC WALL UNITS.

RESIDENTIAL GRID

| | | | |
|--------------|---------------|-----------------------------|------------|
| 1st Res Grid | Desc: | Line 1 | # Units |
| Level | FY: LR: DR: D | K: FR: RR: BR: FB: HB: L: O | |
| Other | | | |
| Upper | | | |
| Lvl 2 | | | |
| Lvl 1 | | | |
| Lower | | | |
| Totals | Rms: 6 | BRS: 4 | Baths: HB2 |

SKETCH



EXTERIOR INFORMATION

| | |
|---------------|-------------------|
| Type: | 52 - MIXED OLD |
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| Full Bath: | Rating: |
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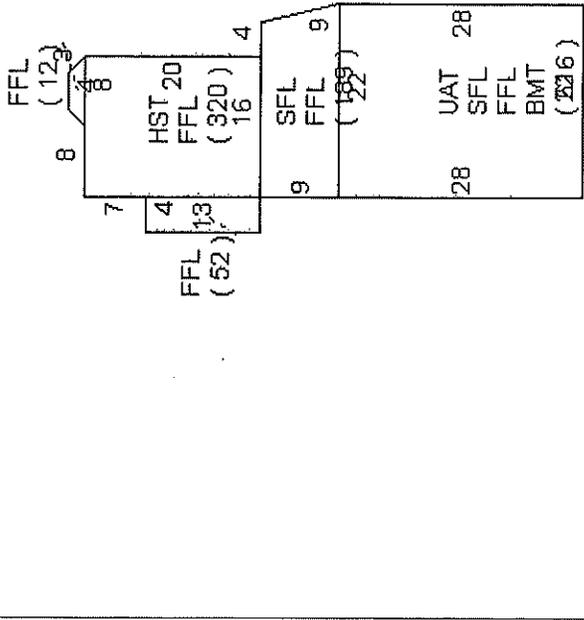
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| Upper | | | |
| Lvl 2 | | | |
| Lvl 1 | | | |
| Lower | | | |
| Totals | Rms: 6 | BRS: 4 | Baths: HB2 |

SKETCH



REMODELING

| | |
|------------|-------|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |
| Totals | 1 6 4 |

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 6 | 4 | M |

DEPRECIATION

| | | |
|-------------|----------------|-------|
| Phys Cond: | JAG - Avg-Good | 25% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 25.6% |

CONDO INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

EXTERIOR INFORMATION

| | |
|----------------|-------------------|
| Avg Ht/FL: | 8 |
| Prim Int Wall: | 1 - DRYWALL |
| Sec Int Wall: | |
| Partition: | T - TYPICAL |
| Prim Floors: | 3 - HARDWOOD |
| Sec Floors: | 6 - CERAMIC T 50% |
| Bsmnt Fir: | 12 - CONCRETE |

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| View / Desir: | |

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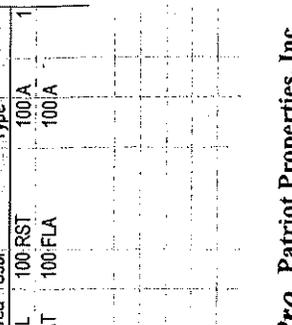
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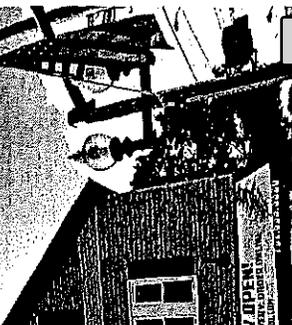
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| (Liv) Units: | 2 - Total: 2 |
| Foundation: | 3 - BRK/STONE |
| Frame: | 1 - WOOD |
| Prime Wall: | 3 - ALUMINUM |
| Sec Wall: | 8 - BRICK VEN 10% |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | BEIGE |
| View / Desir: | |

BATH FEATURES

| | |
|------------|---------------------|
| Full Bath: | Rating: |
| A Bath: | Rating: |
| 3/4 Bath: | 1 - Rating: AVERAGE |
| A 3QBth: | Rating: AVERAGE |
| 1/2 Bath: | 2 - Rating: AVERAGE |
| A HBth: | Rating: |
| Other fx: | 1 - Rating: AVERAGE |

COMMENTS

DA BOMB BBQ. 2ND HEAT SYSTEM =
ELECTRIC WALL UNITS.

RESIDENTIAL GRID

| | | | |
|--------------|---------------|-----------------------------|------------|
| 1st Res Grid | Desc: | Line 1 | # Units |
| Level | FY: LR: DR: D | K: FR: RR: BR: FB: HB: L: O | |
| Other | | | |
| Upper | | | |
| Lvl 2 | | | |
| Lvl 1 | | | |
| Lower | | | |
| Totals | Rms: 6 | BRS: 4 | Baths: HB2 |

SKETCH



SUB AREA DETAIL

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub % | Descr | Type | Qu # |
|------|--------------|-----------|-----------|--------------------|-------|-------|-------|------|
| FFL | FIRST FLOOR | 1,189 | 130.240 | 154,858 | 100 | RST | 100/A | 1 |
| SFL | SECOND FLOOR | 805 | 124.040 | 99,852 | 100 | UAT | 100/A | |
| BMT | BASEMENT | 616 | 31.010 | 19,102 | 100 | FLA | 100/A | |
| UAT | UNF ATC | 185 | 54.270 | 10,029 | | | | |
| HST | HALF STORY | 160 | 124.040 | 19,846 | | | | |
| | | | | Total: | | | | |
| | | | | Net Sketched Area: | 2,955 | | | |
| | | | | Gross Area | 3,546 | | | |
| | | | | FinArea | 2,339 | | | |



IMAGE AssessPro Patriot Properties, Inc

MOBILE HOME

Make: _____ Model: _____ Year: _____

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Cont | Year | Unit Price | DVS | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris Value | |
|------|-------------|---|-----|------|----------|------|------|------|------------|-----|-----|-----|------|-------|------------|------|-------|-------------|--|
| 3 | GARAGE | | | | | | | | | | | | | | | | | | |
| | | A | AV | 1950 | | | | | 25.82 | T | 30 | 101 | | | 4,200 | | | 4,200 | |

733 BROADWAY 17-276-10-0000

LUC: N/A

733 BROADWAY CONDO ASSOC
733 BROADWAY
REVERE, MA 02151

733 BROADWAY 1 17-276-10-1

LUC: 327

WINMP LLC
733 BROADWAY
UNIT 1
REVERE, MA 02151

733 BROADWAY 2 17-276-10-2

LUC: 327

GRAINGER KATHLEEN
63 HIGH ST
REVERE, MA 02151

733 BROADWAY 3 17-276-10-3

LUC: 102

OSORIO BRANT
733 BROADWAY
UNIT 3
REVERE, MA 02151

733 BROADWAY 4 17-276-10-4

LUC: 102

HERNANDEZ KELVIN
733 BROADWAY
UNIT 4
REVERE, MA 02151

733 BROADWAY 5 17-276-10-5

LUC: 102

ERAZO JANETH
733 BROADWAY
REVERE, MA 02151

733 BROADWAY 6 17-276-10-6

LUC: 102

PIO FAMILY TRUST
PIO ANTHONY CO-TRUSTEE
733 BROADWAY
UNIT 6
REVERE, MA 02151
745 BROADWAY

LUC: 332

PERRIELLO RALPH
C/O PERRIELLO AUTO REPAIR
737 BROADWAY
REVERE, MA 02151

35 REVERE ST 17-276-12

LUC: 326

XHENGQ ALKETA
35 REVERE ST
REVERE, MA 02151

41 REVERE ST 17-276-13

LUC: 112

SHARADA ASSOCIATES
BURG HARVEY
8333 SUMMERWOOD DR
AUSTIN, TX 78759

22 AMBROSE ST 17-276-7

LUC: 104

MARTINEZ JULIO J
GUEVARA NOEMI
22 AMBROSE ST
REVERE, MA 02151

765 BROADWAY 17-277-1

LUC: 325

JC & Y REALTY GROUP, LLC
707 WESTERN AVE
LYNN, MA 01905

773 BROADWAY 17-277-2

LUC: 355

VERTUCCIO RALPH JR
SMITH DANNY S
80 WHITE ST
EAST BOSTON, MA 02128

46 REVERE ST 17-277-25

LUC: 031

SALONORA LLC
P O BOX 365
REVERE, MA 02151

24 MALDEN ST 24-410-11

LUC: 104

PENNACCHIO JOHN
PENNACCHIO TINA LMV
24 MALDEN ST
REVERE, MA 02151

16 MALDEN ST 24-410-12

LUC: 326

DM REALTY NOMINEE TRUST
DEMAINO LEONARD
61 TUCKERMAN ST
REVERE, MA 02151

12 MALDEN ST 24-410-13

LUC: 104

RODRIGUEZ INGRID REYES
REYES CELIN A
12 MALDEN ST
REVERE, MA 02151

68 TUCKERMAN ST 24-411-9

LUC: 931

CITY OF REVERE / LINCOLN
C/O SUPERINTENDENT OF SCHOOLS
101 SCHOOL ST
REVERE, MA

732 BROADWAY 24-441-1

LUC: 013

M C REALTY TRUST
CLIFFORD MARK
14 DEACON DR
MIDDLETON, MA 01949

MALDEN ST 24-441-2

LUC: 930

CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

744 BROADWAY 24-441-3

LUC: 013

RUBINO FAMILY REALTY TRUST
RUBINO LOUIS TRUSTEE
35 ROSSETTI ST
REVERE, MA 02151

738 BROADWAY 24-441-4

LUC: 104

GUZMAN ESTHER J
738 BROADWAY
REVERE, MA 02151

766 BROADWAY 24-442-443-1

LUC: 031

A&M FOREIGN MOTORS, LLC
P O BOX 45605
SOMERVILLE, MA 02145

REVERE ST 24-442-443-1A

LUC: 337

A&M FOREIGN MOTORS, LLC
P O BOX 45605
SOMERVILLE, MA 02145

8 REVERE ST 24-442-443-2B

LUC: 353

8 REVERE STREET LLC
8 REVERE ST
REVERE, MA 02151

8 ROSSETTI ST 24-442-443-55

LUC: 104

NICOSIA NUNZIO LIFE ESTATE
NICOSIA SANTA LIFE ESTATE
8 ROSSETTI ST
REVERE, MA 02151

766 BROADWAY 24-442-443-61

LUC: 325

766 BROADWAY REALTY TRUST
SANFILIPPO FRANK A TRUSTEE
120 WYLLIS AVE
UNIT 106 BRITNEY PL
EVERETT, MA 02149THIS IS A TRUE & ATTESTED
CERTIFICATE OF THE RECORDS OFFICER
ASSESSOR'S OFFICE OF THE

CITY OF REVERE

Susan Shaffer

DATE: 5-4-2021

C-21-10

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 via remote participation on Monday evening, May 24, 2021 at 6:00 P.M. on the application of Rod Rivera, 97 Beach St., Malden, MA 02148 seeking permission from the Revere City Council to alter and extend the existing non-conforming office use to a non-conforming fast food/take-out use to enable the appellant to operate an ice cream and smoothie shop at 54 Yeamans Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-10) is on file and available for public inspection, by appointment only, 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.

Please use the link below to join the public hearing:

<https://us02web.zoom.us/j/84663577845>

Or Telephone: US: +1 301 715 8592

Webinar ID: 846 6357 7845

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

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #259
05/05/2021
05/12/2021

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)

C-21-10

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Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #259
05/05/2021
05/12/2021

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)

FORM B

APPLICATION NO. C-21-10
DATE: ~~12/20/2020~~ 5/14/2021
ABM

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 17.16.040.
- 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: Rod Rivera

Address: 97 Beach street Malden, Ma 02148

Tel. #: 781-389-2901

DANNYSPAINTING I
@yahoo.com

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

FILED
2021 MAY -4 AM 9:53
OFFICE CITY CLERK
REVERE, MASS

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)

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

Name: Rod Rivera

Title: construction supervisor and designer

Address: 97 Beach Street Malden, Ma 02148

Tel. #: 781-389-2901

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

Name: Alarco Daniel Lemus

Address: 686 Washington Street Revere, Ma 02151

Tel. #: 857-247-0495



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

Book 63594, Page 308. 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:

Lot # 21-359-1A Sq. Ft. 619 SF

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

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.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

no

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; no.

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans 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.):

The building is a one level commercial office space, build around 1920
it currently have city domestic water , sewer and gas service by national grid.

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

convert from and office space to an ice cream and smoothie vendor

Date of denial by Building Inspector and/or Planning Board

Dec 16,2020

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

[Signature]
Signature of Applicant

12/30/2020
Date

[Signature]
Signature of Owner

12/30/20
Date

Signature of Designated Representative

Date

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

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans 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: Rod Rivera

Address: 97 Beach Street Malden, MA 02148

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

Name: Alarco Daniel Lemus

Address: 686 Washington Street

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.C-21-10 (21-170 : Special Permit - 54 Yeamans 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: _____

Address: _____

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:

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)

Request for Finding of Fact – Special Permit

Now comes the applicant Alarco Daniel Lemus
who has applied to this Honorable City Council for a special permit for property located at 54
Yeamans Street 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) we will only open day peek time allowed and no after hours activities
 - (b)
 - (c)

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) It will be of a family oriented place to get together and spend quality time
 - (b)
 - (c)

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) It will only be using the existing sewer and water for the preparations of the products being sold
 - (b)
 - (c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The renovation will not change the size of the building nor increase the height
 - (b)
 - (c)

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)

Page 2
Finding of Fact Form

- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Yeamans Street for the following reasons:
 (streets)
 - (a) the store will only be for quick serving and not a place to hang out .
 - (b)
 - (c)

- 6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) For serving to the public only
 - (b)
 - (c)

Date: _____

Respectfully submitted by: _____

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans 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: Alarco Daniel Lemus
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 686 Washington Street Revere, MA 02151
(business address of above person, corporation or business enterprise)

Location Address: 54 Yeamans Street Revere ,Ma
(location of property for which license or permit is required.)

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans 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.

 _____

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.

 _____

Signature of Individual or
Corporate Name

by: _____

Corporate Officer (if applicable)

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)

Unofficial Property Record Card - Revere, MA

General Property Data

Parcel ID 21-359-1A
 Prior Parcel ID RB --
 Property Owner ALARCO DANIEL LEMUS

Account Number 21/359/1A/

Mailing Address 686 WASHINGTON ST

Property Location 54 YEAMANS ST
 Property Use OFFICE
 Most Recent Sale Date 6/17/2020
 Legal Reference 63594-308
 Grantor BIRD DOG INVESTMENTS LLC,
 Sale Price 180,000
 Land Area 0.014 acres

City Revere
 Mailing State MA Zip 02151
 ParcelZoning RB

Current Property Assessment

Card 1 Value Building Value 104,600 Xtra Features Value 0 Land Value 49,500 Total Value 154,100

Building Description

Building Style OFFICE
 # of Living Units 1
 Year Built 1920
 Building Grade GOOD
 Building Condition Very Good
 Finished Area (SF) 480
 Number Rooms 0
 # of 3/4 Baths 0

Foundation Type CONC BLOCK
 Frame Type CONCRETE
 Roof Structure FLAT
 Roof Cover TAR+GRAVEL
 Siding BRICK
 Interior Walls DRYWALL
 # of Bedrooms 0
 # of 1/2 Baths 1

Flooring Type CARPET
 Basement Floor N/A
 Heating Type FLOOR FURN
 Heating Fuel GAS
 Air Conditioning 0%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fixtures 0

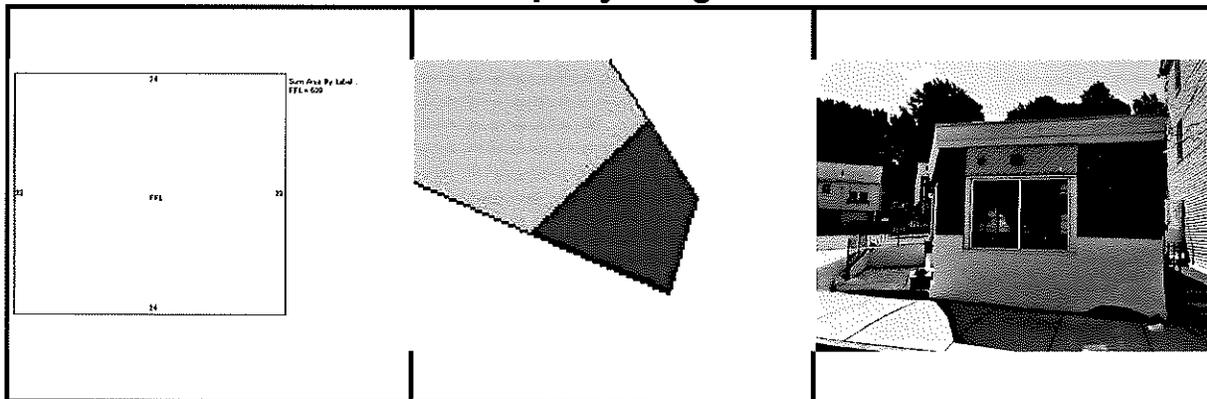
Legal Description

LOT D2 EASEMENT 24422-306

Narrative Description of Property

This property contains 0.014 acres of land mainly classified as OFFICE with a(n) OFFICE style building, built about 1920 , having BRICK exterior and TAR+GRAVEL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengla
Mathew M. McGrath

Request for Abutters List

Date: 3/15/2021

Property Location: 54 YEAMANS STREET

Map: 21 Block: 359 Parcel: 1A

Property Owner: ALARCO DANIEL LEMUS

Is request for special permit or variance? YES NO

If yes than 300Ft is required distance. If no, than please indicate requested distance below.

Requested Distance:

_____ FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: ROD RIVERA

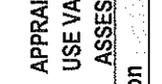
Address: 97 BEACH STREET

_____ MALDEN, MA 02148

Telephone: 781-389-2901

APPROXIMATE USE VALUE: 154,100
 ASSESSED: 154,100

Revere



PROPERTY LOCATION

No: 54
 Ait No: YEAMANS ST, REVERE
 Direction/Street/City

OWNERSHIP

Owner 1: ALARCO DANIEL LEMUS
 Owner 2:
 Owner 3:
 Street 1: 686 WASHINGTON ST
 Street 2:
 Twn/City: Revere
 St/Prov: MA
 Postal: 02472

PREVIOUS OWNER

Owner 1: BIRD DOG INVESTMENTS LLC -
 Owner 2:
 Street 1: 73 PIERMONT ST
 Street 2: WATERTOWN
 Twn/City: WATERTOWN
 St/Prov: MA
 Postal: 02472

NARRATIVE DESCRIPTION

This parcel contains .014 Acres of land mainly classified as OFFICE with a OFFICE Building built about 1920, having primarily BRICK Exterior and 480 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Description/No | Amount | Com. Int |
|------|----------------|--------|----------|
| | | | |

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

| Use Code | LUC Description | Fact | No of Units | Depth / Price/Units |
|----------|-----------------|------|-------------|---------------------|
| 340 | OFFICE | 619 | | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|----------|-----------|----------------|------------|------------|-------------|
| 340 | 0.014 | 104,600 | 104,600 | 49,500 | 154,100 |

| Legal Description | User Acct |
|---------------------------|-----------|
| LOT DZ EASEMENT 24422-306 | 21359/1A |

| Entered Lot Size | Total Land |
|------------------|------------|
| 154,100 | 154,100 |

| Parcel ID | 21-359-1A |
|-----------|-----------|
|-----------|-----------|

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|------|------------|-----------|-----------|------------|-------------|---------------|----------------------|------------|
| 2021 | 340 | FV | 104,600 | 0 | .014 | 49,500 | 154,100 | 154,100 | | 12/15/2020 |
| 2021 | 340 | PTCH | 41,700 | 0 | .014 | 44,600 | 86,300 | 86,300 | 86,300 patch | 8/19/2020 |
| 2020 | 340 | FV | 41,700 | 0 | .014 | 44,600 | 86,300 | 86,300 | 86,300 Year End Roll | 12/18/2019 |
| 2020 | 340 | NC | 41,700 | 0 | .014 | 44,600 | 86,300 | 86,300 | 86,300 Year End Roll | 10/30/2019 |
| 2019 | 340 | FV | 41,700 | 0 | .014 | 41,800 | 83,500 | 83,500 | 83,500 Year End Roll | 12/19/2018 |
| 2018 | 340 | fv | 46,300 | 0 | .014 | 34,800 | 81,100 | 81,100 | 81,100 YER | 12/29/2017 |
| 2017 | 340 | FV | 44,100 | 0 | .014 | 32,000 | 76,100 | 76,100 | 76,100 Year End Roll | 12/22/2016 |
| 2016 | 340 | FV | 44,100 | 0 | .014 | 32,000 | 76,100 | 76,100 | 76,100 Year End | 12/28/2015 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|------------------|-----------|------|------------|--------------|------------|----|-----|-------|-------|
| BIRD DOG INVEST | 63594-308 | | 6/17/2020 | | 180,000 | No | No | | |
| PLYMOUTH PUB. L | 62019-281 | | 10/31/2019 | INCL PERS PR | 150,000 | No | No | | |
| NEA REALTY TRUS | 61823-184 | | 9/19/2019 | FORCLOSURE | 161,450 | No | No | | |
| GRENOQUIST SCOTT | 40356-200 | | 9/8/2006 | INCL PERS PR | 142,500 | No | No | | |
| DILORENZO | 36544-82 | | 2/24/2005 | SUBSEQUENT S | 90,500 | No | No | | |
| SASSO | 24422307 | | 5/25/2001 | CHD>SALE | 23,500 | No | No | | |
| UNKNOWN | 21492/239 | | 6/19/1997 | CHD>SALE | 120,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|------------|--------|----------|--------|-----|------------|----------|---------------------|---------|
| 11/30/2006 | 4805 | SIGN | 750 | C | | | 13X2 ALUM SIGN | |
| 9/14/2006 | 4548 | GEN'L RE | 2,500 | C | | | LVL'S FOR SUPPORT/I | |
| 6/25/1996 | 3829-1 | Resident | | | | | RSF REROOF | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-------------|-----|-----------|
| 10/18/2017 | MEASURED | 372 | Patrick W |
| 10/31/2007 | PERMIT | 163 | SUE M |
| 7/29/2008 | MEAS & INSP | 347 | Tony D |
| 12/6/2001 | Change - H | JF | |

PAT ACCT.

| ASR Map: | 21 |
|----------|----|
|----------|----|

| Prior Id #: | 1: RB |
|---------------|-------|
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |

| Date | Time |
|----------|----------|
| 03/16/21 | 09:39:59 |

| Date | Time |
|----------|----------|
| 10/31/20 | 14:50:48 |

| ASR Map: | 21 |
|----------|----|
|----------|----|

| Fact Dist: | Reval Dist: | Year: | Land Reason: | Bld Reason: | Civil District: | Ratio: |
|------------|-------------|-------|--------------|-------------|-----------------|--------|
|------------|-------------|-------|--------------|-------------|-----------------|--------|

| ASR Map: | 21 |
|----------|----|
|----------|----|

47 RESERVOIR AVE 21-356-10
LUC: 101
TRAN THE THI
47 RESERVOIR AVE
REVERE, MA 02151

18 VANE ST 21-356-59
LUC: 104
RAGO NICHOLAS
FLETCHER PAULA
18 VANE ST
REVERE, MA 02151

12 VANE ST 21-356-60
LUC: 101
LANDAVERDE WILLIAM A
LEMUS ANA L
12 VANE ST
REVERE, MA 02151

6 VANE ST 21-356-61
LUC: 101
MANCUSO JOHN
MANCUSO ANNA M
2318 FOREST DR
INVERNESS, FL 34453

2 VANE ST 21-356-62
LUC: 104
VIVAR BAMNER LOPEZ
2 VANE ST
REVERE, MA 02151

30 YEAMANS ST 21-356-63
LUC: 111
SMITH STEVEN
53 CLARENCE ST
EVERETT, MA 02149

26 YEAMANS ST 21-356-64
LUC: 111
SMITH STEVEN
53 CLARENCE ST
EVERETT, MA 02149

24 YEAMANS ST 21-356-65
LUC: 105
VAN VALKENBERG NANCY
24 YEAMANS ST
REVERE, MA 02151

33 RESERVOIR AVE 21-356-7
LUC: 104
MONROY ERICK
93 FALCON ST
EAST BOSTON, MA 02128

37 RESERVOIR AVE 21-356-8
LUC: 104
FERNANDES FREDERICIO ANTONIO LOPES
DELACRUZ RAMON (35%)
37-39 RESERVOIR AVE
REVERE, MA 02151

43 RESERVOIR AVE 21-356-9
LUC: 104
FORTUNA ROBERT
FERRARA LISA A
43 RESERVOIR AVE
REVERE, MA 02151

300 BROADWAY 21-358-1
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1A
LUC: 343
UNIT #2 POST OFFICE PROFESSION
SIMEONE MARIANNE E TRUSTEE
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1B
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
300 BROADWAY
Revere, MA 02151

300 BROADWAY 21-358-1C
LUC: 343
SIMEONE MARIANNE E
105 GREAT POND DR
BOXFORD, MA 01921

300 BROADWAY 21-358-1D
LUC: 343
CAPITOL MANAGEMENT LLC
DICESARE VINCENT A MANAGER
1605 NORTH SHORE RD
Revere, MA 02151

YEAMANS ST 21-358-2
LUC: 930
CITY OF REVERE
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

40 FOSTER ST 21-358-22
LUC: 101
40 FOSTER STREET, LLC
43 FOSTER ST
REVERE, MA 02151

310 BROADWAY 21-358-23A
LUC: 340
M & R UNITED REALTY TRUST
RIZZO PAUL D TRUSTEE
19 FELLSMERE AVE
WAKEFIELD, MA 01880

65 YEAMANS ST 21-358-3
LUC: 931
CITY OF REVERE
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

54 YEAMANS ST 21-359-1A
LUC: 340
ALARCO DANIEL LEMUS
686 WASHINGTON ST
Revere, MA 02151

11 VANE ST 21-359-1B
LUC: 105
GARZA ARTURO A
GUERRA DEGARZA NORA
11 VANE ST
REVERE, MA 02151

62 YEAMANS ST 21-359-54
LUC: 101
ESPINOZA JENNY
OVANDO MENDEZ WALTER NOE
68 YEAMANS ST
Revere, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF
THE RECESSOR'S OFFICE OF
CITY OF REVERE
DATE: 3/16/21

Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, December 29, 2020 2:29 PM
To: rodshomeimprovement@yahoo.com; Ashley Melnik; Louis Cavagnaro; Paul Cheever
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: December 29, 2020
Application #: SPR20-000223
Address: 54 YEAMANS ST
Description: convert office space to an ice cream and smoothie vendor
Review Status: Denied

Thank you for your recent permit application for convert office space to an ice cream and smoothie vendor. 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: The property is zoned General Residence (RB) and in accordance with Section 17.16.040 of the Revised Revere Zoning Ordinance, general retail sales and restaurant use or fast food/take out is not allowed within the RB District. In accordance with Section 17.40.020 and Section 17.40.030 of the Revised Revere Zoning Ordinance, the change of one nonconforming use (office) and nonconforming structure to another nonconforming use (ice cream shop) may only be allowed by special permit of the City Council only if it is determined that such change shall not be substantially more detrimental than the existing nonconforming use and structure to the neighborhood.

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

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

From: fstringi@revere.org
Sent: 12/16/2020 - 10:38 AM
To: rodshomeimprovement@yahoo.com,amelnik@revere.org,lcavagnaro@revere.org
CC:
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: December 16, 2020
Application #: SPR20-000223
Address: 54 YEAMANS ST
Description: convert office space to an ice cream and smoothie vendor
Review Status: Denied

Thank you for your recent permit application for convert office space to an ice cream and smoothie vendor. 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: The property is zoned General Residence (RB) and in accordance with Section 17.16.040 of the Revised Revere Zoning Ordinance, general retail sales and restaurant use or fast food/take out is not allowed within the RB District.

special permit non-conforming use

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

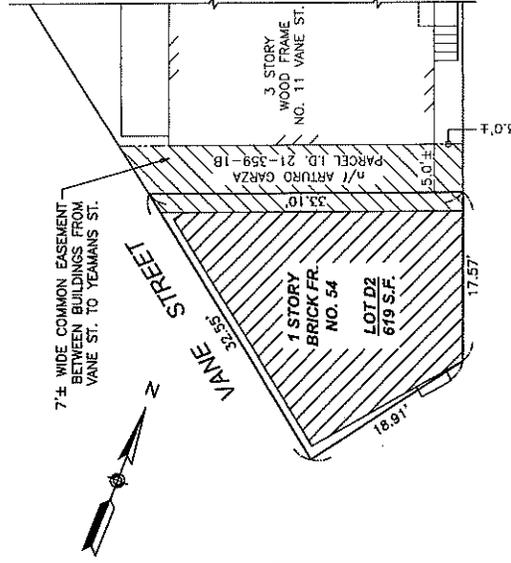
Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
 9 Broadway Wakefield, MA 01880 Tel: (781) 246-9345 Fax: (781) 246-4333



ZONE RB
 LOT AREA = 619 S.F.
 EXISTING HOUSE = 480 S.F.
 [Hatched Area] = PROPOSED CONVERSION FROM OFFICE SPACE TO COMMERCIAL ICE CREAM SHOP
 LOT COVERAGE = 77.5%
 OPEN SPACE = NONE



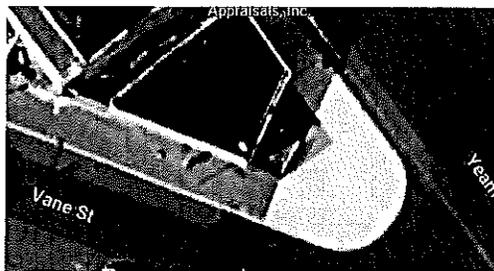
Alexander Cruciani
 REGISTERED PROFESSIONAL ENGINEER
 No. 10330

PLAN OF LAND
 NO. 54 YEAMANS STREET
 REVERE, MA

BUILDING CONVERSION PLAN
 OWNER
 DANIEL LEMUS ALARCO

SCALE: 1" = 10'
 0 5 10 20
 04/09/2021

SIGNATURE: _____ DATE: 4/12/21



GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2015 IBC AND 2015 MFC SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO BUILDING DEPARTMENTS OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLUMBING CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

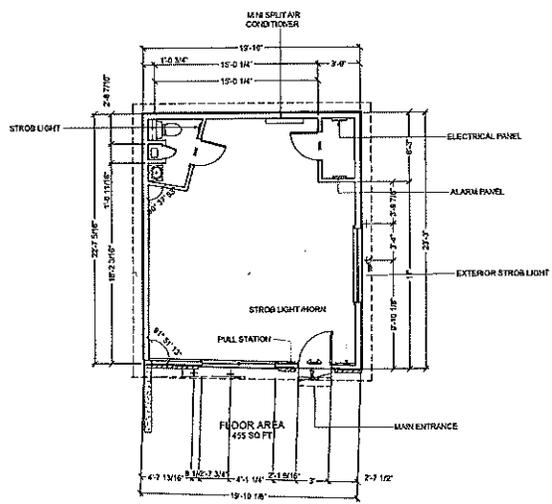
THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION VIOLATIONS AND VIOLATIONS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE IN WRITING NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE UPDATES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

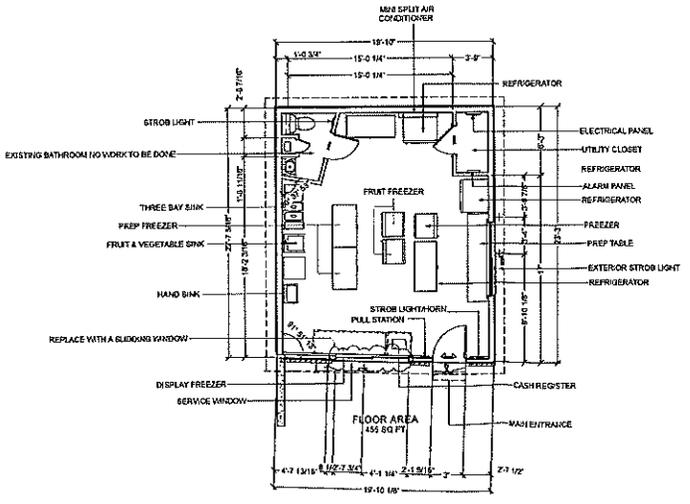
INSULATE WASTE LINES FOR SOUND CONTROL.

ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE THE IC LABEL.

ALL WORK FOR THIS RENOVATION MUST BE DONE ONCE ALL THE PERMITS HAS BEEN APPROVED. ALL CONTRACTOR OF ALL TRADE MUST PULL ALL PERMITS REQUIRED.

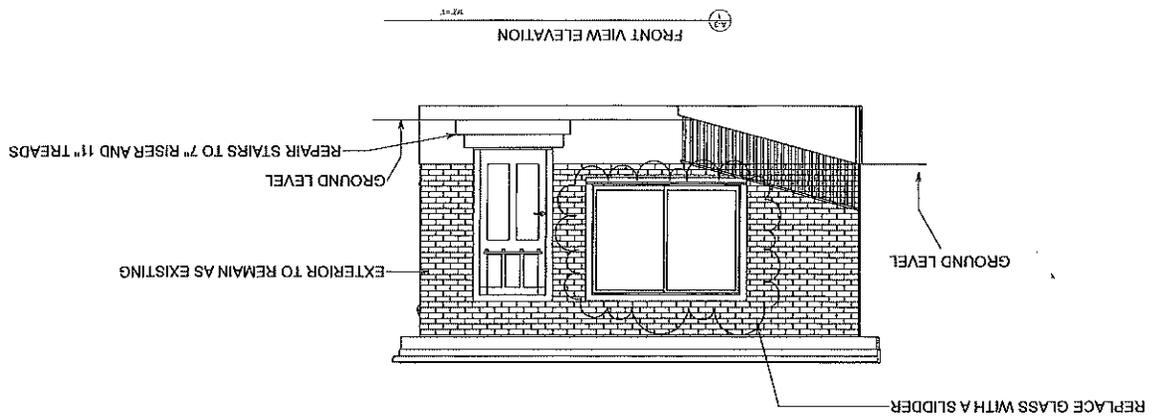


EXISTING FLOOR LAYOUT 1/4" = 1'



PROPOSED FLOOR LAYOUT 1/4" = 1'

SHEET
 SCALE
 1/2" = 1'-0"
 DATE: 1/27/10
 Drawn: [unclear] in
 ROD RIVERA, C.S. & DESIGNER
 LA METROPOLITANA
 54 YEAMANS STREET
 [unclear]
 [unclear]
 [unclear]



Attachment: PH.C-21-10 (21-170 : Special Permit - 54 Yeamans Street)



CITY OF REVERE

Brian M. Arrigo
Mayor

April 29, 2021

The Honorable City Council
Revere City Hall

Dear Councilors,

I write to request that \$295,000 be appropriated from the Community Improvement Trust fund for partial payment of public space and facilities improvements effected as part of the construction at 21 Revere Beach Boulevard. These funds will be used for improvements of public landscape, lighting, hardscape, and other improvements to surrounding public streets and sidewalks.

Regards,



Brian M. Arrigo
Mayor

Attachment: CIT Appropriation 21 RBB (21-144 : Appropriation from CIT fund for public space improvements at 21 Revere Beach Blvd)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: April 29, 2021
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

| | | |
|-------|--|------------|
| FROM: | Community Investment Trust Fund (84051-596000) | \$295,000 |
| | <i>Available Balance:</i> | \$ 686,925 |
| TO: | Sidewalks/ Infrastructure (014222-527800) | \$295,000 |
| | <i>Original Certification:</i> | \$ 0.00 |

Based on the amount available as of April 29, 2021, there are sufficient funds to support such a transfer.

Account verified by  _____
Reviewed by  _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: CIT Appropriation 21 RBB (21-144 : Appropriation from CIT fund for public space improvements at 21 Revere Beach Blvd)



CITY OF REVERE

Brian M. Arrigo
Mayor

May 13, 2021

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

Dear Councilors,

I write to request the City Council approve the attached resolution accepting funds disbursed by the United States Department of the Treasury for the American Rescue Plan Act. The City will receive a total of \$30,038,771 in municipal and county allotments, and the Treasury has provided guidance for allowable uses of funds. The City shall allocate this funding pursuant to all relevant regulations throughout the coming years, and I look forward to working with you all to set the best course for relief and recovery in our City.

Regards,

Brian M. Arrigo
Mayor

Attachment: [05-17-21] Accepting ARPA Funds (21-155 : Acceptance of ARPA Funds)



City of Revere
City Council

City Council Order No.

Date: 05/13/2021

Offered by Revere City Council

A RESOLUTION TO ACCEPT FUNDS FROM THE UNITED STATES DEPARTMENT OF THE TREASURY FOR THE AMERICAN RESCUE PLAN ACT FOR COMMUNITY RECOVERY FOLLOWING THE COVID-19 PANDEMIC

WHEREAS: The COVID-19 pandemic caused significant disruption in our community and the City's revenues and budget; and

WHEREAS: the American Rescue Plan Act provides federal funding for municipal relief and recovery following the COVID-19 pandemic; and

WHEREAS: The City of Revere intends to utilize ARPA funds to their maximum impact, including by supporting public health expenditures, addressing negative economic impacts caused by the public health emergency, replacing lost public sector revenue, and investing in water, sewer, and broadband infrastructure; and

WHEREAS: The ARPA direct municipal aide we are expecting to receive comes to a total of \$19,745,590, while an additional \$10,291,181 of County funding will be transferred automatically to the City, coming to a total of \$30,038,771.

NOW, THEREFORE, BE IT THAT:

1. The Mayor be hereby authorized to accept funds from the Department of the Treasury from the American Rescue Plan Act; and
2. The Mayor be hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of the Act to be administered by the City of Revere; and
3. This resolution shall take effect upon passage.

Approved by:

Attest:

Mayor Brian M. Arrigo

Ashley E. Melnik, City Clerk

Date

Attachment: [05-17-21] Accepting ARPA Funds (21-155 : Acceptance of ARPA Funds)



CITY OF REVERE

Brian M. Arrigo
Mayor

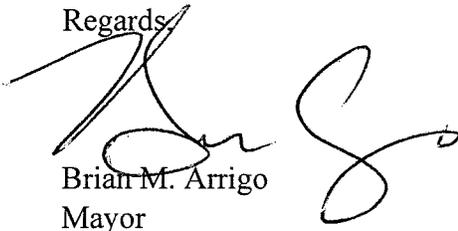
May 20, 2021

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

Dear Members of the Honorable City Council,

I write to recommend the City Council accept the attached draft Council Order and accept the provisions of Section 55C of Chapter 44 of the Massachusetts General Laws. These provisions, once accepted, would enable the City Council to adopt an ordinance establishing a Municipal Affordable Housing Trust Fund and Municipal Affordable Housing Trust Fund Board of Trustees. The ordinance establishing these are attached to a separate communication.

Regards,



Brian M. Arrigo
Mayor



City of Revere
City Council

Date: 05/20/2021

City Council Order No.

Offered by Revere City Council

A RESOLUTION TO ACCEPT THE PROVISIONS OF SECTION 55C OF CHAPTER 44 OF THE MASSACHUSETTS GENERAL LAWS

WHEREAS: The Commonwealth of Massachusetts enables municipalities to explore a variety of strategies to construct affordable housing; and

WHEREAS: the Acts provide for the establishment of an Municipal Affordable Housing Trust Fund and Municipal Affordable Housing Trust Fund Board of Trustees to manage said fund; and

WHEREAS: The City of Revere City Council desires to capitalize and realize the benefits of these Acts;

NOW, THEREFORE, BE IT ORDERED, that the City of Revere accepts the provisions of Section 55C of Chapter 44 of the Massachusetts General laws in order to establish a Municipal Affordable Housing Trust Fund and Municipal Affordable Housing Trust Fund Board of Trustees.

Approved by:

Attest:

Mayor Brian M. Arrigo

Ashley E. Melnik, City Clerk

Date

Attachment: [05-20-21] Accepting MGL Section 55C Council Order (21-171 : Accepting Provisions of Section 55C of Chapter 44 of MGL)



CITY OF REVERE

Brian M. Arrigo
Mayor

May 20, 2021

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

Dear Members of the Honorable City Council,

I write to request the City Council's adoption of the attached ordinance establishing a Municipal Affordable Housing Trust Fund and Municipal Affordable Housing Trust Fund Board of Trustees. As you are aware, the City and its residents are in great need of expanded affordable housing opportunities in our community. There are numerous strategies that my administration intends to pursue in order to create a greater number of affordable housing stock for our community's families, and establishing a Municipal Affordable Housing Trust Fund would enable us to leverage a diverse array of partnerships and strategies. The ordinance contains information regarding the first source of funding to the Trust Fund as well as the Board's composition. I look forward to working with you all in nominating Trustees to the Board and strengthening our availability to deliver expanded opportunity for housing to our residents.

Regards,

Brian M. Arrigo
Mayor

May 19, 2021

I. AN ORDINANCE FURTHER AMENDING TITLE 2 OF THE ORDINANCES OF THE CITY OF REVERE

SECTION 1. Title 2 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new chapter and sections:

Chapter 2.90 – Affordable Housing Trust Fund; Board

2.90.010 – Board of Trustees: established; appointment; term; filling of vacancies; removal.

The city of Revere shall establish an Affordable Housing Trust Fund Board of Trustees consisting of nine members appointed by the Mayor, and who shall serve without compensation. The Mayor shall ensure, to the extent feasible, that the composition of the board reflects the geographic and ethnic mix that exists in the city. All board members should have some working interest in the City. Members shall be appointed as follows:

- (1) The Mayor, or a designee, who shall serve as chair;
- (2) A. There shall be at all times appointed to the board at least one individual with financial/lending experience.
- B. At least one individual with experience in housing development, which may include, but is not limited to:
 - a. Non-profit affordable housing development.
 - b. Real estate or finance, especially with regard to affordable housing development.
 - c. Non-profit housing services.
- C. At least two individuals referred to the Mayor by a community organization conducting supportive housing or other anti-poverty work in the City of Revere. The Mayor ought to solicit nominations from these community organizations for the purposes of filling these board positions.
- D. At least two individuals who are tenants in the City of Revere. One member must live in an affordable housing property, and the other must live in a market-rate unit.
- E. One board membership shall be reserved for the City Council president or their designee. The Mayor must approve this nomination.

- (3) A minimum of five of the nine trustees shall be Revere residents.
- (4) All members, excluding the Mayor or his/her designee, are subject to confirmation by the City Council.
- (5) Trustees shall be appointed for a two-year term.
- (6) Members shall be eligible for reappointment in the same manner as the original appointment. If a vacancy occurs, it shall be filled for the balance of the unexpired term in the same manner as the initial appointment was made.
- (7) Trustees may be removed by the Mayor.

2.90.020 – Powers and duties.

The trustees shall administer an Affordable Housing Trust Fund to provide for the creation and preservation of affordable housing within the city of Revere for the benefit of low- to moderate-income households, as defined by income limits published from time to time by the U.S. Department of Housing and Urban Development, and to pursue other strategies to support the City's affordable housing goals.

The specific powers and duties of the trustees, all of which shall be carried on in furtherance of the purposes set forth in this ordinance, are as follows:

- (1) To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including without limitation grants of funds or other property tendered to the trust in connection with provisions of any zoning ordinance or bylaw or any other ordinance or bylaw;
- (2) To purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- (3) To sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to trust property as the board deems advisable notwithstanding the length of any such lease or contract;
- (4) To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the board engages for the accomplishment of the purposes of the trust;

- (5) To employ advisors and agents, such as accountants, appraisers and lawyers as the board deems necessary;
- (6) To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the board deems advisable;
- (7) To apportion receipts and charges between incomes and principal as the board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- (8) To participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- (9) To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the board may deem proper and to pay, out of trust property, such portion of expenses and compensation of such committee as the board may deem necessary and appropriate;
- (10) To carry property for accounting purposes other than acquisition date values;
- (11) To borrow money on such terms and conditions and from such sources as the board deems advisable, to mortgage and pledge trust assets as collateral;
- (12) To make distributions or divisions of principal in kind;
- (13) To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the board may deem appropriate;
- (14) To manage or improve real property; and to abandon any property which the board determines not to be worth retaining;
- (15) To hold all or part of the trust property uninvested for such purposes and for such time as the board may deem appropriate; and
- (16) To extend the time for payment of any obligation to the trust.

The powers and duties enumerated above are intended to encompass all powers and duties of the trustees. Any action, power or duty not enumerated above shall require prior approval of the city council.

2.90.030 – Records; annual report.

The trustees shall keep a record of its doings and at the close of every fiscal year make a report thereof to the City Council. The report shall include a description and source of funds received and expended and the type of affordable housing programs or properties assisted with the funding. The trustees shall also provide the city council with a copy of the trust's annual audit.

2.90.040 – Affordable housing trust fund.

There is hereby created, pursuant to M.G.L. c. 44, § 55C, an affordable housing trust fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized to provide for the creation and preservation of affordable housing in Revere for the benefit of low and moderate-income households and for the funding of community housing.

2.90.050 – Transfers to the affordable housing trust fund.

Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to the affordable housing trust fund of a sum equal to but not less than ten percent of the total free cash amount certified by the department of revenue.



CITY OF REVERE

Brian M. Arrigo
Mayor

May 5, 2021

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

Dear Members of the Honorable City Council,

I am writing to inform you of the appointment of Debbie Peczka-DiGiulio as Director of Elder Affairs.

Having served as Acting Director of Elder Affairs over the past year, Debbie has elevated the professionalism and responsiveness of the City's Department of Elder Affairs. Bridging a crucial gap between our city's seniors and the challenges brought upon them by the COVID-19 pandemic, Debbie has become an indispensable face in our community. Her previous experience working in the City of Revere prepared her well for her current role taking care of our City's most cherished residents, and the City ought to consider ourselves lucky that she rose to the challenges of COVID with intellect, poise, and respect. For these reasons, I am confident in appointing Debbie Peczka-DiGiulio as Director of Elder Affairs.

Regards,



Brian M. Arrigo



CITY OF REVERE

Brian M. Arrigo
Mayor

May 5, 2021

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

Dear Members of the Honorable City Council,

I am writing to inform you of the appointment of Sara Boukdad to the Zoning Board of Appeals.

Having grown up in Revere, Sara is on the cusp of completing her Master of Public Affairs degree from Indiana University. In her professional career, she has a wealth of experience working with municipalities to find solutions to environmental, social, and planning problems. Currently working at the National League of Cities, she has worked to execute safe elections during the pandemic, and also holds high aptitude in a variety of technical software and tools to assist cities. For these reasons, I am confident and honored to appoint Sara Boukdad to the Zoning Board of Appeals.

Regards,



Brian M. Arrigo

8 Raymond Road
 Revere, MA 02151

(857)-544-0934
 sboukdad@iu.edu

Education

Indiana University Bloomington, IN
 Master of Public Affairs Candidate, Policy Analysis Concentration (GPA: 3.75) August 2021
 • Washington Leadership Program, Coordinator

University of Notre Dame Notre Dame, IN
 Bachelor of Science, Environmental Engineering May 2016
 • Actinide Center of Excellence, Undergraduate Research Assistant

Stonehill College Easton, MA
 Bachelor of Science, Environmental Science May 2015
 • Ecological Campus Representatives, Team Leader

Experience

National League of Cities Remote
Municipalities Specialist – Cities Vote Program August 2020 – Present
 • Provided technical assistance to municipalities across the US through publications, blogs, and webinars to create a community of practice
 • Planned and executed an organization-wide campaign to address timely solutions on executing safe elections during a pandemic
 • Assisted in transportation planning initiatives through ArcGIS and Power BI

City of South Bend South Bend, IN
Civic Innovation and Data Fellow May 2020 – Aug 2020
 • Planned and executed a nonprofit and mission-driven organization data needs assessment including survey design, partnership development, and research.
 • Evaluated current state of early childhood in South Bend through design thinking to increase capacity, quality, and entrepreneurial opportunities

University of Notre Dame – Center for Civic Innovation Notre Dame, IN
Internship Program Manager February 2017-August 2019
 • Developed and facilitated programming for the professional development of over 120 summer interns through the Bowman Creek Educational Ecosystem internship program
 • Planned and directed interdisciplinary project and strategy development process across city government, local businesses, and educational institutions to develop 15 community engineering projects
 • Effectively grew internship program from one neighborhood site to three regional sites and led marketing rebrand to establish a roadmap for replication and greater regional impact

Leadership and Professional Development

O’Neill School of Public and Environmental Affairs Bloomington, IN
Toyota Research Assistant July 2020
 • Wrote a literature review of autonomous vehicle on rural, urban, disabled, and elderly populations to suggest new features in future models

City of South Bend South Bend, IN
Community Investment Common Council - Committee Member January 2019- August 2019
 • Appointed as a voting member of the committee to evaluate business and personal tax abatements requests under the Mayor Pete Buttigieg administration

enFocus, Inc South Bend, IN
Innovation Consultant August 2016-August 2018
 • Co-developed a water utility master plan for the City of Goshen, IN including business analysis, water demand, distribution, and GIS analysis

Awards and Certificates

First Place, Grant Thornton Institute for Data Exploration for Risk Assessment and Management (GT-IDEA) Case Competition 2020
 Intern Supervisor of the Year Nominee, Indiana Chamber of Commerce 2019
 Project Management Certificate, University of Notre Dame 2019

Skills

Technology: Power BI, GIS, Tableau, MatLab, Python, Java, Design Thinking, Adobe Suite, R/STATA, Microsoft Office Suite, Miro, AirTable
 Languages: Fluent in English and Arabic, Proficiency in French and Spanish

Attachment: Appointment of S. Boukdad ZBA (21-174 : Appointment of Sara Boukdad to Zoning Board of Appeals)



CITY OF REVERE

Brian M. Arrigo
Mayor

May 5, 2021

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

Dear Members of the Honorable City Council,

I am writing to inform you of the appointment of Mario Grimanis to the Commission on Disability.

Mario has two decades worth of experience working with and mentoring people with disabilities, and would deliver a tremendous amount of insights to the Commission. His nomination comes with the highest recommendation of Commission Chair Ralph DeCicco. For these reasons, I am confident in appointing Mario Grimanis to the Commission on Disability.

Regards,



Brian M. Arrigo

MARIO GRIMANIS

Revere MA. 02151 * 617-257-0413 * mgrimanis@hotmail.com

PROFESSIONAL EXPERIENCE

- Vinfen, Cambridge, MA** 2007-Present
Residential Counselor, Brookline, MA 2015-Present
- Work as a counselor in a residential program with thirteen adult clients.
 - Teach skills of independent living to assigned clients in the areas of hygiene, meal prep, money and medication management, through the interventions of developed individualized treatment plans.
 - Completed rehabilitation notes on these meetings with the clients to document the used of the plans as well as the client's progress with meeting their goal of learning to be more independent.
 - Administered medications to clients and also work as the med officer of the program which includes places orders for the medications of the clients though the pharmacy.
 - Facilitated weekly group meetings.
 - Also serve as the human rights officer of the program.
- Vinfen**
Clinical Program Director, Jamaica Plain MA 2014-2015
- Managed a CBFS residential facility of 8 to12 adults.
 - Provided supervision to full time and relief staff who work at the facility.
 - Responsible for developing yearly individualized action plans, Adult Comprehensive assessments, and addendums, to work on clients' goals for the year according to the billing requirements by the department of mental health.
 - Completed rehabilitation notes on these meetings with the clients to document the used of the plans as well as the client's progress with meeting their goal of learning to be more independent.
 - Reviewed rehabilitation notes written by staff from their meetings with the clients to make sure that the client's individualized action plan is being applied to meet DMH billing policies and the clients' progress with meeting their goal.
 - Facilitated monthly staff meetings to discuss issues regarding the wellbeing of the clients the program.
 - Administered medications to clients and take weekly inventory of medications.
 - Attended monthly clinical meetings.
 - Monitored the monthly budge of the program for food purchases and other supplies for the program.
- Vinfen**
Residential Counselor, Boston, MA 2009-2014
- Worked as a counselor in a clinical residential program with twelve adult clients.
 - Taught skills of independent living to assigned clients in the areas of hygiene, meal prep, money and medication management, through the interventions of developed individualized treatment plans.
 - Completed rehabilitation notes on these meetings with the clients to document the used of the plans as well as the client's progress with meeting their goal of learning to be more independent.
 - Administered medications to clients.
 - Participated in treatment team meetings to discuss the clients' progress.

Vinfen**Outreach Worker**, Jamaica Plain, MA

2007-2009

- Provided counseling to adults in residential settings on medical management, self advocacy, and independent living, etc.
- Developed individual treatment plans with clients to meet their treatment goals set by their treatment team of clinicians, psychiatrist, and rehabilitation specialist.
- Met with clients weekly to implement the strategies in their treatment plan and discuss progress.
- Completed services log notes and monthly progress notes to document clients' progress.
- Participated in treatment team meetings.
- Served the program as the human rights officer.

BayCove Human Services, Boston, MA

2005-2007

Employment Specialist

- Provided career counseling to adults with severe mental illnesses.
- Developed and implemented career plans to meet the clients' career and education goals.
- Worked with clients on job applications and assisted with job placement.
- Provided on-going support to the client's once employed.
- Consulted with the treatment providers to discuss the progress of the clients.

Solomon Carter Fuller Mental Health Center, Boston, MA

2000- 2005

Mental Health Counselor (employed by both BayCove and Vinfen)

- Provided individual and group counseling to 3-12 inpatient adults in crisis.
- Worked as part of a crisis team to provide services to adults with dual diagnosis.
- Facilitated group meetings on various topics on mental illnesses and addictions.
- Made referrals to homeless shelters, halfway programs, and outpatient clinics
- Attended meetings with the unit staff to discuss the progress of clients and discharge plans.
- Developed treatment plans and completed psychosocial assessments.

EDUCATION**Cambridge College**, Cambridge, MA**Advanced Graduate Studies in Mental Health Counseling Certificate**, 2005**Masters of Education in Counseling Psychology**, 2000**Hellenic College**, Brookline, MA**Bachelor of Arts in Elementary Education**, 1998**COMPUTER SKILLS**

Microsoft Word, Excel, PowerPoint and Outlook; Windows 10