



CITY COUNCIL  
Regular Meeting

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

Calendar

Monday, June 14, 2021, 6:00 PM

**5:00PM Legislative Affairs Sub-Committee Meeting**

**5:30PM Zoning Sub-Committee Meeting**

**Salute to the Flag**

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of June 7, 2021

3. **21-176** A Certificate of Commendation will be awarded to Parking Director Jim Rose in recognition of his upcoming retirement from the City of Revere.

4. **21-177** A Certificate of Merit will 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.

**Public Hearings**

5. **21-204** Hearing called as ordered on a joint petition submitted by National Grid and Verizon to relocate 1 JO Pole #2643 on Hichborn Street approximately 15' north of the existing location.

6. **21-205** Hearing called as ordered on a petition submitted by National Grid to install an underground conduit from Pole #2643 on Hichborn Street, beginning at a point approximately 19' west of the centerline of the intersection of Hichborn Street and continuing approximately 45' feet in a northeast direction for the purpose of providing power for a new development.

**Zoning Sub-Committee Report**

7. **21-169** 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.

8. **21-170** 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.

**Legislative Affairs Sub-Committee Report**

9. **20-370** An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Transient Vendors, Door-to-Solicitors, and Canvassers.
10. **21-060** An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Baiting Procedures for Rodent Control.
11. **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.

**Communications**

12. **21-206** Communication from the City Auditor requesting various expenditures from the Capital Improvement Stabilization Fund.
13. **21-207** Communication from the City Auditor requesting various expenditures from the Water & Sewer Retained Earnings Fund.
14. **21-211** Communication from the Mayor relate to An Ordinance Further Amending the Short-Term Rental Ordinance.

**Motions**

15. **21-208** Motion presented by Councillor Rotondo: That the Mayor and/or his designee meet in Executive Session to discuss the City of Revere's electronic security posture.
16. **21-209** Motion presented by Councillor Serino, Council President Zambuto: That the Mayor request the Police Department to install a surveillance camera at the West Revere Dog Park. Funding for this request is available through the Dog Park Revolving Fund.
17. **21-210** Motion presented by Council President Zambuto, Councillor Serino: That the City Council award a Certificate of Appreciation to the City's Engineering and Water & Sewer Departments in recognition of their efforts in completing major storm water improvements in the Tuscano Avenue neighborhood to correct the flooding issues which have been unresolved for over 20 years.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, June 7, 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. Councillor Rotondo participated remotely. Any members of the public and municipal representatives also participated remotely.

2 Approval of the Journal of the Regular Meeting of May 24, 2021

<b>RESULT:</b>	<b>ACCEPTED</b>
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- 3 21-181 A Certificate of Appreciation will 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.

Dimple Rana, Director of Healthy Community Initiatives accepted the recognition on behalf of the Covid Community Response Network.

**RESULT:** PLACED ON FILE

- 4      21-180      A Certificate of Appreciation will 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.

Lauren Buck, Director of Public Health accepted the recognition on behalf of the Covid Emergency Response Team.

**RESULT:** PLACED ON FILE

- 5      21-179      A Certificate of Appreciation will be awarded to Women Encouraging Empowerment for holding a diaper and food drive for residents impacted by Covid.

Olga Tacure accepted the recognition on behalf of Women Encouraging Empowerment.

**RESULT:** PLACED ON FILE

- 6      21-178      A Certificate of Appreciation will be awarded to the RHS Feminists for coordinating a menstrual products drive for residents impacted by Covid.

Emma Higgins accepted the recognition on behalf of the RHS FEM Club.

**RESULT:** PLACED ON FILE

- 7      21-177      A Certificate of Merit will 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.

**RESULT:** TABLED [UNANIMOUS]      **Next: 6/14/2021 6:00 PM**  
**AYES:** Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 8      21-176      A Certificate of Commendation will be awarded to Parking Director Jim Rose in recognition of his upcoming retirement from the City of Revere.

**RESULT:** TABLED [UNANIMOUS]      **Next: 6/14/2021 6:00 PM**  
**AYES:** Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

### Communications

- 9            21-190        Communication from the Mayor relative to an update regarding the Suffolk Downs development project.

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of taking up Council Order 21-190, a communication from the Mayor relative to an update regarding the Suffolk Downs redevelopment project.

Addressing the City Council on this update were Mayor Brian M. Arrigo, Tom O'Brien, HYM Managing Director, and Michael Barowsky, HYM Vice President of Development. HYM conducted a presentation which has been made part of the record.

City Councillors offered thanks and praise to HYM for the redevelopment project and are looking forward to the transformational life sciences building that is slated to be constructed first. This new building will eliminate a percentage of the originally proposed residential component and add to the commercial component of the overall redevelopment. HYM and the Building Trades Unions have also executed an historic Project Labor Agreement.

Ron Clark, 98 Whitin Ave., Revere, MA addressed the City Council and asked if HYM would be required to file a special permit for the new life sciences building and President Zambuto informed him that no special permit would be required.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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### Public Hearings

- 10            21-153        Hearing called as ordered on An Ordinance Amending the Departmental Revolving Funds Table.

#### Proponents

Rich Viscay, City Auditor  
Ralph DeCicco, Chair, Commission on Disabilities

#### Opponents

none

The City Auditor stated that three new funds are being added to the existing Departmental Revolving Funds table.

<b>RESULT:</b>	<b>REFERRED TO WAYS &amp; MEANS</b>	<b>Next: 6/21/2021 6:00 PM</b>
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### Communications

- 11            21-187        Communication from the City Auditor requesting a transfer from the Water & Sewer Stabilization Fund to the Water & Sewer Enterprise Fund.

Rich Viscay, City Auditor addressed the City Council on this request.

<b>RESULT:</b>	<b>REFERRED TO WAYS &amp; MEANS</b>	<b>Next: 6/21/2021 6:00 PM</b>
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- 12      21-188      Communication from the City Auditor requesting City Council adoption of water rates for Fiscal Year 2022.

Rich Viscay, City Auditor addressed the City Council on this request.

<b>RESULT:</b>	<b>REFERRED TO WAYS &amp; MEANS</b>	<b>Next: 6/14/2021 6:00 PM</b>
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- 13      21-189      Communication from the City Auditor relative to the Fiscal Year 2022 budget.

Mayor Brian M. Arrigo and Rich Viscay, City Auditor briefly addressed the City Council on the Fiscal Year 2022 budget.

<b>RESULT:</b>	<b>REFERRED TO WAYS &amp; MEANS</b>	<b>Next: 6/28/2021 6:00 PM</b>
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### Motions

- 14      21-191      Motion presented by Council Vice-President Visconti, Councillor Giannino, Councillor Serino: That the Mayor request the DPW to install a ramp on the side entrance of the senior center. This is a matter of public safety for the seniors utilizing this facility.

Ralph DeCicco, Chair of the Commission on Disabilities stated that the ramp cannot be installed due to ADA requirements. However, Councillor Serino stated the purpose of the request is not for ADA purpose, but rather as a matter of convenience for the seniors who regularly visit the Senior Center.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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- 15      21-192      Motion presented by Councillor Rotondo: That the city of Revere investigate the feasibility of placing photovoltaic systems on all public buildings utilizing the latest technology. Tesla is a prime example of current technologies.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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- 16      21-193      Motion presented by Councillor Rotondo: That the city of Revere investigate the feasibility of increasing the use of electric vehicles within the city's automotive fleet by 10% every five years or as technology permits to attain 50% of electric vehicles by 2050.



**RESULT: ORDERED - VOICE VOTE**

- 22      21-198      Motion presented by Councillor Powers: That the Mayor direct the Police Department to monitor speeding on Beach Street from Belle Circle to Central Avenue. This neighborhood is home to a funeral home, pediatric clinic, and a public health building. There have been several accidents in recent years, and strong speeding enforcement and safety signalization may be required to prevent future accidents.

**RESULT: ORDERED - VOICE VOTE**

- 23      21-199      Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of permitting the delivery of medical or recreational cannabis as permitted by state law. Further, that the City charge a \$1-\$2 service fee as permitted by law.

**RESULT: ORDERED - VOICE VOTE**

- 24      21-200      Motion presented by Councillor Powers: That the Mayor request the Board of Health to inspect the property at the corner of Oak Island and Beverly Streets and take appropriate action to have the owner clean the property of overgrowth and debris.

**RESULT: ORDERED - VOICE VOTE**

- 25      21-201      Motion presented by Councillor Keefe: That the Mayor request the Police Department to install surveillance cameras on Amassa Street to monitor illicit activity and illegal dumping.

**RESULT: ORDERED - VOICE VOTE**

- 26      21-202      Motion presented by Councillor Morabito: That the Mayor request the DPW to install a "blind driveway" sign on the sidewalk of the even-numbered side of Beach Street between #344-350 and face the sign in the easterly direction towards (Bell Circle). Signage will caution cyclists and oncoming traffic of the blind spot at the corner of Thurlow Avenue and Beach Street.

**RESULT: ORDERED - VOICE VOTE**

### Adjournment

Councillor Keefe offered a point of personal privilege to wish the Revere High School Class of 2021 congratulations on their graduation slated for tomorrow, June 8, 2021.

**City Council – Regular Meeting****June 7, 2021**

Council President Zambuto offered a point of personal privilege on behalf of the Revere City Council to recognize Pride Month 2021 and show support for Revere's LGBTQ community.

The City Council now stands adjourned to meet on Monday, June 14, 2021 at 6:00PM. This meeting of the City Council will be held in-person with no option for remote participation.

Ordered adjourned at 8:03 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jun 7, 2021 6:00 PM (Salute to the Flag)

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, June 14, 2021 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, Revere, MA 02151 on a joint petition submitted by National Grid and Verizon to relocate 1 JO Pole #2643 on Hichborn Street approximately 15' north of the existing location.

A copy of the aforementioned proposed plan and petition 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.

Attest:

Ashley E. Melnik  
City Clerk

Questions contact – Sterling Ortiz 508-860-6288

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To the City Council  
Of Revere, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Hichborn St - National Grid to relocate 1 JO Pole on Hichborn St beginning at a point approximately 15 feet north of the centerline of the intersection of Hichborn St. Relocate pole 2643 about 15' +/- north of existing location.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked Hichborn St - Revere – Massachusetts.

No.# 30313067 May 20, 2021

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a National Grid  
BY Robert Coulter  
Engineering Department

VERIZON NEW ENGLAND, INC.  
BY \_\_\_\_\_  
Manager / Right of Way

Attachment: NationalGridandVerizonrelocatePole2643 (21-204 : National Grid / Verizon Petition - Hichborn Street)

Revere

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 20th day of May, 2021.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked -- Hichborn St - Revere -- Massachusetts.

May 20, 2021. Filed with this order

There may be attached to said poles by Massachusetts Electric Company d/b/a National Grid and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Hichborn St - National Grid to relocate 1 JO Pole on Hichborn St beginning at a point approximately 15 feet north of the centerline of the intersection of Hichborn St. Relocate pole 2643 about 15' +/- north of existing location.

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the  
of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 .

\_\_\_\_\_  
Massachusetts City/Town Clerk. 20 .

Received and entered in the records of location orders of the City/Town of  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attachment: NationalGridandVerizonrelocatePole2643 (21-204 : National Grid / Verizon Petition - Hichborn Street)

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, M  
at \_\_\_\_\_ a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and  
that we mailed at least seven days before said hearing a written notice of the time and place of said  
hearing to each of the owners of real estate (as determined by the last preceding assessment for  
taxation) along the ways or parts of ways upon which the Company is permitted to erect  
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of  
hearing with notice adopted by the \_\_\_\_\_ of the City of  
Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and recorded with the  
records of location orders of the said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy  
is made under the provisions of Chapter 166 of General Laws and any additions thereto or  
amendments thereof.

Attest:  
City/Town Clerk

Attachment: NationalGridandVerizonrelocatePole2643 (21-204 : National Grid / Verizon Petition - Hichborn Street)

NORTH

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 20th day of May, 2021.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked - Hichborn St - Revere - Massachusetts.

May 20, 2021. Filed with this order

There may be attached to said poles by Massachusetts Electric Company d/b/a National Grid and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Hichborn St - National Grid to relocate 1 JO Pole on Hichborn St beginning at a point approximately 15 feet north of the centerline of the intersection of Hichborn St. Relocate pole 2643 about 15' +/- north of existing location.

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the  
of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 .

\_\_\_\_\_  
Massachusetts City/Town Clerk. 20 .

Received and entered in the records of location orders of the City/Town of  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attachment: NationalGridandVerizonrelocatePole2643 (21-204 : National Grid / Verizon Petition - Hichborn Street)

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, M  
at \_\_\_\_\_ a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and  
that we mailed at least seven days before said hearing a written notice of the time and place of said  
hearing to each of the owners of real estate (as determined by the last preceding assessment for  
taxation) along the ways or parts of ways upon which the Company is permitted to erect  
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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.....  
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of  
hearing with notice adopted by the \_\_\_\_\_ of the City of \_\_\_\_\_  
Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and recorded with the  
records of location orders of the said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy  
is made under the provisions of Chapter 166 of General Laws and any additions thereto or  
amendments thereof.

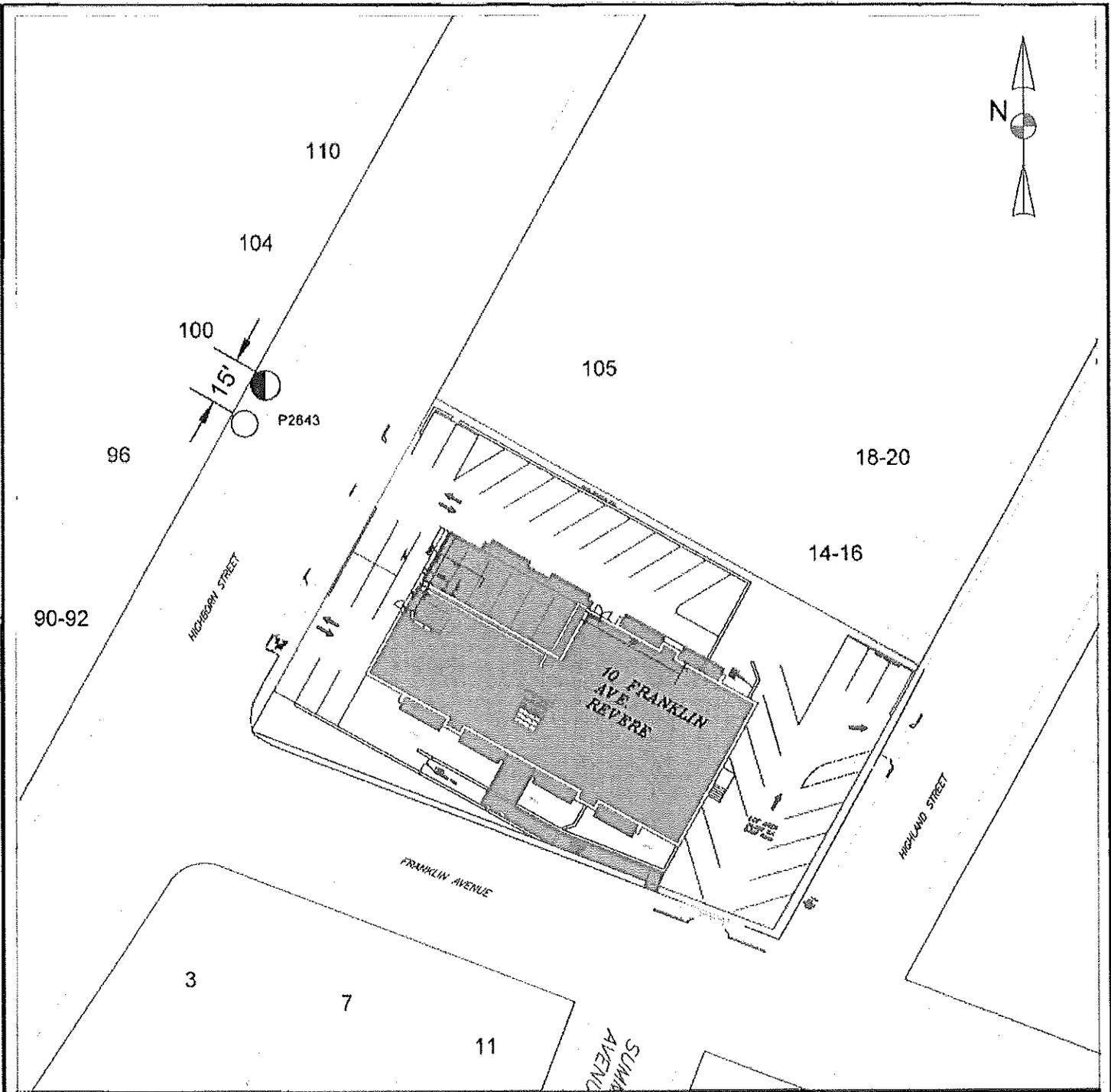
Attest:  
City/Town Clerk

Attachment: NationalGridandVerizonrelocatePole2643 (21-204 : National Grid / Verizon Petition - Hichborn Street)

## Abutter's List

### TOWN: Revere

ADDRESS	OWNER	OWNER INFO	PARCEL ID#
90-92 Hichborn St	Wilder Tameyo, Lina Palacio	92 Hichborn St, Revere, MA 02151	7-127-23
96 Hichborn St	Mariana Ortiz	96 Hichborn St, Revere, MA 02151	7-127-22
100 Hichborn St	Felix Aponte	100 Hichborn St, Revere, MA 02151	8-127-21
104 Hichborn St	104 Hichborn Street Rity Trust Julie A Bentivegna Trustee	10 Gilway St, Saugus, MA 01906	8-127-20
110 Hichborn St	Lecy Morales	110 Hichborn St, Revere, MA 02151	8-127-19
105 Hichborn St	Alma Mendoza	105 Hichborn St, Revere, MA 02151	8-127-27



**JOINT OWNED POLE PETITION**



Proposed jointly owned pole



Existing jointly owned pole

DISTANCES ARE APPROXIMATE

**nationalgrid**  
And  
**Verizon New England, Inc.**

Date: 5/14/2021

Location: 10 Franklin Ave, Revere

Work Request Number:

30313067

Sketch To Accompany Petition Dated:

To The:

Of

For Proposed: Relocate P2643 & extend 120' of primary

Attachment: NationalGridandVerizonrelocatePole2643 (21-204 : National Grid / Verizon Petition - Highborn Street)

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, June 14, 2021 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, Revere, MA 02151 on a petition submitted by National Grid to install an underground conduit from Pole #2643 on Hichborn Street, beginning at a point approximately 19' west of the centerline of the intersection of Hichborn Street and continuing approximately 45' feet in a northeast direction for the purpose of providing power for a new development.

A copy of the aforementioned proposed plan and petition 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.

Attest:

Ashley E. Melnik  
City Clerk

Questions contact – Sterling Ortiz 508-860-6288

Petition of the Massachusetts Electric Company d/b/a National Grid  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric conduit Location:

To City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked: Hichborn St - Revere - Massachusetts.

The following are the streets and highways referred to:

Plan # 30313067 Hichborn St - National Grid to install beginning at a point approximately 19' west of the centerline of the intersection of Hichborn St and continuing approximately 45' feet in a northeast direction. Install 2-4" conduit encased in concrete from pole 2643, 45ft northeast to customer lot to provide power for new development.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid  
BY Robert Coulter  
Engineering Department

Dated: May 20, 2021

WGRFO

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 20th day of May, 2021.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked - Hichborn St - Revere - Massachusetts. Plan # 30313067.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Hichborn St - National Grid to install beginning at a point approximately 19' west of the centerline of the intersection of Hichborn St and continuing approximately 45' feet in a northeast direction. Install 2-4" conduit encased in concrete from pole 2643, 45ft northeast to customer lot to provide power for new development.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
....., held on the ..... day of ....., 20 .....  
....., ....., 20 .....

Received and entered in the records of location orders of the City/Town of  
Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

.....  
.....

Attachment: NationalGridInstallPole2643 (21-205 : National Grid Petition - Hichborn Street)

Revere

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 20th day of May, 2021.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked -- Hichborn St - Revere - Massachusetts. Plan # 30313067.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Hichborn St - National Grid to install beginning at a point approximately 19' west of the centerline of the intersection of Hichborn St and continuing approximately 45' feet in a northeast direction. Install 2-4" conduit encased in concrete from pole 2643, 45ft northeast to customer lot to provide power for new development.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
....., held on the ..... day of ....., 20 .....  
....., ....., 20 .....

Received and entered in the records of location orders of the City/Town of  
Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

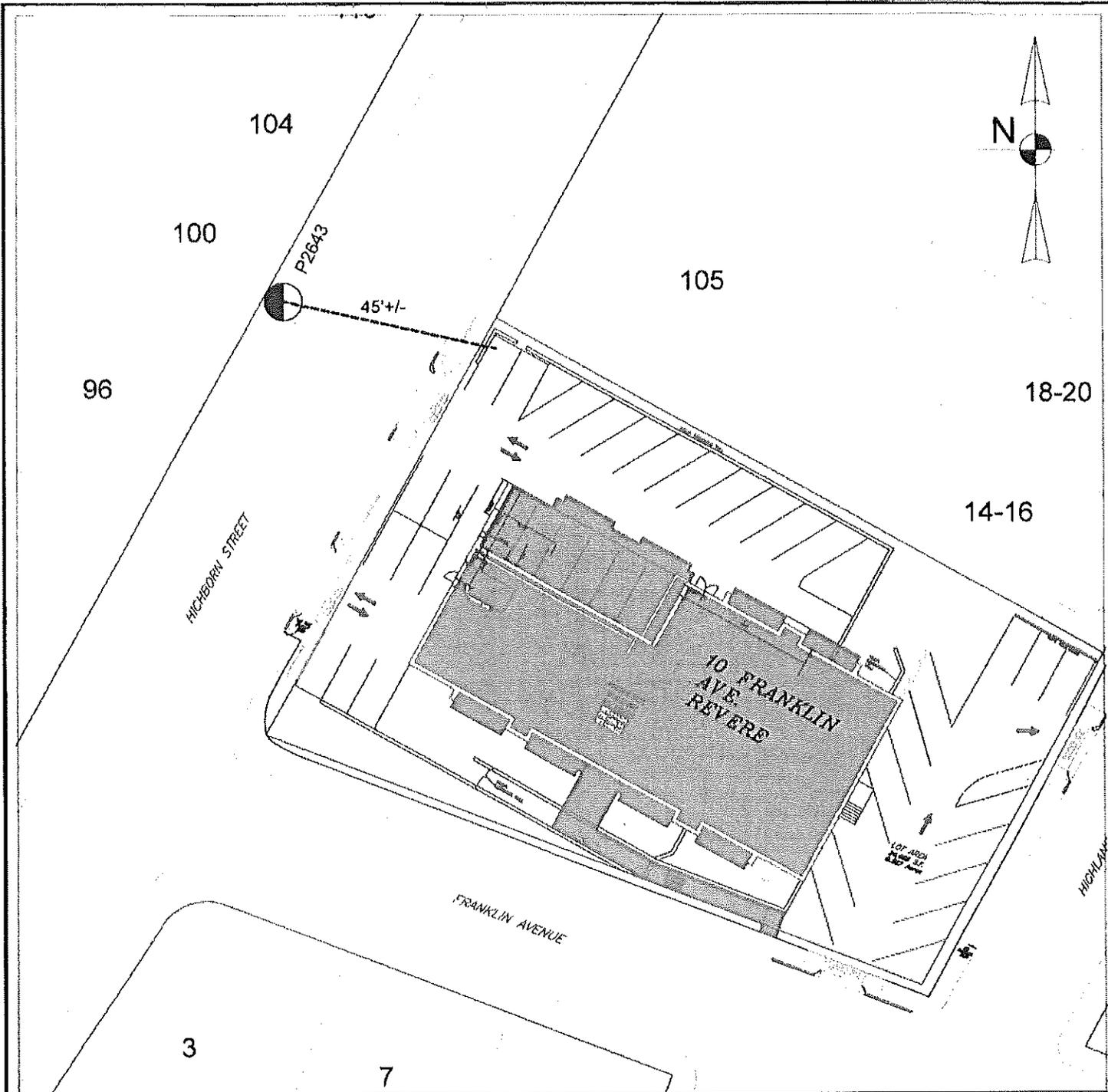
.....  
.....

Attachment: NationalGridInstallPole2643 (21-205 : National Grid Petition - Hichborn Street)

## Abutter's List

### TOWN: Revere

ADDRESS	OWNER	OWNER INFO	PARCEL ID#
90-92 Hichborn St	Wilder Tamayo, Lina Palacio	92 Hichborn St, Revere, MA 02151	7-127-23
96 Hichborn St	Mariana Ortiz	96 Hichborn St, Revere, MA 02151	7-127-22
100 Hichborn St	Felix Aponte	100 Hichborn St, Revere, MA 02151	8-127-21
	104 Hichborn Street Rlty Trust Julie A		
104 Hichborn St	Bentivegna Trustee	10 Gilway St, Saugus, MA 01906	8-127-20
110 Hichborn St	Lecy Morales	110 Hichborn St, Revere, MA 02151	8-127-19
105 Hichborn St	Alma Mendoza	105 Hichborn St, Revere, MA 02151	8-127-27



UNDERGROUND PETITION



Proposed jointly owned pole



Proposed 2-4" PVC encased in concrete conduits

DISTANCES ARE APPROXIMATE

**nationalgrid**  
And  
**Verizon New England, Inc.**

Date: 5/14/2021

Location: 10 Franklin Ave, Revere

Work Request Number: 30313067

Sketch To Accompany Petition Dated:

To The: Of

For Proposed: Proposed install 2-4" PVC encased in concrete conduits 45'± crossing the street from p2643 for new electric service

Attachment: NationalGridInstallPole2643 (21-205 : National Grid Petition - Highborn Street)

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](http://www.revere.org/calendar). Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto: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

**PUBLIC HEARING**

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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)

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.

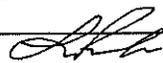
General Partner's Name  
of Limited Partnership: \_\_\_\_\_

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

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.

  
\_\_\_\_\_

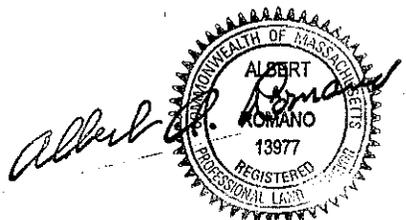
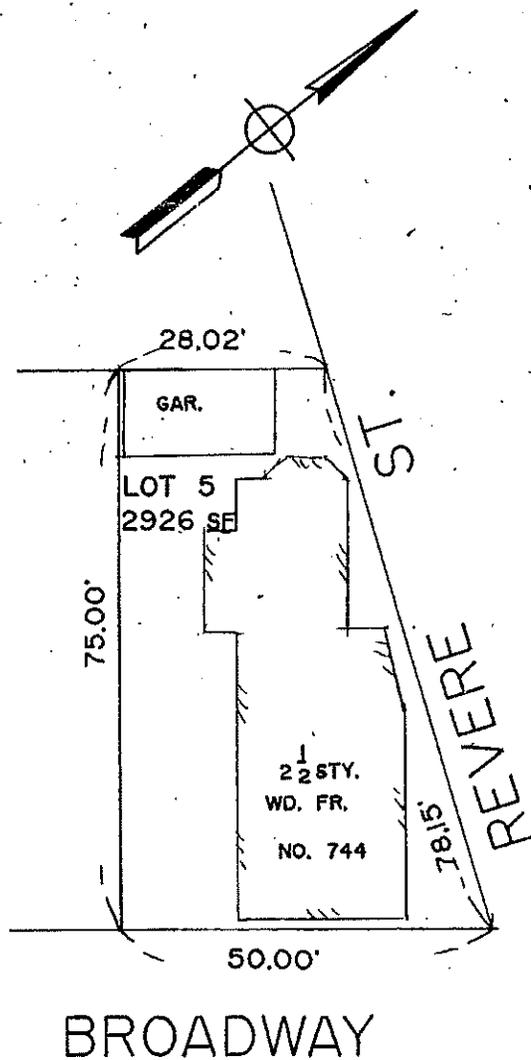
Signature of Individual or  
Corporate Name

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. 25025C 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

1 of 1 RESIDENTIAL  
CARD Revere Lot3 Lot2

Total Card / Total Parcel  
486,800/ 486,800  
486,800/ 486,800  
486,800/ 486,800

APPRaised: 486,800/  
USE VALUE: 486,800/  
ASSESSED: 486,800/



USER DEFINED  
Prior id # 1: GB  
Prior id # 2:  
Prior id # 3:  
Prior id # 1:  
Prior id # 2:  
Prior id # 3:  
Prior id # 1:  
Prior id # 2:  
Prior id # 3:  
ASR Map: 24  
Fact Dist:  
Reval Dist:  
Year:  
Land Reason:  
Bid Reason:  
Civil District:  
Ratio:

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
744		BROADWAY, REVERE
Unit #		

**OWNERSHIP**

Owner 1:	RUBINO FAMILY REALTY TRUST
Owner 2:	RUBINO LOUIS TRUSTEE
Owner 3:	
Street 1:	35 ROSSETTI ST
Street 2:	

Town/City: REVERE  
S/Prov: MA Cntry

Postal: 02151  
Own Occ: Type:

**PREVIOUS OWNER**

Owner 1: DESANTIS JOSEPH  
Owner 2: DESANTIS FRANCES  
Street 1: 50 ANN RD

Town/City: REVERE  
S/Prov: MA Cntry

Postal: 02151

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.040	149,100	4,200	140,460	293,760
326	0.027	99,400		93,640	193,040
<b>Total Card</b>					
	0.067	248,500	4,200	234,100	486,800
<b>Total Parcel</b>					
	0.067	248,500	4,200	234,100	486,800

Source: Market Adj Cost  
Total Value per SQ unit / Card: 208.14 / Parcel: 208.14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	013	FV	248,500	4200	.067	234,100	486,800		Year End Roll	12/15/2020
2021	013	PTCH	240,400	4200	.067	210,700	455,300	455,300	patch	8/19/2020
2020	013	FV	240,400	4200	.067	210,700	455,300	455,300	Year End Roll	12/18/2019
2020	013	NC	240,400	4200	.067	210,700	455,300	455,300	Year End Roll	10/30/2019
2019	013	FV	233,000	4200	.067	197,500	434,700	434,700	Year End Roll	12/19/2018
2018	013	IV	166,500	4200	.067	164,600	335,300	335,300	YER	12/29/2017
2017	013	FV	133,200	4200	.067	151,400	288,800	288,800	Year End Roll	12/22/2016
2016	013	FV	133,200	4200	.067	151,400	288,800	288,800	Year End	12/28/2015

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Price	V	Ist	Verif	Notes
DESANTIS JOSEPH	50451-118		11/5/2012	200,000	No	No		
DESANTIS JOSEPH	21641-315		8/12/1997	99	No	No		
UNKNOWN	1/1		1/1/1900		No	No		

**NARRATIVE DESCRIPTION**

This parcel contains .067 Acres of land mainly classified as RES/COM with a MIXED OLD Building built about 1901, having primarily ALUMINUM Exterior and 2339 Square Feet with 2 Units, 0 Bath, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 4 Bdrms.

**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	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	Sq Feet	SITE
101	ONE FAM		2926					

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F-Descrip	Comment
11/23/2020	B20001537	OTHER	1,869.0				RECOVER EXISTING A	
12/30/2019	E19001277	Electric	5,000.0				REMODEL RESTAURANT	
6/27/2018	G18000086	KITCHEN	8,000.0				INSTALL 3 PIECES O	
7/29/2013	11224	Commercial	99,150.0				RIVW 1ST FLR OR MIX	
12/18/2012	10603	Commercial	4,000.0				DEMO INT/DROP CEIL	
5/19/2010	7797	ROOF	2,000.0				STRIP & REROOF 10	
8/23/2006	4504	ROOF	3,500.0				STRIP & REROOF	

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/23/2020	PERMIT	336	MATT MCGRATH
8/27/2018	INSPECTED	336	MATT MCGRATH
3/6/2015	INFO AT DOOR	372	Patrick W
7/13/2010	PERMIT		TO Town
11/1/2007	PERMIT	189	JIM HARRIS
10/15/2007	No change	163	SUE M.
1/29/2007	MEAS & INSP	336	MATT MCGRATH
11/12/2004	Change - H	114	SM
12/6/2001	Change - H	JF	

**APPRaisal**

Date	Alt	Spec	Land	Code	Appraised Value	%	Intf 1	%	Intf 2	%	Intf 3	%	Total
					234,080	40							234,080

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	Sq Feet	SITE
101	ONE FAM		2926					

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/23/2020	PERMIT	336	MATT MCGRATH
8/27/2018	INSPECTED	336	MATT MCGRATH
3/6/2015	INFO AT DOOR	372	Patrick W
7/13/2010	PERMIT		TO Town
11/1/2007	PERMIT	189	JIM HARRIS
10/15/2007	No change	163	SUE M.
1/29/2007	MEAS & INSP	336	MATT MCGRATH
11/12/2004	Change - H	114	SM
12/6/2001	Change - H	JF	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Price	V	Ist	Verif	Notes
DESANTIS JOSEPH	50451-118		11/5/2012	200,000	No	No		
DESANTIS JOSEPH	21641-315		8/12/1997	99	No	No		
UNKNOWN	1/1		1/1/1900		No	No		

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/23/2020	PERMIT	336	MATT MCGRATH
8/27/2018	INSPECTED	336	MATT MCGRATH
3/6/2015	INFO AT DOOR	372	Patrick W
7/13/2010	PERMIT		TO Town
11/1/2007	PERMIT	189	JIM HARRIS
10/15/2007	No change	163	SUE M.
1/29/2007	MEAS & INSP	336	MATT MCGRATH
11/12/2004	Change - H	114	SM
12/6/2001	Change - H	JF	

**APPRaisal**

Date	Alt	Spec	Land	Code	Appraised Value	%	Intf 1	%	Intf 2	%	Intf 3	%	Total
					234,080	40							234,080

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/23/2020	PERMIT	336	MATT MCGRATH
8/27/2018	INSPECTED	336	MATT MCGRATH
3/6/2015	INFO AT DOOR	372	Patrick W
7/13/2010	PERMIT		TO Town
11/1/2007	PERMIT	189	JIM HARRIS
10/15/2007	No change	163	SUE M.
1/29/2007	MEAS & INSP	336	MATT MCGRATH
11/12/2004	Change - H	114	SM
12/6/2001	Change - H	JF	



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

17-276-7

LUC: 104

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

765 BROADWAY 17-277-1

17-277-1

LUC: 325

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

773 BROADWAY 17-277-2

17-277-2

LUC: 355

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

46 REVERE ST 17-277-25

17-277-25

LUC: 031

SALONORA LLC  
P O BOX 365  
REVERE, MA 02151

24 MALDEN ST 24-410-11

24-410-11

LUC: 104

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

16 MALDEN ST 24-410-12

24-410-12

LUC: 326

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

12 MALDEN ST 24-410-13

24-410-13

LUC: 104

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

68 TUCKERMAN ST 24-411-9

24-411-9

LUC: 931

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

732 BROADWAY 24-441-1

24-441-1

LUC: 013

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

MALDEN ST 24-441-2

24-441-2

LUC: 930

CITY OF REVERE  
CITY HALL  
281 BROADWAY  
REVERE, MA 02151

744 BROADWAY 24-441-3

24-441-3

LUC: 013

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

738 BROADWAY 24-441-4

24-441-4

LUC: 104

GUZMAN ESTHER J  
738 BROADWAY  
REVERE, MA 02151

766 BROADWAY 24-442-443-1

24-442-443-1

LUC: 031

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

REVERE ST 24-442-443-1A

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

24-442-443-2B

LUC: 353

8 REVERE STREET LLC  
8 REVERE ST  
REVERE, MA 02151

8 ROSSETTI ST 24-442-443-55

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

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 OF THE  
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](http://www.revere.org/calendar). Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto: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  
AEM

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

DANNYSPAINING 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

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

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)

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

City Revere

Most Recent Sale Date 6/17/2020

Legal Reference 63594-308

Mailing State MA Zip 02151

Grantor BIRD DOG INVESTMENTS LLC,

Sale Price 180,000

ParcelZoning RB

Land Area 0.014 acres

## 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

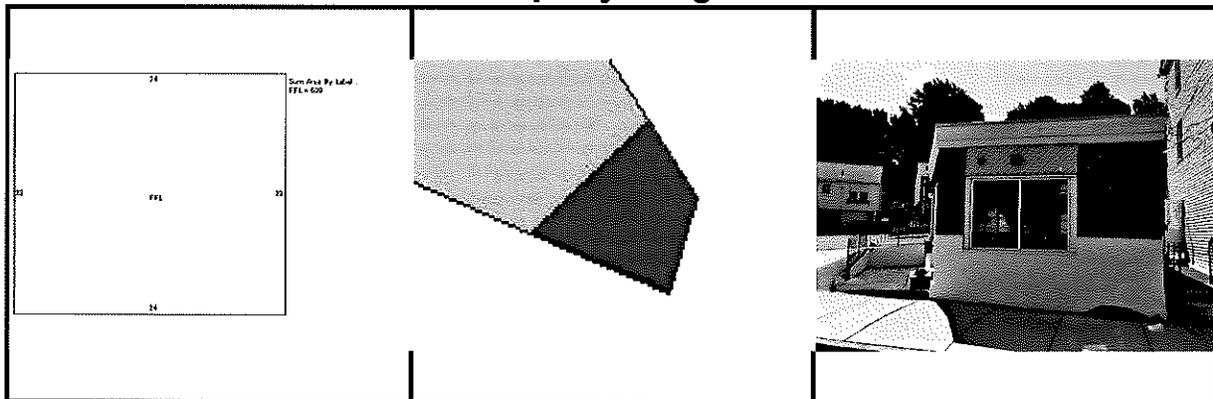
## Legal Description

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:

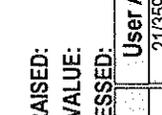
Name: ROD RIVERA

Address: 97 BEACH STREET

\_\_\_\_\_ MALDEN, MA 02148

Telephone: 781-389-2901

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



**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 Electric  
 Exempt  
 Census:  
 Flood Haz:  
 D Topo  
 s Street  
 t Gas

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth / Price/Units  
 340 OFFICE 619 1.0 5.00/CA

**IN PROCESS APPRAISAL SUMMARY**  
 Use Code Land Size Bldg Value Yard Items Land Value Total Value  
 340 0.014 104,600 104,600 49,500 154,100  
 Total Card 104,600 154,100  
 Total Parcel 104,600 154,100  
 Source: Market Adj Cost Total Value per SQ unit /Card: 321.04 /Parcel: 321.04

**PREVIOUS ASSESSMENT**  
 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 12/15/2020  
 2021 340 FTCH 41,700 0 .014 44,600 86,300 8/19/2020  
 2020 340 FV 41,700 0 .014 44,600 86,300 12/18/2019  
 2020 340 NC 41,700 0 .014 44,600 86,300 10/30/2019  
 2019 340 FV 41,700 0 .014 41,800 83,500 12/19/2018  
 2018 340 IV 46,300 0 .014 34,800 81,100 12/29/2017  
 2017 340 FV 44,100 0 .014 32,000 76,100 12/22/2016  
 2016 340 FV 44,100 0 .014 32,000 76,100 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  
 GRENQUIST 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 21492239 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 LVLS FOR SUPPORT/I  
 6/25/1996 3829-1 Resident C RSF REROOF

**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 LVLS FOR SUPPORT/I  
 6/25/1996 3829-1 Resident C RSF REROOF

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 7/29/2008 MEAS & INSP 347 Tony D  
 12/6/2001 Change - H JF

**PROPERTY FACTORS**  
 Item Code Description % Item Code Description  
 Z water  
 o Sewer  
 n Electric  
 Exempt  
 Census:  
 Flood Haz:  
 D Topo  
 s Street  
 t Gas

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth / Price/Units  
 340 OFFICE 619 1.0 5.00/CA

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**RIOT**

Type:	1 - 1 STORY	A Bath:	Rating:
Sy Ht:	1	3/4 Bath:	Rating:
Units:	1	A 3QBh:	Rating:
Foundation:	CONC BLOCK	1/2 Bath:	Rating: AVERAGE
Frame:	CONCRETE	A HBH:	Rating:
Prime Wall:	BRICK	Other Fix:	Rating:
Sec Wall:	STUCCO	<b>OTHER FEATURES</b>	
Roof Struct:	FLAT	Kits:	Rating:
Roof Cover:	TAR+GRAVEL	A Kits:	Rating:
Color:	Ted	Fppl:	Rating:
View / Desir:		WSFlue:	Rating:

Grade:	B - GOOD	Location:	
Year Bilt:	1920	Total Units:	
Alt LUC:		Floor:	
Jurisdic:		% Own:	
Const Mod:		Name:	
Lump Sum Adj:		<b>REMODELING</b>	
		Exterior:	
		Interior:	
		Additions:	
		Kitchen:	
		Baths:	
		Plumbing:	
		Electric:	
		Heating:	
		General:	

<b>GENERAL INFORMATION</b>		<b>COND0 INFORMATION</b>	
Year Bilt:	1920	Location:	
Alt LUC:		Total Units:	
Jurisdic:		Floor:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

<b>INTERIOR INFORMATION</b>	
Avg H/W/L:	STD
Prim Int Wall:	1 - DRYWALL
Sec Int Wall:	2 - PLASTER 50%
Partition:	X - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	
Basmt Flr:	
Subfloor:	
Basmt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	12 - FLOOR FURN
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wall:	

<b>DEPRECIATION</b>	
Phys Cond:	VG - Very Good
Functional:	
Economic:	
Special:	
Override:	
Total:	21%

<b>RESIDENTIAL GRID</b>	
1st Res Grid:	
Level:	FY LR DR D K FR RR BR FB HB L O
Other:	
Upper:	
Lvl 2:	
Lvl 1:	
Lower:	
Totals:	RMS: BRS: BRS: HB1

<b>CALC SUMMARY</b>	
Basic \$ / SQ:	79.00
Size Adj.:	1,250,000.00
Const Adj.:	2,047,668.93
Adj \$ / SQ:	202.207
Other Features:	2500
Grade Factor:	1.33
NBHD Inf:	1,000,000.00
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	132414
Depreciation:	27807
Depreciated Total:	104607

<b>COMPARABLE SALES</b>	
Rate:	
Parcel ID:	
Type:	
Date:	
Sale Price:	

<b>SUB AREA</b>	
Code:	FFL
Description:	FIRST FLOOR
Area - SQ:	480
Rate - AV:	202.210
Undepr. Value:	97,060

<b>MOBILE HOME</b>	
Make:	
Model:	
Serial #:	
Year:	
Color:	

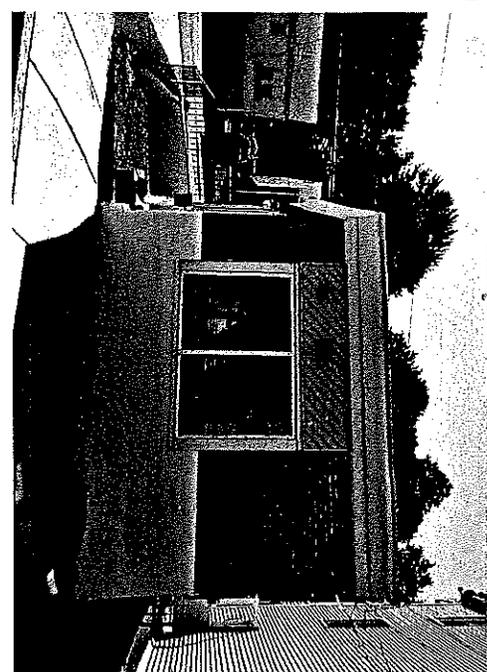
<b>PARCEL ID 21-359-1A</b>	
Code:	
Description:	
A / Y / S / Q / Y:	
Size / Dim:	
Qual:	
Con:	
Year:	
Unit Price:	
D / S / Dep:	
LUC:	
Fact:	
NB Fal:	
Appr Value:	
J Code:	
Fac:	
Jur:	
Value:	

<b>SUB AREA DETAIL</b>	
Code:	FFL
Description:	FIRST FLOOR
Area - SQ:	480
Rate - AV:	202.210
Undepr. Value:	97,060
Sub Area:	
% Usbl:	
Descr:	
Type:	
% Qu:	
# Ten:	

<b>SPEC FEATURES/YARD ITEMS</b>	
Code:	
Description:	
A / Y / S / Q / Y:	
Size / Dim:	
Qual:	
Con:	
Year:	
Unit Price:	
D / S / Dep:	
LUC:	
Fact:	
NB Fal:	
Appr Value:	
J Code:	
Fac:	
Jur:	
Value:	

<b>REMODELING</b>	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

<b>RES BREAKDOWN</b>	
No Unit:	
RMS:	
BRS:	
BRS:	
HB1:	



AssessPro Patriot Properties, Inc

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  
CERTIFICATE OF THE RECORDS  
MANAGER'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](http://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*

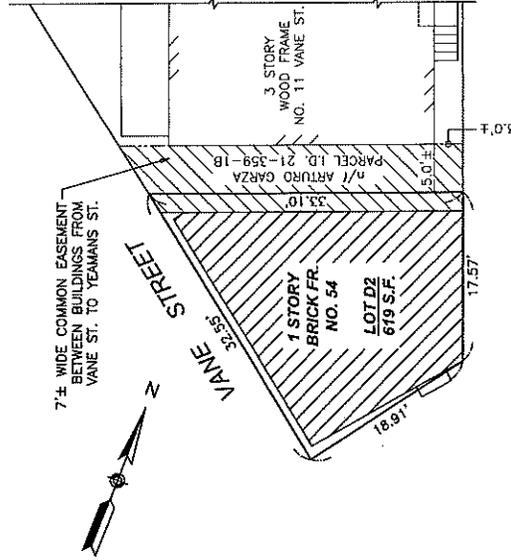
**NOTE:** If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

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



**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

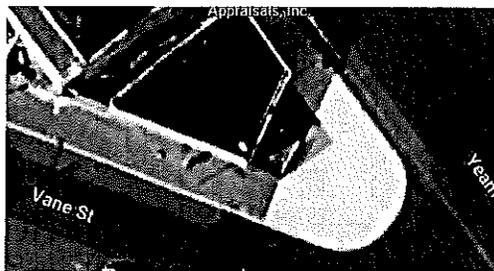


PLAN OF LAND  
NO. 54 YEAMANS STREET  
REVERE, MA

BUILDING CONVERSION PLAN  
OWNER  
DANIEL LENIUS ALARCO



SIGNATURE: *[Signature]*  
DATE: 4/9/21



**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 DIMENSIONS.

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 PLANNING CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

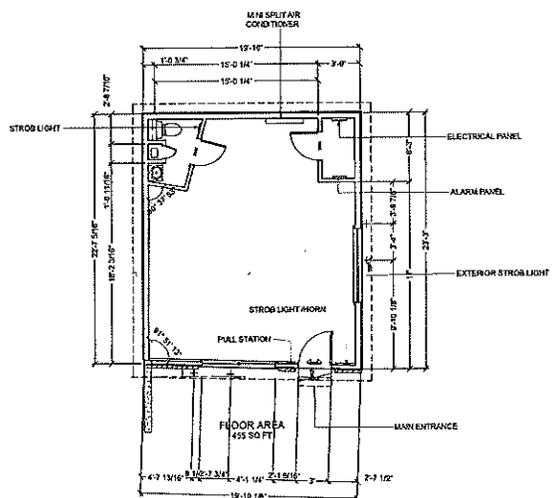
THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION VIOLATIONS AND VIOLATIONS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE IN WRITTEN 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.

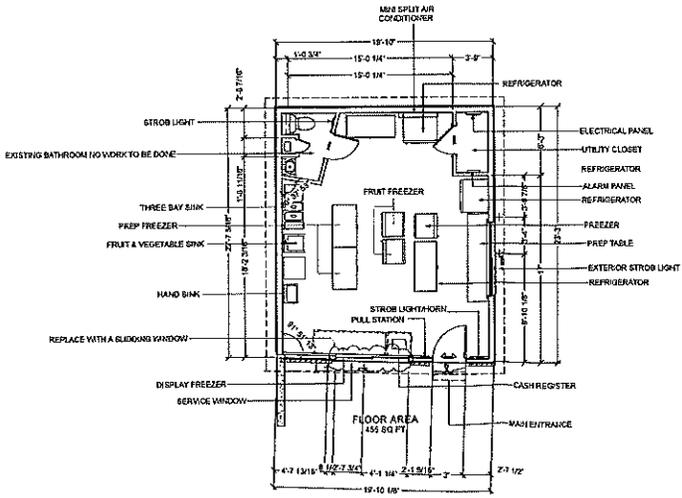
INSULATE WASTE LINES FOR SOUND CONTROL.

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

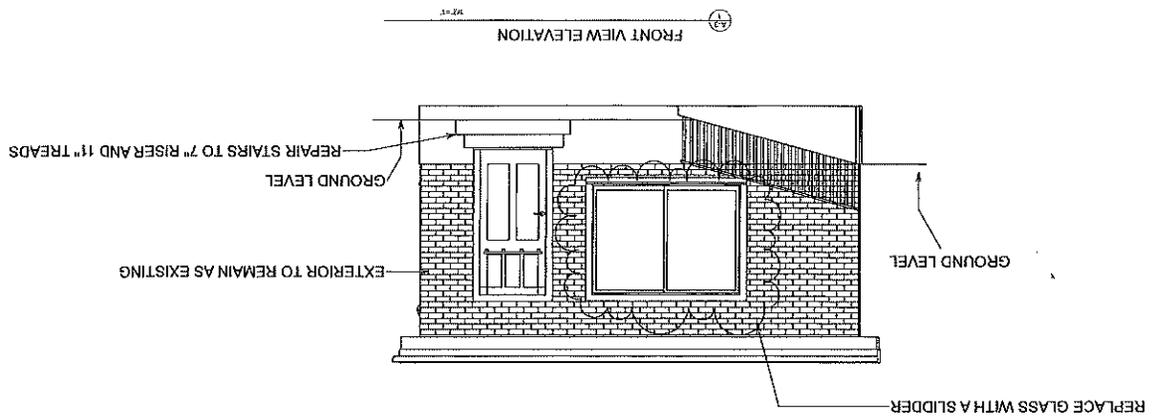
ALL WORK FOR THIS RENOVATION MUST BE DONE ONCE ALL THE PERMITS HAS BEEN APPROVED. ALL CONTRACTOR OF ALL TRADE MUST PULL ALL PERMIT REQUIRED.



EXISTING FLOOR LAYOUT 1/4" = 1'



PROPOSED FLOOR LAYOUT 1/4" = 1'



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

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

**AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO TRANSIENT VENDOR LICENSES, DOOR-TO-SOLICITORS, AND CANVASSERS**

**Section 1.** Chapter 5.12 Transient Vendors is hereby deleted in its entirety and inserted in place thereof the following new Chapter 5.13 Transient Vendors

**Section 5.13.010 Definitions.**

As used in this article, the following words and phrases shall have the meanings ascribed to them in this section:

- A. *Transient vendor* means any person who engages in a "temporary or transient business" selling goods, wares or merchandise, either in one locality or in traveling from place to place.
- B. *Temporary or transient business* means any exhibition and sale of goods, wares or merchandise which is carried on in any tent, booth, building or other structure, unless such place is open for business during usual business hours for a period of at least 12 consecutive months.

**Section 5.13.020 Transient vendor licenses.**

- A. Every transient vendor, before making any sale of goods, wares or merchandise in the city, shall apply to the city council for a license and shall accompany such application with a license fee of five hundred dollars as listed in Table I – Fee Schedule. Such application shall be filed with the city clerk.
- B. No license shall be granted under this section until the applicant has complied with the provisions of Chapter 101, Section 3 of the General Laws and has exhibited to the city clerk a license issued by the director of standards of the commonwealth.
- C. If, after review of said application, it appears that the applicant is a person of good repute as to morals and integrity and he or she is a person of responsibility and business acumen, the city council may authorize the city clerk to issue a city license to the applicant. Upon order of the city council and proof of payment of all license fees the city clerk shall issue the city license endorsed upon the state license "local license fees paid" and shall affix thereto his or her official signature and date of such endorsement.

**Section 5.13.030 Expiration of license.**

The city transient vendor license shall remain in force so long as the licensee shall continuously keep and expose for sale such stock of goods, wares and merchandise but not later than the first day of January following its date.

**Section 5.13.040 Licenses for nonprofit organizations.**

The city council may, under such conditions as they may deem proper, grant to any organization engaged in charitable work or to a post of any incorporated organization of veterans who served in the military or naval service of the United States in time of war or insurrection a special license authorizing it, for a particular time period to be stated in such license, and for a charitable purpose stated in such license, to conduct under their

control a temporary or transient business, provided that no person under 16 years of age shall be accredited as an agent of the license holder. The exercise of the license hereby provided for shall be subject to the provisions of all statutes, ordinances, rules and regulations not inconsistent herewith.

**Section 5.13.050 Display of license.**

Every transient vendor shall exhibit his or her state and city licenses when the same are demanded of him or her by a councillor or sealer or deputy sealer of weights and measures or member of the police department of the city.

**Section 5.13.060 Additional city permits.**

Should a license be issued pursuant to this article, the licensee shall be responsible for obtaining and maintaining any and all other relevant licenses, permits and seals, including, but not limited to, health department and fire department permits, and seals from the sealer of weights and measures.

**Section 5.12.070 Revocation of license.**

Any transient vendor license granted by the city council may be revoked by the city council for good cause after reasonable notice to the licensee and a hearing upon the grounds for revocation.

**Section 5.13.070 Bond or insurance required.**

No transient vendor shall sell goods, wares or merchandise in the city unless such transient vendor has posted a bond with, or has provided a certificate of liability insurance naming the city as an "additional insured" to, the city clerk in the amount of five thousand dollars, and has signed an agreement providing for indemnification of the city against any loss which may arise by way of any suit, action or proceeding against the city as a result of any act or failure to act on the part of such transient vendor while operating within the territorial limits of the city. This indemnification agreement shall be in a form approved by the city solicitor.

**Section 5.13.080 Minimum age.**

No person under 18 years of age shall receive a license as a transient vendor.

**Section 5.13.090 Additional restrictions.**

The terms of every transient vendor license issued pursuant to this article shall be subject to such further restrictions and regulations as the city council shall impose.

**Section 5.13.100 Penalties.**

Any transient vendor who violates any provision of this chapter shall be punishable in accordance with the provisions of Chapter 1.16 of the Revised Ordinances of the City of Revere by a fine of three hundred (\$300.00) dollars, or be subject to arrest as provided for by Chapter 101, Section 32 of the General Laws.

**Section 5.13.110 Conflict with state license.**

Nothing in this article shall be construed as conflicting with any license duly issued under the laws of the commonwealth.

**Section 2.** Title 5 of the Revised Ordinances of the City of Revere is hereby amended by inserting a new Chapter 5.12 Door-to-door Solicitors and Canvassers:

**Chapter 5.12 Door-to-door solicitors and canvassers.**

**Section 5.12.010 Definitions.**

The terms "soliciting" and "canvassing" means and includes any one or more of the following activities:

- A. Seeking to obtain the purchase, or the orders for the purchase, of goods, wares, merchandise, foodstuffs, services, of any kind of consideration whatever; or
- B. Seeking to obtain subscriptions to books, magazines, periodicals, newspapers, and every other type or kind of publication; or
- C. Seeking to obtain gifts or contributions of money, clothing or any other valuable thing for the support or benefit of, or seeking to gain membership in or volunteers for, any charitable or nonprofit association, organization, corporation or project.

The provisions of Sections [5.12.010](#) through [5.12.080](#) shall not apply to those who are operating validly as hawkers or peddlers or open air vendors, or to officers or employees of the city, county, state or federal government, or any subdivision thereof, when on official business, or to the city of Revere neighborhood youth and students who solicit for the shoveling of snow or cutting of lawns, or in connection with fundraising activities or city of Revere senior citizen fundraising activities, or to milkpersons, bakery persons, insurance agents, laundry persons, and ice, oil and coal dealers, nor shall it be construed to prevent route salespersons or other persons having established customers to whom they make periodic deliveries from calling upon such customers.

If any solicitor or canvasser is under the age of eighteen years and is selling goods or periodicals for a commercial purpose, the provisions of M.G.L. Chapter 101, Section 34 shall apply.

**5.12.020 Registration required.**

It is unlawful for any person to solicit or canvass, for him or herself or for another person, or organization, by foot, automobile or any other type of conveyance, from place to place, house to house or street to street, calling at residences without the previous consent of the occupant, without first having registered with the chief of police.

**5.12.030 Application for certificate of registration.**

- A. Application for a certificate of registration shall be made upon a form provided by the police department.
- B. An authorized representative of the sponsoring organization shall apply to the chief of police of his designee either personally, between the hours of nine a.m.

and two p.m. from Monday through Thursday excluding holidays, or by mail, and truthfully state in full the information requested on the application, to wit:

1. Name, address and telephone number of the sponsoring organization;
  2. State and/or federal tax identification number or tax exempt number of the sponsoring organization;
  3. Name, residential address, telephone number, social security number and date of birth of each representative of sponsoring organization who will be soliciting or canvassing in the city;
  4. Period of time for which the certificate is applied (i.e., the dates on which the soliciting or canvassing will take place);
  5. Any convictions for a violation of a felony or crimes against the person under the laws of the commonwealth or any other state or federal law of the United States within five years of the application, by the sponsoring organization or any of its representatives who will be soliciting or canvassing in the city;
  6. Signature of authorized representative of the sponsoring organization.
- C. A photograph or an acceptable copy of a photograph of each representative of the sponsoring organization who will be soliciting or canvassing in the city must be attached to the application.
- D. If the sponsoring organization is required by M.G.L.A. Chapter 68, Section 19, to register as a charitable organization with the commonwealth, a copy of said registration must be attached to the application.
- E. All statements made by the application upon the application or in connection therewith shall be under oath.
- F. No certificate of registration shall be issued to any person who has been convicted of the commission of a felony or crime against the person within five years of the date of the application; nor to any person whose certificate of registration issued hereunder has previously been revoked as provided herein.
- G. The chief of police shall cause to be kept in his office an accurate record of every application received and acted upon together with all other information and date pertaining thereto and all certificates of registration issued under the provisions of Sections [5.12.010](#) through [5.12.080](#), and of denial of applications. Fully completed applications for certificates, shall be acted upon within three days of receipt. The original copy of the application shall be given to the applicant and a duplicate copy shall be retained on file in the office of the chief of police.
- H. When approved, each solicitor or canvasser shall be issued a certificate of registration and shall at all times while soliciting or canvassing in the city carry upon his/her person the registration certificate and the same shall be exhibited by such registrant whenever he or she is required to do so by any police officer or by any person solicited. The certificate of registration shall state the expiration date thereof.
- I. An administration fee of ten dollars shall be charged for each certificate of registration issued.

- J. Soliciting and canvassing may be conducted Monday through Saturday between the hours of nine a.m. and eight p.m., and Sundays between the hours of twelve p.m. and six p.m., excluding major holidays on which retail stores and businesses (except for local convenience stores, restaurants and other food establishments) are closed.

**5.12.040 Deceptive practices.**

No solicitor or canvasser may use any plan, scheme or ruse which misrepresents the true status or mission of the person making the call in order to gain admission to a person's home, office or other establishment.

**5.12.050 - Duty of solicitors and canvassers.**

It shall be the duty of every solicitor and canvasser going onto any premises in the city to first examine whether there is a notice stating that no solicitors are welcome; if such notice is present then the solicitor or canvasser shall immediately and peacefully depart from the premises.

Any solicitor or canvasser who has gained entrance to any residence, whether invited or not, shall immediately and peacefully depart from the premises when requested to do so by the occupant.

**5.12.060 - Revocation of certificate.**

Any certificate of registration issued hereunder shall be revoked by the chief of police if the holder of the certificate is convicted of a violation of any of the provisions of Sections [5.12.010](#) through [5.12.080](#) or has made a false material statement in the application or otherwise becomes disqualified for the issuance of a certificate of registration under the terms of said sections. Immediately upon such revocation, written notice thereof shall be given by the chief of police to the holder of the certificate in person or by certified United States mail addressed to his or her residence or organization address set forth in the application.

Immediately upon the giving of such notice the certificate of registration shall become void.

**5.12.070 - Solicitation of donations upon the public ways.\***

No person, individually or on behalf of any organization, shall at any time, solicit donations of any kind from any operator or occupant of a motor vehicle upon the public way.

**5.12.080 - Penalty for violations.**

Any violation of the provisions of this title shall be punishable in accordance with the provisions of [Title 1, Chapter 1.16](#) of the Revised Ordinances of the city of Revere by a fine of three hundred dollars.

**Section 3.** Table I – Fee Schedule of the Revised Ordinances of the City of Revere is hereby amended deleting the words, “Section 5.12.020 of this revision, is two thousand dollars” and inserting in place thereof, “Chapter 5.13.020, is five hundred dollars”.

**Section 4.** This ordinance shall take effect on January 1, 2021.

Public Notice  
City of Revere

Notice is hereby given that the Revere City Council will conduct a public hearing via remote participation on Monday evening, March 22, 2021 at 6:00 p.m. relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO RODENT CONTROL.

**Section 1.** Section 8.04.080 Rodent Control of the Revised Ordinances of the City of Revere is hereby amended by deleting Sub-Section C in its entirety and inserting in place thereof the following new Sub-Section C:

C. Any agreement made between the city of Revere and any contractor shall include provisions for baiting under the following schedule:

- i. Twenty-one days before the start of, through the duration of, and twenty-one days after the completion of, or at the discretion of the health agent, any construction, renovation, development, demolition or conversion projects of buildings. Failure to do so will be punishable by a fine of two hundred fifty dollars per day, per contractor.
- ii. Twenty-one days before the start of, through the duration of, and twenty-one days after the completion of, or at the discretion of the health agent, any project which requires the opening of public roadways by the City of Revere or its agents, including, but not limited to, public works projects, infrastructure projects and utility projects. Failure to do so will be punishable by a fine of two hundred fifty dollars per day, per contractor.
- iii. Bait traps shall be placed and spaced at an appropriate distance according to industry standards for all projects requiring them in accordance with this section.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote participation instructions will be published on the City Council agenda at least 48 hours in advance on [www.revere.org/calendar](http://www.revere.org/calendar) in accordance with the Open Meeting Law. Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto: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 Advocate  
03/12/2021  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)



**City of Revere**  
**Chief Financial Officer/City Auditor**  
 281 Broadway  
 Revere, MA 02151  
 Tel: (781) 286-8131

**Richard Viscay**  
**Chief Financial Officer/City Auditor**

June 10, 2021

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

RE: Capital Improvement Stabilization Fund Appropriation

Dear Council President Zambuto,

Now that budget season is upon us, the administration will be presenting to the City Council various requests for appropriations for FY2022. An important part of the budgetary process is the City's Capital Improvement Plan and FY2022 Capital Improvement Budget. Please find attached summary documents for the General Fund and Water/Sewer Enterprise Fund Capital Improvement Plans for FY2021-FY2025.

As part of this plan, the administration respectfully requests appropriations from the Capital Improvement Stabilization Fund to fund the following "pay-as-you-go" items as listed below:

- |   |   |
|---|---|
| • Mayor – New Mobile City Hall Vehicle    | \$ 55,000 (replacement of current van)                              |
| • Police – Vehicle:                       | \$ 65,000 (one police patrol vehicle)                               |
| • Police – Equipment:                     | \$ 100,000 (replacement of outdated equipment)                      |
| • Fire – Vehicle:                         | \$ 70,000 (replacement of admin. vehicle)                           |
| • Fire – Equipment                        | \$ 200,000 (replacement of radios, firefighting gear and equipment) |
| • Fire – Maintenance                      | \$ 25,000 (maintenance of citywide fire alarms)                     |
| • DPW – Vehicles                          | \$ 50,000 (one DPW vehicle with plow)                               |
| • DPW/Planning/Comm. Develop. – Equipment | \$ 50,000 (park renovations/matching funds)                         |
| • DPW – Equipment                         | \$ 50,000 (repairs/replacement of playground equipment Citywide)    |
| • DPW – Maintenance                       | \$ 50,000 (maintenance/removal of trees Citywide)                   |
| • Parks/Recreation - Maintenance          | \$ 85,000 (maintenance/repairs @ St. Mary's fields – 3 total)       |

These important capital expenditures represent items from the City's Capital Improvement Plan that can be addressed using available funds in the Capital Improvement Stabilization Fund. Please let me know if you have any questions on this request. I will be available to discuss this request and the City's Capital Improvement Plan at the June 21<sup>st</sup> meeting of the Committee of Ways and Means.

Best regards,

  
 Richard Viscay  
 Chief Finance Officer/City Auditor/Budget Director

Cc: Brian Arrigo, Mayor  
 Kim Hanton, Chief of Staff  
 Assunta Newton, Assistant Budget Director

Attachment: 20210610\_122056 (21-206 : CAPITAL IMPROVEMENT STABILIZATION FUND APPROPRIATION)



# City of Revere

## Chief Financial Officer/City Auditor

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

**Richard Viscay**  
 CFO/City Auditor

### MEMORANDUM

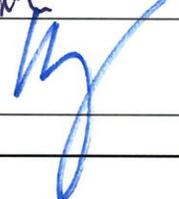
To: Mayor Brian Arrigo  
 From: Richard Viscay  
 Cc: Assunta Newton, Assistant Budget Director  
 Date: June 10, 2021  
 RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Capital Improvement Stabilization Fund (84111-596000)	\$800,000
	<i>Available Balance:</i>	<i>\$1,110,697</i>
TO:	Mayor – New Mobile City Hall Vehicle (011218-580021)	\$55,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Police – Vehicle (012108-587100)	\$65,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Police - Equipment (012108-587100)	\$100,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Fire – Vehicle (012208-587100)	\$70,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Fire - Equipment (012208-587200)	\$200,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Fire – Maintenance Fire Alarms (012202-521000)	\$25,000
	<i>Original Certification:</i>	<i>\$ 25,000.00</i>
	DPW - Vehicles (014208-587100)	\$50,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	DPW/Planning – Equipment (014238-587300)	\$50,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	DPW – Equipment (014238-587300)	\$50,000
	<i>Original Certification:</i>	<i>\$ 25,000.00</i>
	DPW – Maintenance (41011-523800)	\$50,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Parks/ Recreation - Maintenance (016508-580021)	\$85,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of June 10, 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: 20210610\_122056 (21-206 : CAPITAL IMPROVEMENT STABILIZATION FUND APPROPRIATION)

**City of Revere**  
**Five Year Capital Improvement Plan - General Fund**  
**Fiscal Years 2021 - 2025**

CAPITAL REQUEST	Actual FY 2021	PROPOSED FUNDING SOURCE	Requested FY 2022	Requested FY 2023	Requested FY 2024	Requested FY 2025
Vehicle/Equipment Acquisition (Including I.T.)						
Mayor - New Mobile City Hall Vehicle		CIP Stab Fund	\$ 55,000			
I.T. - Replacement of Technology Systems (Citywide - non school)	\$ 75,000	ARPA Funds	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
I.T. - Infrastructure	\$ 100,000	ARPA Funds	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Police - Equipment (cruisers)	\$ 50,000	CIP Stab Fund	\$ 65,000	\$ 130,000	\$ 135,000	\$ 140,000
Police - Equipment ~ Mobile Radio Replacement	\$ 42,000	CIP Stab Fund	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Police - Equipment ~ Electric Control Devices (ECD's) & Firearms Replacement/Upgrades		CIP Stab Fund	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Fire - Equipment ~ Mobile Radio Replacement	\$ 58,000	Grant - UJASI	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Fire - Equipment ~ All Band Portable Radio Replacement for Command Staff		CIP Stab Fund	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Fire - Equipment ~ Apparatus Mobile Radio Replacement		CIP Stab Fund	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000
Fire Department - Administrative Vehicles		CIP Stab Fund	\$ 70,000			
Fire Department - Operations Vehicle		CIP Stab Fund	\$ 50,000	\$ 50,000		
Fire - Equipment ~ Building Improvements/Door Access Control		Grant - UJASI	\$ 50,000			
Fire Department - Equipment ~ Turnout Gear/Fire Protection Equipment	\$ 50,000	CIP Stab Fund	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Fire Department - Equipment ~ Hoses/Nozzles/Firefighting Equipment	\$ 50,000	CIP Stab Fund	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Fire Department - Equipment ~ Fire Alarm Repairs - Citywide		CIP Stab Fund	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Fire Department - High Water Rescue Vehicle		Grant - UJASI	\$ 175,000			
Fire Department - Pumper ~ Engine 3 - replacement	\$ 750,000	Bonding				
Fire Department - Pumper ~ Engine 5 - replacement	\$ 750,000	Bonding				
Fire Department - Ladder 1 replacement		Bonding		\$ 1,500,000		
Parking Department - Vehicles		CIP Stab Fund				
Parking Department - Vehicles	\$ 30,000	Revolving Fund	\$ 35,000	\$ 35,000	\$ 40,000	\$ 40,000
Parking Department - Expanded Parking Meter Program		Revolving Fund	\$ 50,000			
DPW/Parking - Street Signage (Residential Parking/Street Sweeping)	\$ 150,000	CIP Stab Fund				
DPW - Equipment - Street Signage (ADA compliant street signs - citywide)	\$ 50,000	CIP Stab Fund				
DPW - Vehicles (4x4 Silverado with plow)	\$ 50,000	CIP Stab Fund	\$ 50,000	\$ 55,000	\$ 55,000	\$ 60,000
DPW - Vehicles (4x4 Silverado with compressor/generator)	\$ 85,000	Bonding				
DPW - International Dump Truck with Plow (4 wheel drive)	\$ 450,000	Bonding		\$ 450,000	\$ 235,000	\$ 235,000
DPW - Street Sweeper Replacement	\$ 280,000	Bonding				
DPW - Backhoe Replacement		Bonding	\$ 125,000		\$ 300,000	
DPW - Loader Replacement		Bonding		\$ 225,000		
<b>Subtotal: Equipment Acquisition</b>	<b>\$ 3,020,000</b>		<b>\$ 1,225,000</b>	<b>\$ 3,020,000</b>	<b>\$ 1,340,000</b>	<b>\$ 1,050,000</b>

Attachment: 20210610\_122056 (21-206 : CAPITAL IMPROVEMENT STABILIZATION FUND APPROPRIATION)

**City of Revere**  
**Five Year Capital Improvement Plan - General Fund**  
**Fiscal Years 2021 - 2025**

CAPITAL REQUEST	Actual FY 2021	PROPOSED FUNDING SOURCE	Requested FY 2022	Requested FY 2023	Requested FY 2024	Requested FY 2025
<b>Parks and Open Space</b>						
Planning - Northern Strand (Revere - Lead Community)	\$ 13,800,000	Grant		\$ 400,000		
Schools/DPW/Parks & Recreation - High School Turf Field Replacement		TBD		\$ 250,000		
Schools/DPW/Parks & Recreation - High School Turf Field Lighting						
DPW - Playground Equipment replace/repairs	\$ 50,000	CIP Stab Fund	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
DPW - Open Space - Tree Planting and Removal	\$ 50,000	CIP Stab Fund	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Planning/DPW - Park Renovations (matching funds)		CIP Stab Fund	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000
DPW - Pocket Park Renovations		CDBG Funds	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000
Parks & Recreation - Field Maintenance/Repairs @ St. Mary's Fields (3 total)		CIP Stab Fund	\$ 85,000			
Parks & Recreation - Ball Field Maintenance Equipment		Special Revenue Grant	\$ 40,000			
Parks & Recreation - Health and Wellness Facility		TBD	\$ 350,000	\$ 450,000	\$ 450,000	
<b>Subtotal: Parks and Open Space</b>	<b>\$ 13,900,000</b>		<b>\$ 700,000</b>	<b>\$ 1,325,000</b>	<b>\$ 675,000</b>	<b>\$ 225,000</b>
<b>Public Buildings and Facilities</b>						
Police - Building Maintenance/Upgrades/Repairs	\$ 50,000	CIP Stab Fund				
Fire - Building Maintenance/Upgrades/Repairs	\$ 50,000	CIP Stab Fund				
Police - Building Maintenance/Upgrades/Repairs		Special Rev - Bldg Repairs	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Fire - Building Maintenance/Upgrades/Repairs		Special Rev - Bldg Repairs	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Fire - Point of Pines Fire Station - Feasibility Study		Bonding				
Fire - Point of Pines Fire Station	\$ 9,250,000	Bonding				
Schools - New Generators - High School, Beachmont & Lincoln Schools	\$ 285,000	School Dept				
Schools - New Bleachers - Beachmont School	\$ 55,000	School Dept				
Schools - Lighting/Weatherization/HVAC Mechanical Upgrades - Beachmont School	\$ 200,000	Grant				
Schools - Lincoln Air Conditioning	\$ 2,000,000	Bonding				
School - New High School (Feasibility)	\$ 2,000,000	Bonding				
School/MSBA - Beachmont School Boilers (City Share @ 23% of \$1.5m estimate)	\$ 60,000	Bonding	\$ 350,000			
School/MSBA - Beachmont School Boilers (MSBA Share @ 77% of \$1.5m estimate)		MSBA Grant	\$ 1,150,000			
School/MSBA - Lincoln School Windows (City Share @ 23% of \$3.0 m estimate)	\$ 60,000	Bonding	\$ 700,000			
School/MSBA - Lincoln School Windows (City Share @ 23% of \$3.0 m estimate)		MSBA Grant	\$ 2,300,000			
School - New High School (Construction - City Share @ \$300m estimate)		Bonding/MSBA				\$ 75,000,000
School - New High School (Construction - City Share @ \$300m estimate)		MSBA Grant				\$ 225,000,000
School - New Vocational High School (Revere pro rata share)		Operating Budget (Assessment)		\$ 366,850	\$ 360,907	\$ 1,089,032
City/School - Renovations - McKinley School		ESSER Grants	\$ 6,000,000			
City/School - Renovations - McKinley School		Repurpose of Bonds	\$ 1,300,000			
City/School - Renovations - McKinley School		Bonding (Auth/Unissued)	\$ 2,500,000			
DPW - Repairs to Public Stairways	\$ 1,400,000	Bonding				
DCR - Facility	\$ 11,600,000	Bonding				
DPW - Facility	\$ 22,500,000	Bonding				
<b>Subtotal: Public Buildings and Facilities</b>	<b>\$ 49,510,000</b>		<b>\$ 14,400,000</b>	<b>\$ 466,850</b>	<b>\$ 460,907</b>	<b>\$ 301,189,032</b>

**Attachment: 20210610\_122056 (21-206 : CAPITAL IMPROVEMENT STABILIZATION FUND APPROPRIATION)**

**City of Revere  
Five Year Capital Improvement Plan - General Fund  
Fiscal Years 2021 - 2025**

CAPITAL REQUEST	Actual FY 2021	PROPOSED FUNDING SOURCE	Requested FY 2022	Requested FY 2023	Requested FY 2024	Requested FY 2025
<b>Roadways and Sidewalks</b>						
Planning - Street Repairs (pavement management)	\$ 700,000	Free Cash				
DPW - Street and Sidewalk Repairs (smaller 311/DPW repairs)	\$ 300,000	Free Cash				
Complete Streets	\$ 100,000	CIP Stab Fund				
DPW - Street and Sidewalk Repairs (pavement management & 311/small repairs)	\$ 5,000,000	Bonding	\$ 5,000,000			
DPW - Full Depth Repavement Program - Chapter 90	\$ 800,000	Special Rev - Chap 90	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
Planning - Street Repairs (Transportation Network Infrastructure Fund)	\$ 100,000	Special Rev - Trans Network	\$ 25,000	\$ 75,000	\$ 125,000	\$ 125,000
Planning - Roadway Improvement Advanced Planning Grant (Rt 1/Rt 99)	\$ 425,000	Grant				
Planning - Street Light Replacement Program	\$ 300,000	Grant				
Planning - Roadways (Massworks - Ocean Ave)	\$ 2,000,000	Grant				
Planning - Traffic Lights Improvements - Broadway	\$ 1,700,000	Grant				
<b>Subtotal: Roadways and Sidewalks</b>	<b>\$ 6,425,000</b>		<b>\$ 5,825,000</b>	<b>\$ 875,000</b>	<b>\$ 925,000</b>	<b>\$ 925,000</b>
<b>Total - General Fund Capital Expenditures</b>	<b>\$ 72,855,000</b>		<b>\$ 22,150,000</b>	<b>\$ 5,686,850</b>	<b>\$ 3,400,907</b>	<b>\$ 303,389,032</b>



# City of Revere

## Chief Financial Officer/City Auditor

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

**Richard Viscay**  
 Chief Financial Officer/City Auditor

June 10, 2021

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

RE: Water/Sewer Retained Earnings Appropriation

Dear Council President Zambuto,

Now that budget season is upon us, the administration will be presenting to the City Council various requests for appropriations for FY2022. An important part of the budgetary process is the City's Capital Improvement Plan and FY2022 Capital Improvement Budget. Please find attached summary documents for the General Fund and Water/Sewer Enterprise Fund Capital Improvement Plans for FY2021-FY2025.

As part of this plan, the administration respectfully requests appropriations from the certified Water/Sewer Retained Earnings to fund the following "pay-as-you-go" items as listed below:

- Water/Sewer - Vehicle \$ 50,000 (new crew cab pickup)
- Water/Sewer – Infrastructure: \$ 100,000 (program management – infrastructure)
- Water/Sewer - Infrastructure: \$ 115,000 (Point of Pines drain station – pump #2)
- Water/Sewer - Infrastructure: \$ 150,000 (drainage improvement)

These important capital expenditures represent items from the City's Water and Sewer Capital Improvement Plan that can be addressed using available certified retained earnings from the Water and Sewer Enterprise Fund. I will be available to discuss at the June 21<sup>st</sup> meeting of the Committee of Ways and Means.

Best regards,

Richard Viscay  
 Chief Finance Officer/City Auditor/Budget Director

Cc: Brian Arrigo, Mayor  
 Kim Hanton, Chief of Staff  
 Don Ciaramella, Chief of Infrastructure/DPW  
 Assunta Newton, Assistant Budget Director

Attachment: 20210610\_121944 (21-207 : WATER/SEWER RETAINED EARNING APPROPRIATION)



**City of Revere**  
**Chief Financial Officer/City Auditor**  
281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor**

MEMORANDUM

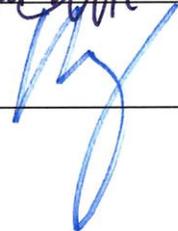
To: Mayor Brian Arrigo  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: June 10, 2021  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Water/Sewer Enterprise Free Cash (604309-596000)	\$415,000
	<i>Available Balance:</i>	<i>\$557,001</i>
TO:	Water/ Sewer - Vehicle (604308-587100)	\$50,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Water/ Sewer - Infrastructure (604308-580000)	\$100,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Water/ Sewer - Infrastructure (604308-587300)	\$115,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Water/ Sewer - Infrastructure (604308-580000)	\$150,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of June 10, 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: 20210610\_121944 (21-207 : WATER/SEWER RETAINED EARNING APPROPRIATION)

**City of Revere**  
**Five Year Capital Improvement Plan - Water and Sewer Enterprise Fund**  
**Fiscal Years 2021 - 2025**

CAPITAL REQUEST	FY2021	FUNDING SOURCE	FY2022	FY2023	FY2024	FY2025
<b>Water/Sewer Vehicle &amp; Equipment Acquisition</b>						
GapVax Excavator	\$ 550,000.00	Bonding - SRF Funds				
GapVax Excavator		Retained Earnings	\$ 50,000.00	\$ 580,000.00	\$ 52,000.00	\$ 54,000.00
Water/Sewer Crew Cab Pickup	\$ 48,000.00	Retained Earnings				
Bobcat Skid Steer Loader & Trailer	\$ 55,000.00	Retained Earnings				
One Ton Chevy Chassis - Sander	\$ 102,000.00	Retained Earnings				
Water Meter Van	\$ 35,000.00	Retained Earnings				
Ten (10) Wheel Dump Truck	\$ 235,000.00	Retained Earnings				\$ 40,000.00
Hot Box	\$ 60,000.00	Retained Earnings				
Case Backhoe	\$ 120,000.00	Retained Earnings				
<b>Subtotal: Vehicle &amp; Equipment Acquisition</b>	<b>\$ 1,205,000.00</b>		<b>\$ 50,000.00</b>	<b>\$ 630,000.00</b>	<b>\$ 52,000.00</b>	<b>\$ 94,000.00</b>
<b>Water Infrastructure</b>						
Hydrant and Gate Replacement Citywide	\$ 250,000.00	ARPA Funding	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
Water Systems Improvements - Taft/Argyle/Elierton/Beverly St	\$ 578,500.00	MWRA LWSAP Program Bonding	\$ 1,110,000.00			
Water Main Replacement - Citywide		ARPA Funding	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
Water System Improvements - LWSAP eligible projects		MWRA LWSAP Program	\$ 1,000,000.00	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00
<b>Subtotal: Water Infrastructure</b>	<b>\$ 828,500.00</b>		<b>\$ 5,360,000.00</b>	<b>\$ 4,781,500.00</b>	<b>\$ 4,281,500.00</b>	<b>\$ 4,281,500.00</b>
<b>Sewer Infrastructure &amp; Storm Water Management</b>						
Webster Street Outfall	\$ 571,000.00	Inflow/Infiltration Fund				
Green Creek Dredging - Engineering and Permitting	\$ 150,000.00	Inflow/Infiltration Fund				
Pitcairn Street Drainage Extension	\$ 55,000.00	In House - WSD				
McClure/Geneva Street Infrastructure Improvements - Design/Construction	\$ 591,000.00	Inflow/Infiltration Fund				
Fats/Oil/Grease Intervention Program	\$ 260,000.00	Bonding - SRF Funds				
Phase 11 Construction - II, IDDE, Pump Station and Drainage	\$ 6,700,000.00	Bonding - SRF Funds				
Phase 12 Investigations - II, IDDE, Pump Station and Drainage	\$ 1,300,000.00	Bonding - SRF Funds				
Alternative Wastewater Connections and Storage Evaluations	\$ 750,000.00	Bonding - SRF Funds	\$ 5,500,000.00		\$ 3,000,000.00	
Phase 12 Construction - II, IDDE, Pump Station and Drainage		Bonding - SRF Funds	\$ 1,500,000.00		\$ 1,000,000.00	
Phase 13 Investigations - II, IDDE, Pump Station and Drainage		Bonding - SRF Funds				
Phase 14 Investigations - II, IDDE, Pump Station and Drainage		Bonding - SRF Funds				
Phase 14 Construction - II, IDDE, Pump Station and Drainage		Bonding - SRF Funds				
Phase 15 Investigations - II, IDDE, Pump Station and Drainage		Bonding - SRF Funds				
Phase 15 Construction - II, IDDE, Pump Station and Drainage		Bonding - SRF Funds				
Program Management - Sewer Infrastructure/Storm Water Mgmt		MWRA III Program	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 3,000,000.00
Program Management - Sewer Infrastructure/Storm Water Mgmt		Retained Earnings	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 500,000.00
MWRA: Inflow/Infiltration Program - Phase 8 & 9		MWRA III Program	\$ 2,175,000.00			
MWRA: Inflow/Infiltration Program - Phase 10		MWRA III Program		\$ 1,253,000.00		
MWRA: Inflow/Infiltration Program - Phase 11		MWRA III Program			\$ 1,670,000.00	
MWRA: Inflow/Infiltration Program - Phase 12		MWRA III Program				
Point of Pines Drain Station - Pump #2		Retained Earnings	\$ 115,000.00			
Sargent Street/Trifone Brook Infrastructure Improvements - Design		Bonding - SRF Funds	\$ 465,000.00	\$ 5,000,000.00		
Sargent Street/Trifone Brook Infrastructure Improvements - Construction		Bonding				
Sherman St./Griswold Park Infrastructure Improvements - Design	\$ 75,000.00	Bonding				
Sherman St./Griswold Park Infrastructure Improvements - Construction		Bonding				
Festa & Nell Road Drainage Improvements - Design		Bonding - SRF Funds	\$ 35,000.00			
Festa & Nell Road Drainage Improvements - Construction		Bonding				
Hastings St/Martin St Headwall & Drainage Improvement - Design		Retained Earnings	\$ 150,000.00			
Hastings St/Martin St Headwall & Drainage Improvement - Construction		Bonding		\$ 1,500,000.00		
Ward 1 & 5 Drainage Improvements - Design		Retained Earnings		\$ 500,000.00		
Ward 1 & 5 Drainage Improvements - Construction		Bonding			\$ 5,000,000.00	
Taft & Wilson Area Storm Ceptor Installation - Design		Retained Earnings		\$ 50,000.00		\$ 500,000.00
Taft & Wilson Area Storm Ceptor Installation - Construction		Bonding			\$ 450,000.00	
Malden Street Drainage Infrastructure Improvements - Design		Retained Earnings				
Malden Street Drainage Infrastructure Improvements - Construction		Bonding				\$ 4,500,000.00
<b>Subtotal: Sewer Infrastructure &amp; Storm Water Management</b>	<b>\$ 10,452,000.00</b>		<b>\$ 10,540,000.00</b>	<b>\$ 14,153,000.00</b>	<b>\$ 11,770,000.00</b>	<b>\$ 10,270,000.00</b>
<b>Grand Total: Water/Sewer Capital Improvement Plan</b>	<b>\$ 12,485,500.00</b>		<b>\$ 15,950,000.00</b>	<b>\$ 19,564,500.00</b>	<b>\$ 16,103,500.00</b>	<b>\$ 14,645,500.00</b>

Attachment: 20210610\_121944 (21-207 : WATER/SEWER RETAINED EARNING APPROPRIATION)



## CITY OF REVERE

Brian M. Arrigo  
Mayor

June 10, 2021

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

Dear Members of the Honorable City Council,

I write in support of the attached amendment to the City's Short-Term Rental ordinance. These amendments were recommended by the City Council previously, and I believe they will offer the highest benefit to our residents, neighborhoods, and small businesses.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Short Term Rental Amendment (21-211 : Amended Short-Term Rental Ordinance)

**I. AN ORDINANCE FURTHER AMENDING TITLE 8 OF THE ORDINANCES OF THE CITY OF REVERE**

**SECTION 1.** Title 8, Chapter 8.06, Sections 010 – 080, “An Ordinance Establishing Regulations for Short-Term Rentals,” is hereby repealed by inserting in place thereof the following new amended chapter and sections:

**Title 8, Chapter 8.09 – Short-term rental**

**8.09.010 – Summary and purpose.**

Short-term rental for rental parties of no more than six renters shall be permitted in the city of Revere at a residential property that is owned by and contains the Primary Residence of the Operator as defined herein, for up to six months in a calendar year, properly registered in accordance with the provisions herein. This Chapter provides the process for the regulation, legal operation, and registration of certain Short-term rentals in the city of Revere, to protect the safety of renters and residents, ensure that the primary use remains residential, and ensure that Short-term rentals will not be a detriment to the character and livability of the surrounding residential neighborhood.

**8.09.015 Exclusions.**

- A. The provisions of this ordinance do not apply to the accommodation, for a fee, of a bedroom or attached apartment contained within and accessible through the Operator’s Primary Residence Unit and is not accessed exclusively through a separate entry.
- B. The provisions of this ordinance do not apply to any month-to-month tenancy at-will agreement between a landlord and a tenant.
- C. The provisions of this ordinance do not alter or nullify any municipal ordinance governing the construction, alteration, conversion, use, and regulation of a lodging house, rooming house, or boardinghouse.

**8.09.020 – Definitions.**

- A. Condominium Building: A building or structure containing individually owned units created and existing in compliance with M.G.L. ch. 183A.
- B. Dwelling: A building or place of residence, classified for residential use.
- C. Operator: The owner of the Residential Unit that the owner seeks to offer as a Short-term Rental. Only one owner may be registered as an Operator on the Short-term Rental Registry for a Residential Unit.
- D. Owner-adjacent Unit: In a residential dwelling containing four or fewer residential units, each of them owned or partially owned by the Operator, and one

of them being the Operator's primary residence, an Owner-adjacent unit is any residential unit in the dwelling other than the Operator's primary residence unit.

- E. Owner-adjacent condominium unit: In a condominium building or Association that includes the Operator's primary residence unit, any unit also owned in whole or in part by the Operator other than the Operator's primary residence unit.
- F. Primary Residence Unit: A Residential Unit that is the primary residence of the Operator, and is not located within a dwelling with other Residential Units, e.g. a single-family residential dwelling.
- G. Residential Unit: A dwelling unit within a dwelling that is classified as residential use and that contains at least one bedroom or sleeping area. For purposes of this Chapter, a Residential Unit shall not include any units in a hotel, motel, licensed rooming house or lodging house or licensed bed and breakfast.
- H. Short-term Rental: The rental for a fee of a Residential Unit, reserved in advance, for periodic residential occupancy for a single rental period of fewer than thirty (30) days and not exceeding in any case a cumulative total of six (6) months of rental within a calendar year.
- I. Short-term Rental Unit: A Residential Unit that is offered, advertised, or otherwise used for Short-term Rental.
- J. Short-term Rental Enforcement Office: The department designated by the Mayor authorized to implement, oversee, and enforce the provisions of this Chapter and any other statutes, regulations, and ordinances relating to premises within the city of Revere that are advertised, listed, or used as Short-term Rental.
- K. Short-term Rental Enforcement Officer: Any individual authorized by the Short-term Rental Enforcement Office to enforce the provisions of this Chapter.
- L. Short-term Rental Registry: A database maintained by the Short-term Rental Enforcement Office that shall record and preserve information about Operators who are permitted to offer Residential Units as Short-term Rental. The Short-term Rental Registry shall be maintained by the Short-term Rental Enforcement Office. A property not listed in the Short-term Rental Registry is prohibited from being offered for Short-term Rental.

#### **8.09.030 – Applicability and limitations.**

- A. Short-term Rental shall be permitted as follows:
  - 1. An Owner-adjacent Unit in an owner-occupied Condominium building. In any case where an Operator uses more than one Owner-adjacent condominium unit for Short-term rental, each such Owner-adjacent

condominium unit shall be registered separately and charged a separate fee in accordance with this Chapter. An owner-adjacent condominium unit must be rented as an entire unit at any one time to one rental party of no more than six unrelated persons comprising Short-term renters exclusive of children under 12 years of age, and the division within the unit of separate bedrooms for separate rental parties is prohibited.

2. An Owner-adjacent Unit in an Owner-occupied dwelling containing four or fewer residential units. In any case where an Operator uses more than one such Owner-adjacent unit for Short-term rental, each such Owner-adjacent unit shall be registered separately and charged a separate fee in accordance with this Chapter. An owner-adjacent unit must be rented as an entire unit at any one time to one rental party of no more than six unrelated persons comprising Short-term renters exclusive of children under 12 years of age, and the division within the unit of separate bedrooms for separate rental parties is prohibited.
  3. A Primary Residence Unit. A Primary Residence Unit offered for Short-term Rental must be rented as a whole unit at any one time to one party of no more than six unrelated persons comprising Short-term renters exclusive of children under 12 years of age, and the division within the unit of separate bedroom for separate rental parties is prohibited.
- B. Short-term Rental occupancy shall be limited to two persons per bedroom, excluding children under the age of 12 related to, or the legal ward of either bedroom occupant.
  - C. The registration of a Short-term Rental unit shall expire in the event ownership of the unit or the property containing the unit is transferred. A new owner of such property shall be responsible to complete a new registration process as described in section 8.09.040.
  - D. The number of individual bedrooms made available for Short-term Rental within an Owner-adjacent Unit and Primary Residence Unit shall not be greater than the number of lawful bedrooms in the dwelling unit.
  - E. No Short-term Rental may be used for the purpose of a commercial meeting and commercial use of a Short-term Rental unit is prohibited.
  - F. Sublet or sub-rental of a Short-term Rental Unit or a room or space therein is prohibited. The Renter of a Short-term Rental cannot sublet rooms or spaces in their units as Short-term Rentals or in any other manner.
  - G. Hourly rentals are prohibited.

### 8.09.040 – Procedure to register short-term rentals.

Before any property is offered or advertised for Short-term Rental, the Operator shall:

- A. Register the property with the Short-term Rental Enforcement Office on a form provided by the Office. The application shall require:
1. The Operator's full name and address, and a telephone number (land and/or mobile) that is available 24 hours per day to renters, the Short-term Rental Enforcement Office, and public safety authorities.
  2. The name, address, and telephone number (land and/or mobile) of an individual other than the Operator who shall be available in the event the Operator is unavailable, and who shall be capable to respond as soon as may be necessary to any issue or emergency that arises during a Short-term Rental.
  3. An accurate description of the area of the property that is available for Short-term Rental, e.g., one bedroom apartment on second floor, e.g., single family home at specified address).
  4. Documentation that the property in question is not the subject of any municipal liens and that all taxes and fees owed to the city of Revere and to the Commonwealth of Massachusetts relating to the property are paid up to date.
  5. M.G.L. ch. 62C, § 67 Certificate of Registration from the Commonwealth of Massachusetts' Department of Revenue for Short-term Rental as required per M.G.L. ch. 64G, § 6.
  6. Proof, in the form of a valid insurance binder, of liability insurance with liability limits in an amount no less than \$250,000 per incident and coverage for Short-term Rental use.
  7. Provide the online/URL address listing(s) the Short-term Rental.
- B. Pay the annual fee of \$200.00 per Short-term Rental unit in addition to any fees as required in accordance with section 08.09.070 of this Chapter.
- C. Request the Short-term Rental Office to conduct an inspection, which shall be completed within 21 days of date the completed application is submitted and the associated fee is paid.

1. In the event a unit is approved for Short-term Rental after an inspection, the Short-term Rental Enforcement Office shall issue a Certificate of Inspection to the Applicant/Operator and the Unit shall be listed in the Registry for a period that shall expire on December 31 of the year the Certificate is issued.
  2. In the event a Short-term Rental unit is not approved after inspection, the Applicant/Owner may cure any issue that prevented approval and request a re-inspection at no additional fee.
  3. In the event any further inspection is necessary after an initial re-inspection, a fee of \$50 shall be required for each further Inspection.
- D. No property shall be included in the Short-term Rental Registry until the requirements of subsections A – C inclusive are completed and a Certificate of Inspection is issued.

**8.09.050 – Requirements to operate a short-term rental.**

- A. A Short-term Rental unit shall be registered in accordance with 8.09.040 of this Chapter to be lawful in the city of Revere.
- B. All online listings/postings shall contain/display the city of Revere’s registration number for the Short-term Rental.
- C. Residential Owner-adjacent and Primary Residence Units offered for Short-term Rental shall comply with, and shall not be in violation of, all standards and regulations promulgated by the Short-term Rental Enforcement Office and the Revere Fire Department’s Office of Fire Prevention, including but not limited to, all relevant, zoning, building, sanitary, fire, and health and safety laws, regulations, and ordinances.
- D. The Operator of a Short-term Rental shall keep and maintain for a period of three years an accurate record of the names and dates of rental for each Short-term Rental and make such record available upon request from a Short-term Rental Enforcement Officer.
- E. All Short-term Rentals shall be subject to annual inspections by the Short-term Rental Enforcement Office and the Revere Fire Department’s Office of Fire Prevention.
- F. Every Operator of a Short-term Rental shall provide to every Short-term Rental party a document containing the following information:
1. Instructions for disposal of waste that complies with the City’s recycling and trash programs.
  2. An emergency exit diagram for all bedrooms.

3. Contact information for the Short-term Rental Operator, or when the Operator is not present, the contact information for a locally available contact designated to respond to all emergencies and problems that may arise during the rental period, whether from renters, neighbors, or municipal authorities.
  4. A clear and direct instruction that Short-term renters shall not disturb the peace or cause to disturb the quiet enjoyment in the neighborhood or in any way interfere with the quality of life of the community by noise or other disturbances in accordance with, but not limited to, R.R.O. 9.08.010 et seq.
- G. A poster measuring no less than 11” wide and 14” high containing the information described in Paragraph E, 1-4, above, shall be posted in a conspicuous place in every Short-term Rental Unit.
- H. A sign measuring no less than 8.5” wide and 11” high illustrating the emergency exit shall be posted in each bedroom.

#### **8.09.060 – Ineligible residential units.**

The following Residential Units are not eligible to be offered as Short-term Rentals:

- A. Residential Units that do not meet the definition of either an Owner-adjacent Unit, or a Primary Residence Unit.
- B. Residential Units designated as below market rate or income-restricted, that are subject to affordability covenants, or that are otherwise subject to housing or rental assistance under local, state, or federal law.
- C. Residential Units subject to any requirement of local, state, or federal law, or rule or regulation promulgated by a condominium association, or homeowner association, which prohibits the leasing or subleasing of the unit or use of the unit as a Short-term Rental.
- D. Residential Units that are the subject of three (3) or more findings of violations of this Chapter within a one-year period, or three (3) or more violations of any municipal ordinance or state law or code relating to health, safety, sanitary conditions, including, but not limited to, excessive noise, improper disposal of trash, disorderly conduct, or other similar conduct within a one-year period.
- E. Residential Units previously rented to a Section 8 Certificate holder or that were previously subject to any affordability covenants, unless one year has expired since the expiration of the Section 8 tenancy or affordability restriction.

- F. Any Residential Unit for which the Operator is delinquent in the payment of any local taxes, fees, assessments, betterments, or municipal charges of any kind.

**8.09.070 – Local excise tax and community impact fee.**

A Residential Unit subject to the provisions of this Chapter shall pay all excise tax and community impact fees on Short-term Rentals as approved by the City Council pursuant to Sections 3A and 3D of Chapter 64G of the Massachusetts General Laws.

**8.09.080 – Enforcement and penalties.**

- A. Any person who (i) offers a unit as a Short-term Rental where such unit is not an eligible Residential Unit, (ii) offers an eligible Residential Unit as a Short-term Rental without registering such Short-term Rental Unit with the Short-term Rental Enforcement Office, or (iii) offers an eligible Residential Unit as a Short-term Rental while the unit's registration on the Short-term Rental Registry is suspended, shall be fined \$300.00 per violation per day. Each day's failure to comply with a notice of violation or any other Order shall constitute a separate violation. In addition to fines described in this section, the City may seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a Short-term Rental.
- B. The provisions of this Chapter shall be enforced in accordance with R.R.O. Chapter 1.12, Article II, or Article III, which includes the provisions of M.G.L. ch. 40U, or by seeking to restrain a violation by a court-ordered injunction.