CITY COUNCIL



Regular Meeting

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

Join Zoom Meeting

https://us02web.zoom.us/j/85164352327 Meeting ID: 851 6435 2327

Calendar Monday, June 22, 2020, 6:00 PM

4:30PM Zoning Sub-Committee Meeting

5:00PM Ways & Means Sub-Committee Meeting

Salute to the Flag

2.

1	Roll Call of Members
	RAIL CALL AT MEMBERS

Approval of the Journal of the Regular Meeting of June 8, 2020

3. 20-192 Motion presented by Councillor Morabito, Councillor Zambuto, City Councillor Guinasso, Councillor Rotondo, Vice-President Novoselsky, Councillor Visconti, Councillor Giannino, Councillor McKenna, Councillor Powers, President Keefe, Councillor Serino: That the City Council award a Certificate of Merit to Police Chief James Guido for his service to the City of Revere during his tenure as officer of the law and in recognition of his retirement.

Public Hearings

- 4. **20-186** Hearing called as ordered on an amendment to the Revised Ordinances of the City of Revere relative to the expiration date for the sale of tobacco licenses.
- 5. **20-200** Hearing called as ordered on the application of Global Companies, LLC, 800 South Street, Suite 500, Waltham, MA 02454 seeking permission from the Revere City Council to alter, extend, and change a non-conforming structure (portions of the existing and proposed piping) in order to perform piping upgrades which include the replace of existing underground piping and the installation of aboveground piping and supports in accordance with the plan on file on Lots 4, 5A, and 6 at 96, 100, and 140 Lee Burbank Highway, Revere, MA 02151.
- 6. 20-201 Hearing called as ordered on a joint petition of National Grid and Verizon to install 1 jointly owned pole on North Shore Road beginning at a point approximately 50' north of the centerline of the intersection of Calumet Street and North Shore Road. Further requesting 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.

7.	<u>20-202</u>	Hearing called as ordered on a joint petition of National Grid and Verizon to install 1 jointly owned pole on Randall Road. Further requesting 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.
		Zoning Sub-Committee Report
8.	<u>20-151</u>	Bernard J. Schram, Trustee of the 257 Washington Avenue Realty Trust for the purpose of considering the discontinuance and abandonment of a certain portion of Lincoln Street as illustrated on the petitioner's plan.
		Ways & Means Committee Report
9.	<u>20-191</u>	COMMUNICATION FROM THE CITY AUDITOR RELATIVE PEG ACCESS AND CABLE RELATED FUNDS, MGL 44/53F 3/4
10.	<u>20-189</u>	COMMUNICATION FROM THE CITY AUDITOR RELATIVE TO THE FY2021 BUDGET - APPROPRIATION ORDER
		Communications
11.	<u>20-203</u>	Communication from the Mayor relative to the appointment of EKB Equipment as a Licensed Drain Layer.
12.	<u>20-204</u>	Communication from the Mayor regarding ETP Funds.
13.	<u>20-205</u>	Communication from the City Auditor relative to the bond refunding loan order.
14.	<u>20-209</u>	Comm. from the Mayor regarding the Short Term Rental Ordinance.
		<u>Motions</u>
15.	<u>20-206</u>	Motion presented by Councillor Powers: That the Mayor request the Revere Police Department to utilize a portable speed monitor on Delano Avenue and other streets in the area in effort to reduce speeding.
16.	20-207	Motion presented by President Keefe: That the Mayor request the Police Department to make a concerted effort to remind and enforce the state laws restricting the use of fireworks. Many Revere residents have been concerned with the uptick in random firework displays at all hours of the night.
17.	<u>20-208</u>	Motion presented by Councillor Powers: That the Mayor request the Revere Police Department and MassDOT to install permanent solar powered speed readers the north and south bound sides of Route 1A, North Shore Road, in the interest of public safety and to reduce speed of vehicles on this dangerous road way.



CITY COUNCIL

Regular Meeting

City Councillor Joseph A. DelGrosso City Council Chamber Journal Monday, June 8, 2020

Regular Meeting of the City Council was called to order at 6:00 PM. President Patrick M. Keefe presiding.

Salute to the Flag

1 Roll Call of Members

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

In accordance with the provisions of Governor Baker's March 12, 2020 Executive Order, the June 8, 2020 meeting of the Revere City Council was held via remote participation on Zoom.

2 20-188 Resolution of Condolence for former City Councillor Corey Abrams.

Councillor Rotondo read the Resolution of Condolence into the record in memory of former City Councillor Corey Ford Abrams and offered a moment of silence.

Resolution of Condolence

Whereas: City Councillor Corey Ford Abrams has rendered conspicuous, faithful and honorable public service to the citizens of the City of Revere for nearly fifty years; and

Whereas: Almighty God in His infinite wisdom has called City Councillor Corey Ford Abrams to his eternal reward; and

Whereas: The sad calling from our midst of City Councillor Corey Ford Abrams leaves a vacancy in the official family of the City of Revere that will be difficult to fill, and a memory that will long be cherished;

Now, Therefore, Be It Resolved, that the members of the Revere City Council extend to the family of City Councillor Corey Ford Abrams, on behalf of the Citizens of Revere, our heartfelt sympathy and sincere regrets on their profound loss; and

Be It Further Resolved, that in recognition of former City Councillor Corey Ford Abrams' service to the citizens of the City of Revere, that the City Council pay sincere tribute to his memory by spreading upon the official records of the Revere City Council, a copy of this Resolution of Condolence, and by ordering that the flag at Revere City Hall be lowered to half-mast in his memory.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Giannino, Guinasso, McKenna, Morabito, Novoselsky, Powers, Rotondo, Serino, Visconti,

Zambuto, Keefe

3 Approval of the Journal of the Regular Meeting of May 18, 2020

RESULT: ACCEPTED

Legislative Affairs Sub-Committee Report

The Legislative Affairs Sub-Committee met on Monday afternoon, June 8, 2020 at 4:30PM. Committee members present were Councillors Novoselsky, Powers, Serino, Zambuto, and Keefe (ex-officio), and Chairman Morabito.

Council Order 20-052 An Ordinance Establishing Regulations for Food Trucks

Several amendments to the ordinance were approved by the sub-committee as follows:

- 1. Councillor Serino: New Sub-Section 5.10.040(O) Rules and Regulations is added:
 - O. No operator of a food truck shall park, stand, or conduct business within a radius of 250 feet of a brick-and-mortar restaurant serving the same type of cuisine.
- 2. Councillor Novoselsky: Section 5.10.050(A)(4) Areas and hours of operation, limitations is hereby amended by deleting "Garfield Avenue, west side only, north of Centennial Avenue and south of Shirley Avenue" and inserting in place thereof, "North Shore Road, east side only, between Centennial Avenue and Dehon Street".
- 3. Councillor Keefe: Section 5.10.050(A)(6) Areas and hours of operation, limitations is hereby amended by deleting, "four (4)" and inserting in place thereof, "two (2)".
- 4. Amendment of the Sub-Committee: Section 5.10.030(C) is hereby amended by deleting "\$200.00" and inserting in place thereof, "\$500.00".

City Staff Dimple Rana, Director - Healthy Community Initiatives, Maggie Haney, License

Commission Clerk, and Diana Cardona, 311 Representative addressed the Legislative Affairs Sub-Committee on the Food Truck Ordinance.

Resident Joseph Gravellese, 37 Sweeney Ave., Revere, MA also addressed the committee.

4 <u>20-052</u> Hearing called as ordered on an ordinance relative to food trucks.

AN ORDINANCE REGULATING FOOD TRUCKS

SECTION 1. Title 5 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new chapter and sections:

Chapter 5.10 - Food trucks

5.10.010 - Purpose.

The purpose of this section is to allow for food trucks to operate in certain areas in the city of Revere, to complement and enhance Revere's food service industry, to highlight the variety of food options and food cultures available in Revere, and to provide eating alternatives for persons living, working or visiting in Revere.

5.10.020 - Definitions.

When used in this section, unless the context otherwise requires, the following terms shall have the following meanings:

- A. "Applicant" means any person, corporation, business, company or other entity or organization that submits an application to the city of Revere License Commission to operate a food truck in Revere.
- B. "Commission" means the city of Revere License Commission.
- C. "Food truck" means any mobile food vehicle or operation, whether motorized or propelled by human power, or temporary food station, which cooks, prepares, stores, packages, serves, sells, or otherwise provides any food or beverages for human consumption to the general public, for a fee or free of charge. This includes but is not limited to food carts, pushcarts, and food stands.
- D. "Food truck operator" means the holder of a food truck license.

Notwithstanding Mass. Gen. Laws ch. 270, § 25 and 520 CMR 15.0 and Revere Revised Ordinance 5.04.110, this chapter shall not apply to mobilized ice cream trucks that provide already prepared or pre-packed frozen dairy or frozen water-based food products. This section shall apply to ice cream trucks that make or prepare frozen dairy or other food products, or any ice cream truck that remains stationary at the same location for longer than thirty (30) minutes.

5.10.030- Food truck license requirements.

- A. Each food truck shall be licensed by the commission.
- B. In accordance with Mass. Gen. Laws. ch. 40, § 22F, an application fee of \$125.00 will be assessed for each application.
- C. For every license approved by the commission, the applicant shall pay an annual fee of \$500.00 for each food truck for each calendar year. The annual fee shall not be adjusted or prorated.
- D. Every applicant and every food truck operator as applicable is required:
 - 1. To provide certification that the food truck has passed all necessary inspections required of the department of municipal inspections and fire department. The commission will approve no food truck license application that is not supplemented with the required certifications.
 - 2. To comply with the rules and regulations as may be promulgated by the commission, department of municipal inspections or fire department.
 - 3. To provide the department of municipal inspections with a copy of the commissary contract or service agreement as a pre-requisite to department of municipal inspections certification.
 - 4. To provide a valid state hawker's license issued by the Commonwealth of Massachusetts in accordance with M.G.L. ch. 101.
 - 5. To display its license in a conspicuous location readily visible to patrons during the time the food truck is engaged in the activity authorized by the license.
 - 6. To provide the commission with a Certificate of Insurance showing adequate public commercial liability, automobile liability, property damage coverage, and worker's compensation coverage in the amounts required by Massachusetts law. Failure to provide or maintain such insurance shall be grounds to deny or revoke a food truck license.

5.10.040 - Rules and regulations.

- A. The commission, department of municipal inspections, and fire department are hereby authorized to promulgate, jointly and within their respective departments, additional rules and regulations appropriate for the implementation of this chapter; provided, however, that such rules and regulations are not inconsistent with the limitations and restrictions contained in this subsection.
- B. No operator of a food truck shall park, stand, or move a vehicle or conduct business within areas of the city where the license holder has not been authorized to operate.

- C. Each license shall designate the location and the time frame where the license may be exercised. In no event shall the license be construed to grant or entitle a license holder the exclusive use of a location or service route.
- D. No food truck operator shall provide or allow any dining area, including but not limited to tables, chairs, booths, bar stools, benches, and standup counters, unless a proposal for such seating arrangements is submitted with the license application and approved by the commission.
- E. All food truck operators shall provide a sufficient waste receptacle for public use, and it shall be the license holder's responsibility to empty said receptacle, to pay for any costs associated with disposing of such waste, and to assure sufficiency of any waste receptacle.
- F. The food truck operator shall ensure that the food truck is serviced at least twice daily by a mobile food commissary for all food, water and supplies, and cleaning and servicing operations, including the emptying and cleaning of waste containers.
- G. The food truck operator must keep an accurate daily log of services rendered, including the date and time of said services as provided above in paragraph (F) of 5.10.040.
- H. No sign on any food truck shall project from the food truck, and there shall be no free standing signs adjacent to or in the area of the food truck that advertises or otherwise announces the food truck.
- I. A food truck shall not emit or project exterior lighting in a manner so as to shine on adjacent properties or toward any street.
- J. A food truck shall not exceed 8.5 feet in width (2.6 meters); 44 feet in length (13.5 meters); or 9,920 pounds (4,500 kilograms).
- K. Food trucks shall operate only in the areas of the city provided in 5.10.050 of this chapter, or otherwise only in accord with 5.10.051 of this chapter
- L. Notwithstanding the provisions of this section, no person shall operate a food truck within 300 feet of any elementary or secondary school, or on any private, city of Revere or Commonwealth of Massachusetts property without written consent of the owner or city or state entity in charge of said property.
- M. A food truck license is not transferable, expires at the end of the calendar year in which it is issued, and must be renewed by the commission in compliance with the requirements provided in 5.10.030 of this chapter.
- N. The commission is hereby authorized to revoke, suspend, modify or deny renewal of any food truck license for failure to comply with the provisions of this chapter,

- or of any rules and regulations promulgated by the commission, department of municipal inspections, fire department or the Commonwealth of Massachusetts.
- O. No operator of a food truck shall park, stand, or conduct business within a radius of 250 feet of a brick-and-mortar restaurant serving the same type of cuisine.

5.10.050 - Areas and hours of operation, limitations.

- A. Food trucks are permitted to operate in the following locations:
 - 1. **Revere Beach Boulevard**, at the eastern end of the Christina and John Markey Memorial Pedestrian Bridge, north of Chester Avenue to south of the State Police Barracks, not to exceed a five (5) food trucks at this location at any one time;
 - **Ocean Avenue**, either side, north of Chester Avenue and south of the entrance to the State Police barracks, not to exceed two (2) food trucks at this location at any one time;
 - 3. **Bennington Street**, east side only, at or near Jimmy Kimmerle Park, north of Crescent Avenue and south of Winthrop Avenue, not to exceed two (2) food trucks at this location at any one time;
 - 4. **North Shore Road**, east side only, between Centennial Avenue and Dehon Street, not to exceed two food trucks at this location at any one time;
 - 5. **Shirley Avenue**, south side only, at the city of Revere Municipal Parking Lot east of Nahant Avenue and west of Walden Street, not to exceed two (2) food trucks at this location at any one time;
 - 6. **Broadway**, east side only, north of Cheever Street and south of Hyde Street, not to exceed two (2) food trucks at this location at any one time.
 - 7. **Broadway**, east side only, north of Hyde Street and South of Pleasant Street, not to exceed one (1) food truck at this location at any one time;
 - 8. Operating a food truck anywhere in the city without the authorization established in this chapter is strictly prohibited.

B. Hours of Operation.

- 1. The hours of operation for all food trucks are 11:00 a.m. to 8:00 p.m.
- 2. At the discretion of the commission, the hours of operation may be extended upon a determination that such extended hours will be in the community's best interest and without substantial detriment to the

neighborhood.

5.10.51 - Special events.

- A. "Special events" means any one-time, limited, or temporary occurrence or activity that occurs in a specified place on a particular date(s) and during a fixed interval of time.
- B. The commission may approve the operation of a food truck at a Special Event in areas where food trucks are not otherwise permitted, provided:
 - 1. The Special Event organizer or sponsor applies for such permit and appears before the commission and states the request for a food truck(s) at said event; and
 - 2. The Special Event organizers identifies the food truck(s) to participate in said event; and
 - 3. The Special Event organizer presents evidence that the food truck(s) is properly licensed by the commission in accordance with the provisions of this chapter, or is licensed to operate in another city or town; and
 - 4. In the case of a food truck that is licensed to operate in another city or town, and not otherwise licensed in accordance with the provisions of this chapter, the Special Event Organizer or sponsor shall provide the commissions a copy of said license from said city or town; and
 - 5. A food truck licensed with another city or town shall comply with 5.10.030(D) of this chapter, and evidence of compliance with said chapter 5.10.03(D) shall be presented to the commission.
 - 6. The fee for a special event license shall be \$100.00, plus \$50.00 for each participating food truck.

5.10.060 - Parking requirements.

- A. Food trucks shall not park overnight on public property or private lands after operating hours except on land owned, leased or rented by the operator for the storage of the vehicle in compliance with the city of Revere's Zoning Ordinances.
- B. Food trucks shall be exempt from hourly parking time limits on public property provided they are parked in legal parking spaces, actually engaged in the operation of the food truck business as permitted herein, and otherwise in compliance with this chapter.

C. In no event shall any food truck stop or park for the purposes of selling if such a stop prevents the passage of other motor vehicles or pedestrians on the public right-of-way.

5.10.70 - Enforcement.

- A. The provisions of this chapter or any rules and regulation promulgated by the commission may be enforced by the police department, department of municipal inspections or fire department.
- B. No food truck shall operate without a license. Any food truck being operated without a valid license from the commission shall be deemed a public safety hazard and may be ticketed and impounded.
- C. No food truck shall be parked on the street overnight, or left unattended and unsecured at any time food is kept in the food truck. Any food truck that is found to be unattended shall be considered a public safety hazard and may be ticketed and impounded.
- D. Any food truck operator who violates any provisions of this chapter or any rules and regulations promulgated hereunder may be subject to the penalties set forth in chapters 1.12 and 1.16 of the Revere Revised Ordinances.
- E. Once a license has been issued it may be revoked, suspended, modified, or denied renewal by the commission for failure to comply with the provisions of this chapter or any rules and regulations promulgated hereunder.

March 16, 2020	Ordered to a first reading.
June 8, 2020	Ordered to a second reading, as amended.
June 8, 2020	Ordered on a second reading, as amended.
June 8, 2020	Ordered on a third and final reading, as amended.
June 8, 2020	Ordered Engrossed and Ordained, as amended on a Roll Call.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Giannino, Guinasso, McKenna, Morabito, Novoselsky, Powers, Rotondo, Serino, Visconti,

Zambuto, Keefe

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday afternoon, June 8, 2020 at 5:00PM. Committee members present were Councillors Giannino, Guinasso, Morabito, Visconti, and Chairman Zambuto.

20-110 An amendment to the Zoning Ordinances of the City of Revere relative to Small Cell Wireless Antenna Installations.

Deputy Chief Cheever addressed the sub-committee on the new ordinance. Chronic exposure of

radio frequency from small cell facilities has not been tested. It was the conclusion of the sub-committee to amend Section 17.16.115(E)(11) by deleting "seven (7)" and inserting in place thereof "ten (10)", provided it meets FCC regulations.

20-151 Petition of Bernard J. Schram, Trustee of the 257 Washington Avenue Realty Trust for the purpose of considering the discontinuance and abandonment of a certain portion of Lincoln Street as illustrated on the petitioner's plan.

Attorney Cory Rhoades for the petitioner addressed the sub-committee. The DPW has some additional investigation to do with regards to the water line running through this portion of Lincoln Street. The petition will remain in committee until further investigations are completed.

5 <u>20-110</u> An Amendment to the Zoning Ordinances of the City of Revere Establishing Regulations for Small Cell Wireless Antennae.

Be it ordained by the City of Revere as follows:

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCE OF THE CITY OF REVERE REGULATING SMALL CELL WIRELESS FACILITIES IN THE PUBLIC WAY

SECTION 1. Title 17, Chapter 17.16, Section 17.16.110 of the Revere Revised Ordinances is hereby amended by deleting the entry "17.16.110 - Towers and telecommunications facilities" and inserting in place thereof "17.16.110 - Towers and telecommunications facilities; excluding small cell wireless facilities in the public right of way."

SECTION 2. Title 17, Chapter 17.16, of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new chapter:

17.16.115 - Small cell wireless facilities in the public right of way.

A. Purpose.

It is the purpose of this chapter to establish specific standards and procedures to authorize the installation of small cell wireless facilities on utility poles located in the public way. In addition to providing for reasonable regulation and orderly deployment of small cell wireless facilities, this chapter seeks to ensure the safety, non-interference, and visual quality of the public right of way and the city generally, while also providing the benefits of improved cell service. Notwithstanding any provision in the Revere Revised Ordinances to the contrary, this chapter shall govern such installations.

B. Authority.

Consistent with Mass. Gen. Laws ch. 166, by amending the Revere Revised Ordinances to include this chapter, the City Council has voted to authorize the Director of Municipal Inspections to issue permits for small cell facilities that satisfy the criteria identified in this chapter.

C. Definitions.

- 1. "Applicant" means any person, corporation, business, company or other entity or organization submitting an application to install a small cell facility.
- 2. "Application" means a formal request submitted to the Department of Municipal Inspections for a permit to install small cell facilities in the public right of way.
- 3. "Small cell facility" means facilities defined by the Federal Communications Commission (FCC) in 47 C.F.R. 1.6002(I) for the provision of personal wireless services, including, but not limited to, commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, and its equipment, which shall include, but not be limited to, antenna, radio, power source and meter, disconnect switch, fiber optic cable, required signage, and supporting equipment associated with wireless communications, if any, installed on a utility pole.
- 4. "Utility pole" means either a privately owned or city-owned utility pole, or similar structure, located in the public right of way, used to support lighting, electric cables, telephone cables, telecommunication cables, or a similar function.
- 5. "Right of way" means the area on, below, or above a public roadway, highway, street, sidewalk, alley, park, or similar public property within the city of Revere.

D. Application.

- 1. No applicant shall install a small cell facility without first obtaining a permit as provided in this chapter.
- 2. As part of the application process, an applicant shall first present the proposed small cell facility installation to the city of Revere Site Plan Review Committee for review in accordance with Revere Revised Ordinance chapter 17.17, where applicable.
- 3. All applications submitted pursuant to this section shall include the below described information. An applicant may seek permits for small cell facilities for multiple locations, and if so, shall include the following information for each such location under separate permits:
 - a. The application shall state: (i) name and address of the applicant; (ii) name and address of the owner(s) of the utility pole; (iii) utility pole number; (iv) name, address, telephone number, and email address of petitioner's attorney or agent; (v) name, address, telephone number, and email address of small cell facility owner(s)/wireless provider and (vi)

address of nearest habitable structure or building including residential, municipal, schools, and/or business.

- b. Plan, stamped and signed by a professional engineer, with a general description of the proposed work and showing the subject utility pole and the proposed small cell facility equipment from the power utility connection forward. Drawings shall be provided to scale with dimensions to show the pole length, and mounting configuration and heights of the small cell facility equipment. The electric meter socket shall be immediately followed by an emergency power disconnect, said disconnect to be immediately accessible to the Fire Department. Should an electric meter socket not be required by the power company, the emergency power kill shall be provided at the minimum equipment elevation provided in section 17.16.115(E)(7). The engineer shall also comment on the poles ability to support the equipment in consideration of severe weather conditions per the Massachusetts State Building Code for the coastal community of Revere.
- c. Letter or license from the owner(s) of the utility pole, authorizing the installation of the small cell facility. Such a letter or license shall be deemed to constitute a structural certification by the owner(s) of the utility pole attesting to the integrity of the utility pole to support the small cell facility.
- d. Evidence sufficient to reasonably satisfy the Director of Municipal Inspections that the privately owned utility pole has an existing grant of location. Utility poles that support existing wires and cables shall be deemed to have an existing grant of location for purposes of this chapter.
- e. License(s) from the Federal Communications Commission evidencing applicant's authority to transmit and receive wireless telecommunications, unless such license is already on file with the city. Or if not a wireless telecommunications provider, an affidavit evidencing that you are an unlicensed wireless service and that you do not have or are not required to be licensed by the FCC to transmit and receive wireless telecommunications.
- f. Proof of liability insurance including "completed operation" coverage or its substantial equivalent.
- g. Radio Frequency ("RF") Affidavit, signed by a professional radio frequency engineer, which includes a brief explanation of why the proposed small cell facility is needed to provide wireless service.
- h. Radio Frequency Exposure (RFE) Affidavit signed by a professional Radio Frequency engineer demonstrating that the proposed small cell facility complies with the maximum permissible exposures adopted by the Federal Communications Commission.

- The owner/wireless provider shall submit installation summary asbuilt plans to the Director of Municipal Inspections and the Fire Department's Fire Prevention Officer, which shall include a plan showing installation locations of small cell facilities located within city of Revere boundaries. This plan shall include the Network Operation Center (NOC) ("NOC emergency contact information numbers") applicant/provider. The submission shall also include a summary table of installation locations, which shall include but not be limited to, the small cell facility antenna information (site name), pole number, nearest street address, antenna description, operating frequency, FCC exposure limits at the antenna radome elevation, and height above grade. This information shall be submitted with each application or group of applications or upon request from the Fire Department as a permit condition to install small cell facilities in the city of Revere.
- j. A fee equal to \$500.00 for a single application including up to five (5) locations and a fee of \$100.00 for each additional location, with a check payable to the City of Revere.
- 3. An additional permit, which shall be subject to the provisions of this chapter, shall be required for the replacement of a small cell facility with another small cell facility at a currently approved location. The fee for a replacement permit application is \$100.00, with a check payable to the city of Revere. Additional permits shall not be required for general maintenance, repair, or modification of a previously permitted small cell facility.

E. Standard of review.

The Director of Municipal Inspections shall issue a permit to an applicant for the installation of a small cell facility within sixty (60) days of the submission of an application submitted pursuant to this chapter, said submission shall include review by the Site Plan Review Committee as required in section 17.16.115(D)(2), if such applicant demonstrates the following:

- 1. The documents required in section 17.16.115(D)(3) have been completed and submitted, and the applicant has appeared before and presented the proposed small cell facility installation to the city of Revere Site Plan Review Committee as required in section 17.16.115(D)(2).
- 2. The small cell facility does not interfere with the safety and convenience of ordinary travel over the public right of way.
- 3. The small cell facility antenna shall be no lower than twenty six (26) feet or exceed sixty (60) feet in height above the ground surface. The small cell facility antenna shall not extend the height of the pole by more than six (6) feet.

- 4. The appearance of the small cell facility is similar to (a) the existing equipment on the utility pole or on other nearby utility poles, or (b) the color of the utility pole, or (c) another color reasonably requested by the Director of Municipal Inspections or his/her designee.
- 5. The total volume of the antenna installed on the pole shall not exceed three (3) cubic feet.
- 6. No part of the small cell facility equipment shall project sideways from the utility pole further than three (3) feet if installed twenty-six (26) feet or higher above the ground or further than two (2) feet if installed below twenty-six (26) feet above the ground.
- 7. No part of the small cell facility shall extend below eight (8) feet above the ground if equipped with an electric meter socket, or ten (10) feet above the ground without an electric meter socket.
- 8. A small cell facility has not already been installed on, or approved for installation on, the subject utility pole and no other small cell facility is installed on a utility pole within 180 feet of the subject utility pole.
- 9. The subject utility pole is installed plumb and true. The ground conditions around the pole do not indicate any movement of the pole and the area around the base of the pole is ADA compliant. The applicant may consider improving the conditions at the base of the pole and should provide such details as part of the professional engineer submission. Submissions for the installation on a double pole will not be considered unless the submission also addresses correction to the double poles including removing the compromised pole.
- 10. The proposed small cell facility complies with the maximum permissible exposures adopted by the FCC.
- 11. The proposed small cell facility shall not be installed at any location that is within ten (10) feet of any habitable structure or building including residential, municipal, schools and/or businesses, provided it meets FCC regulations.
- 12. The location of the disconnect/power kill switch to be used in case of emergency by the Revere Fire Department shall be located in accordance with section 17.16.115(D)(3)(b) and in section 17.16.115(E)(7). As part of the permit, training shall be provided to the fire department, including review of the operations manual, posted signage, and safety operations for the disconnect/power kill after completion of the installation and before final powering of the small cell facility.
- 13. No city tree(s) shall be pruned or removed to accommodate the installation of a small cell wireless facility in the public way.

14. Any requirement of this section may be reduced or waived by the Director of Municipal Inspections where the goals of this chapter or the interests of the city are better served thereby.

F. Effect of permit.

Upon issuance of a permit to install a small cell facility, or after the passage of sixty (60) days from filing/review by the Site Plan Review Committee with no action on the petition, a petitioner shall be authorized to commence installation subject to the requirements of this chapter after written notice to the Director of Municipal Inspections by the applicant.

Any proposed changes to the dimensions or specification detailed in the application shall require a new application.

G. Effect of denial; appeal.

In the event the Director of Municipal Inspections denies a petition to install a small cell facility, he/she shall provide a written explanation for the denial to the applicant within sixty (60) days following receipt of the application. Following issuance of such denial and explanation, the applicant may:

- 1. Submit a new application that satisfactorily addresses the reasons for denial, at which time the Director of Municipal Inspections shall consider the new petition pursuant to this section; or
- 2. Within thirty (30) days of issuance of such denial, the applicant may appeal the denial to the City Council. Upon receipt of an appeal under this section, the City Council shall consider the matter as a new application (i.e., de novo) at a publicly noticed hearing and allow the applicant to appear before the City Council to support the appeal, submit further evidence to rebut the written explanation provided by the Director of Municipal Inspections, and demonstrate that it has (a) satisfied the standard of review established in section 17.16.115(D); and (b) demonstrated that the relevant criteria contained in section 17.16.115(E) have been met. The City Council shall reach a final decision and act on any appeal within sixty (60) days. The applicant has the right of further appeal available under law.

H. Removal of small cell facilities.

- 1. Any small cell facility approved pursuant to this chapter shall be removed within ninety (90) days and the relevant permit terminated if the city requires the removal of the utility pole for a public purpose where the small cell facility is located.
- 2. The permit holder shall notify the city if the small cell facility ceases to be used for its intended purpose, and shall remove all the permitted equipment no later than thirty (30) days following cessation of use.

3. The Director of Municipal Inspections, or his/her designee, is authorized under this section to order the removal of any small cell facility installed on a utility pole that has not been authorized pursuant to this chapter. Any party installing any such small cell facility shall be subject to penalties consistent with any and all applicable Federal and Massachusetts State Laws and Codes, and city of Revere Ordinances, including Title 8 and Title 17, which includes the State Sanitary Code (105 CMR 410), State Fire Code (527 CMR 1.00), and State Building Code (780 CMR 100), said Building Code which incorporates therein the International Property Maintenance Code, any violations of which will be subject to the penalties set forth in chapters 1.12 and 1.16, and/or suspension or revocation of any city-issued permit or license.

I. Other requirements.

- 1. The rate for the installation of a small cell facility on a city-owned pole shall be \$270 per pole per year.
- 2. Non-emergency repairs shall be performed as follows: (a) at least forty-eight (48) hours advance notice shall be provided to the Superintendent of Public Works and the Police Department; (b) a police detail may be required; and (c) work shall be performed weekdays during hours designated by the Superintendent of Public Works.
- 3. Annually, before the end of February of each year, each permit holder shall submit to the Director of Municipal Inspections and the Fire Department the requirements outlined in section 17.16.115(D)(3)(i) if such documents haven't been submitted within the past year as part of a proposed installation application. These documents are used for emergency response information only and to limit exposure to responders and the general public should an issue arise with or near a small cell facility installation.

May 18, 2020	Ordered to a first reading.
June 8, 2020	Ordered to a second reading, as amended.
June 8, 2020	Ordered on a second reading, as amended.
June 8, 2020	Ordered on a third and final reading, as amended.
June 8, 2020	Ordered Engrossed and Ordained on a Roll Call, as amended.

Under suspension of the City Council Rules of Order, Councillor Novoselsky filed for immediate reconsideration with the hope it does not prevail. Reconsideration fails.

RESULT: ORDERED - ROLL CALL [8 TO 1]

AYES: Giannino, Guinasso, Morabito, Novoselsky, Powers, Visconti, Zambuto, Keefe

NAYS: Rotondo

ABSTAIN: McKenna, Serino

6 <u>20-151</u> Bernard J. Schram, Trustee of the 257 Washington Avenue Realty Trust

for the purpose of considering the discontinuance and abandonment of a certain portion of Lincoln Street as illustrated on the petitioner's plan.

RESULT: REFERRED TO ZONING

Communications

7 <u>20-189</u> COMMUNICATION FROM THE CITY AUDITOR RELATIVE TO THE FY2021 BUDGET - APPROPRIATION ORDER

Mayor Arrigo and City Auditor Richard Viscay addressed the City Council on the Fiscal Year 2021 budget submission.

RESULT: REFERRED TO WAYS & MEANS Next: 6/22/2020 6:00 PM

8 <u>20-190</u> COMMUNICATION FROM THE CITY AUDITOR RELATIVE TO THE EMPLOYMENT OF OUTSIDE CONSULTANTS

City Auditor Richard Viscay addressed the City Council on this request.

"SHALL THE CITY COUNCIL ESTABLISH A REVOLVING FUND FOR THE EMPLOYMENT OF OUTSIDE CONSULTANTS IN ACCORDANCE WITH THE PROVISIONS OF MGL CHAPTER 44, SECTION 53G?"

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Giannino, Guinasso, McKenna, Morabito, Novoselsky, Powers, Rotondo, Serino, Visconti,

Zambuto, Keefe

9 <u>20-191</u> COMMUNICATION FROM THE CITY AUDITOR RELATIVE PEG ACCESS AND CABLE RELATED FUNDS, MGL 44/53F 3/4

City Auditor Richard Viscay addressed the City Council on this request.

RESULT: REFERRED TO WAYS & MEANS Next: 6/22/2020 6:00 PM

Motions

10 <u>20-192</u> Motion presented by Councillor Morabito, Councillor Zambuto, City Councillor Guinasso, Councillor Rotondo, Vice-President Novoselsky, Councillor Visconti, Councillor Giannino, Councillor McKenna,

Councillor Powers, President Keefe, Councillor Serino: That the City Council award a Certificate of Merit to Police Chief James Guido for his service to the City of Revere during his tenure as officer of the law and in recognition of his retirement.

RESULT: ORDERED - VOICE VOTE

11 20-193

Motion presented by Councillor Visconti, Councillor Morabito: That the Mayor request the License Commission to allow local restaurants, and food and beverage retailers to expand outdoor table service by adding seating in private parking lots, streets, sidewalks, and other outdoor areas. This proposed measure will help restaurants that may not necessarily need the number of required parking spaces due to reduced indoor capacity.

This motion is already in progress by the City of Revere.

RESULT: PLACED ON FILE

12 <u>20-194</u>

Motion presented by President Keefe: That the Revere City Council go on record as condemning the murder of George Floyd at the hands of four Minneapolis Police Officers. The Revere City Council further recognizes that decades of systemic racism and violence against people of color has had a far reaching negative impact on the safety, health, and well-being of people of color, families of color, and communities of color. The Revere City Council unconditionally supports all people of color and stands in solidarity with those who suffer oppression and promises to engage each and every resident within our community to actively take a stand against exclusion, inequality, racism, and violence. Hate has no place within the City of Revere.

Brandon Brito and Dimple Rana addressed the City Council on this Resolution.

Brandon provided the following remarks:

RESULT: ORDERED - VOICE VOTE

13 20-195

Motion presented by Councillor Rotondo: That the Mayor request Inspectional Services and the Revere Police Department to investigate the following issues at 29 South Furness Street: 1.) boat, ski-doo, and unregistered pick up truck in driveway. 2.) alleged illegal basement apartment. 3.) loud and late night music. It's my understanding that the police have been to this property several times for this issue.

RESULT: ORDERED - VOICE VOTE

14 20-196

Motion presented by Councillor Rotondo: That the Mayor request the MBTA to trim the branches hanging over onto 675 Beach street. Squirrels are jumping on to the house. Also, the trees are in a position that with high winds it can knock down electric and cable wires going to the property.

RESULT: ORDERED - VOICE VOTE

15 20-197

Motion presented by Councillor Rotondo: That the Revere City Council and the City of Revere condemn the killing of George Floyd By Minneapolis Police officer Derek Chauvin and his 3 accomplices of the Minneapolis police department. Furthermore that no person, especially of color and including George Floyd be denied their basic human right. Let it be known that the Revere City Council and the City of Revere stand with all people to ensure the Civil Rights of all people, but especially of people color today and everyday hereafter.

RESULT: WITHDRAWN

16 20-198

Motion presented by Councillor Visconti, Councillor Powers: That the Mayor request the Traffic Division to enforce the "Do Not Enter" restriction for vehicular traffic entering on Harris Street from American Legion Highway.

The following residents addressed the City Council on this motion:

Andrew Reitano, 186 Harris Street, Revere, MA Eric Lampedecchio, 43 Tapley Avenue, Revere, MA

RESULT: ORDERED - VOICE VOTE

17 20-199

Motion presented by Councillor Serino: That the Mayor request the Traffic Commission to look at the feasibility of extending the double lane on Washington Avenue at Linden Square from where it currently ends in front of 810 Washington Avenue to the edge of the bridge just after the 770 Washington Avenue property.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:39 PM.

Minutes Acceptance: Minutes of Jun 8, 2020 6:00 PM (Salute to the Flag)

Attest:

City Clerk



CITY OF REVERE

Brian M. Arrigo Mayor

May 14, 2020

The Honorable Revere City Council Patrick Keefe, Chair Revere City Hall Revere, Massachusetts 02151

Re: Extending the Expiration Date of Tobacco Licenses

Dear Councilors:

As a result of the Covid-19 pandemic, I have ordered that food licenses and dumpster permits controlled by the Health Department that were scheduled to expire on May 31 remain in effect until December 31, 2020. This will reduce the administrative burden on Inspectional Services staff as well as provide some minimal financial relief for businesses in our City that have suffered economic loss, and will continue to suffer loss, as a result of state-ordered restrictions on their operation. Such licenses will be eligible for renewal effective January 1, 2021 and expire annually on December 31 thereafter.

It is my intention to apply the same extension to the license for the sale of tobacco. Therefore, I request the Council Amend Revere Revised Ordinances 8.36.020 by **deleting** the final sentence, to wit, "Each permit shall expire yearly on May 31st" and **replacing** it to read: "Each permit shall expire yearly on December 31st."

Thank you for your attention and cooperation in this matter.

Regards,

Brian M. Arrigo

C-20-30

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.14.020 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, June 22, 2020 at 6:00 P.M. via remote participation on the application of Global Companies, LLC, 800 South Street, Suite 500, Waltham, MA 02454 seeking permission from the Revere City Council to alter, extend, and change a non-conforming structure (portions of the existing and proposed piping) in order to perform piping upgrades which include the replace of existing underground piping and the installation of aboveground piping and supports in accordance with the plan on file on Lots 4, 5A, and 6 at 96, 100, and 140 Lee Burbank Highway, Revere, MA 02151.

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 and application will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at www.revere.org/calendar. Alternatively, commentary on this public hearing may be submitted in writing to amelnik@revere.org or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

Ashley E. Melnik City Clerk

Revere Journal Checked attached #404322 06/03/2020 06/10/2020



May 1, 2020

Revere City Council Attn: Ashley Melnik, City Clerk Revere City Hall 281 Broadway Revere, MA 02151

Re: Application for Special Permit

Global Companies LLC

96, 100 and 140 Lee Burbank Highway, Revere, Massachusetts

Dear Ms. Melnik:

On behalf of Global Companies LLC ("Global"), we hereby submit this application for a Special Permit in accordance with Sections 17.40.020 and 17.40.030 of the City of Revere Zoning Ordinance (the Ordinance") to allow for the modification of preexisting, legally nonconforming piping at Global's terminal located at 96, 100 and 140 Lee Burbank Highway, Revere, Massachusetts (the "Terminal"). Pursuant to the Site Plan Review denial, portions of the existing and proposed piping have been deemed by the Building Inspector to be nonconforming structures as they are located in the front, side or rear setbacks.

The piping upgrades, which as described below and shown on the attached Site Plans, will include the replacement of the existing underground piping and installation of aboveground piping necessary to offload and transfer petroleum and other associated products from vessels docked on Chelsea Creek to the Terminal. As the modification to the piping is not substantially more detrimental than the existing nonconforming piping to the neighborhood, the City Council may issue a Special Permit allowing the alteration, extension or change in the nonconforming piping.

In support of the Special Permit Application, please find attached the following:

- 1. Special Permit Application Form (Exhibit A);
- 2. Site Plan Review Denial (Exhibit B);
- 3. Certified Abutters List (Exhibit C);
- 4. Filing Fees (Exhibit D);

- 5. Site Photographs (Exhibit E)
- 6. Site Plans (Exhibit F).

As background, the Terminal is a bulk petroleum storage and distribution facility located on Lee Burbank Highway in Revere within the Chelsea Creek. The Terminal has been used continuously since at least the 1940s by Global and its predecessors as a bulk petroleum storage and distribution facility. Global proposes to install aboveground piping in substantially the same corridors as the existing underground piping (the location of the aboveground piping is shown on the Site Plans attached at Exhibit F).

Alteration of a Preexisting Non-Conforming Use or Structure

Global requests approval in accordance with Sections 17.40.020 and 17.40.030 of the Ordinance to alter a preexisting nonconforming use or structure. The City Council may issue a Special Permit to alter a preexisting nonconforming use or structure where it finds that the proposed alteration to the use or structure is not substantially more detrimental than the existing nonconformity to the neighborhood.

Here, the Terminal is located in the Technology Enterprise District ("TED"). The use of the Terminal and the existing structures predate the current Ordinance. Global seeks to continue the use of the Terminal and alter the preexisting piping as described above. The modification of the piping will not be more detrimental to the neighborhood. First, the piping will be located solely on the Terminal in substantially the same location as the existing underground piping. The modified piping will be located entirely within the existing fenced premises of the Terminal.

Further, the proposed modification of the piping will have no impact on the surrounding industrial neighborhood. The location of the modified piping will abut other properties that make up the Terminal and therefore do not impact any adjacent properties.

Finally, the proposed modifications will also serve as a benefit rather than a detriment as following the modification to aboveground piping, Global will be in a position to more readily inspect the piping and detect any necessary maintenance requirements, avoiding potential leaks of product.

¹ The present Terminal use, although preexisting nonconforming, would be allowed under the current Ordinance as a wholesale and product distribution by special permit.

Special Permit Findings of Fact

In addition to the standard found in Sections 17.40.020 and 17.40.030 of the Ordinance, Section 17.48.080.C provides additional standards that the City Council should consider when issuing a Special Permit. Special permits may be granted by the City Council upon its written determination that the work will have beneficial effects that outweigh the detrimental effects of the proposed use on the city and the neighborhood, in view of the particular characteristics of the site and of the proposal in relation to that site. The determination shall include consideration of each of the following:

1. Social, economic, or community needs which are served by the proposal.

The modifications to the piping are in harmony with the general purpose and intent of the Ordinance as they do not detrimentally impact the neighborhood or community. The modifications will allow for the continued use of the Terminal, which supplies necessary products to the City and Region, while allowing for more efficient maintenance and inspection of the piping, protecting the environment and public.

2. Traffic flow and safety.

The Terminal is an appropriate location for the piping as all the piping will be located in substantially the same location as the existing piping and will remain within the fenced portions of the Terminal. There will not be a nuisance or serious hazard to vehicles or pedestrians. As such, the piping will be protected and not be accessible to the public.

In addition, public safety is not an issue as the surrounding neighborhood consists of other petroleum terminals and industrial/commercial uses, which will not be impacted by aboveground piping on the Terminal property. Further, the location of the piping is such that it is on portions of the Terminal that are abutted by additional properties that are part of the Terminal, limiting access to the piping by the public or non-users of the Terminal.

Finally, the proposed modifications to the piping has been located on the Terminal so as to not conflict with any traffic within the Terminal. Trucks accessing the Terminal for filling will not be impacted by the modified piping and no safety or traffic concerns are raised by the aboveground location of the piping. Where the piping crosses existing lanes of travel at the

Terminal, it will be located at a height to allow safe access to trucks and other vehicles and will be marked with appropriate signage to alert drivers of the location of the piping.

3. Adequacy of utilities and other public services.

Although not relevant to the modification of the piping, the Terminal is served by adequate utilities.

4. Neighborhood character and social structures.

The location of the piping at the Terminal is an appropriate location for this use as the surrounding neighborhood consists of petroleum terminals and other industrial and warehouse uses. The piping modification will be solely within the fenced areas of the Terminal and will have no impact on the surrounding properties.

5. Impacts on the natural environment.

The aboveground piping will not have negative impacts on the environment. The proposed work has received an Order of Conditions from the Revere Conservation Commission and will mitigate any impacts. Further, the relocation of the piping aboveground is a beneficial improvement as it allows for additional safeguards, inspection and leak detection than the existing underground piping.

6. Potential fiscal impact.

The aboveground piping will replace the existing underground piping allowing the Terminal to more efficiently continue operations and continue to contribute real estate and other taxes and fees to the City. The modified piping will have no adverse fiscal impacts to the City.

As the piping modification meets the requirements of the Ordinance and improves safety and environmental conditions at the Terminal, Global requests that the City Council grant the Special Permit allowing the modification of the preexisting nonconforming piping.

Please docket and advertise this request for a public hearing. We look forward to discussing the modifications and any questions that you may have at the public hearing. Please do not hesitate to contact this office to discuss this filing. Thank you for your assistance in this matter.

very ruly yours,

Enclosures

cc:

Tom Keefe, Global Eric Davis, Global Michael A. Leon Gabe Crocker

4773625.1

Exhibit A

Special Permit Application

FORM B

APPLICA	ATION NO.	C-20-	<u>30_</u>
DATE:	May 1, 2	020	

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),
- 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:	Global Comp	panies, LLC	
Address:	ss: 800 South Street, Suite 500, Waltham, MA 02454		Dustan
Tel. #:	781-398-4	132	n
2. Applicant is:	Tenant	Licensee Prospective Purchaser	
	X _ Owner	Other (Describe)	

lame:	CHA Consulting	g, Inc.		
\ddress: _	141 Longwater l	Drive Suite 104, I	Norwell, MA 0	2061
el. #:	781-982-5400			
I. The lan	nd for which this application is s	submitted is owned b	y:	
Name:	Global Companies	s, LLC		
ا ماطراطیت	800 South Street,	Suite 500, Walth	am, MA 0245	4
	704 000 4400			
5. The lan	nd described in this application			
воок	_ 53968 _, Page 148	Certificate # (ii regis	itereu)	<i>_</i>
	53968 , Page 163			
6. Plans d Special Pe hereof an	describing and defining the Exceermit For Alteration and Extension are titled and dated: Global Terminal Above the Burbank Highway, Research	eption to Use Regulat ion of Nonconforming Ground Piping P	ions In Certain D g Uses are includ Project for Glo	istricts, the Special Permit or ed herewith and made a part
6. Plans d Special Pe hereof an	describing and defining the Exce ermit For Alteration and Extensi d are titled and dated: Global Terminal Above	eption to Use Regulation of Nonconforming Ground Piping Payere, MA dated 5	ions In Certain D g Uses are includ Project for Glo 5/22/19.	istricts, the Special Permit or ed herewith and made a part
6. Plans d Special Pe hereof an 140 Le Lot# 7. A map	describing and defining the Exce ermit For Alteration and Extensi d are titled and dated: Global Terminal Above ee Burbank Highway, Re	eption to Use Regulation of Nonconforming Ground Piping Pavere, MA dated 5 Sq. Ft. 316,250	ions In Certain D g Uses are includ Project for Glo 5/22/19.	istricts, the Special Permit or ed herewith and made a part obal Companies, LLC
6. Plans d Special Pe hereof an 140 Le Lot # 7. A map applicatio 8. A locus	describing and defining the Except mit For Alteration and Extension are titled and dated: Global Terminal Above ee Burbank Highway, Red 4, 5A, and 6 describing the land uses of adjon. Refer to Exhibit E	eption to Use Regulation of Nonconforming Ground Piping Pevere, MA dated 5 Sq. Ft. 316,250 Jacent and nearby pro-	ions In Certain D g Uses are includ Project for Glo 5/22/19. D+- operties is include	istricts, the Special Permit or ed herewith and made a part obal Companies, LLC
6. Plans de Special Perhereof and Le Lot # 7. A map application 8. A locus is request 9A. Is the	describing and defining the Except the for Alteration and Extension are titled and dated: Global Terminal Above the Burbank Highway, Reservited 4, 5A, and 6 describing the land uses of adjust. Refer to Exhibit E s map (8½" x 11") copy of City of	eption to Use Regulation of Nonconforming Ground Piping Pavere, MA dated 8 Sq. Ft. 316,250 Jacent and nearby property of Revere or USGS top t of this application.	ions In Certain D g Uses are includ Project for Glo 5/22/19. D+- pperties is include pographic sheet v	istricts, the Special Permit or ed herewith and made a part obal Companies, LLC ed and made a part of this with site marked for which perm
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6. Plans de Special Perhereof and 140 Le Lot #	describing and defining the Except mit For Alteration and Extensed are titled and dated: Global Terminal Above ee Burbank Highway, Read to the American Action of City of Cit	eption to Use Regulation of Nonconforming Ground Piping Pevere, MA dated 5 Sq. Ft. 316,250 facent and nearby protof Revere or USGS top t of this application. It to the Wetland Proto	ions In Certain D g Uses are includ Project for Glo 5/22/19. D+- Deperties is include Doographic sheet weet to	istricts, the Special Permit or ed herewith and made a part obal Companies, LLC ed and made a part of this with site marked for which perm , Chapter 131, Sec. 40A or

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 subject premises is a bulk petroleum storage and distribution facility located at 96, 100 and 140 Lee Burbank Highway in Revere, immediately adjacent to the Chelsea River. The facility has been used continuously as a bulk petroleum storage and distribution facility since at least the 1940s by Global and its predecessors. The project site is bounded on the west by the Chelsea River, on the north by a commercial building and parking lot, on the east by Lee Burbank Highway, and on the the south by a rental car agency and parking lot. An office building, several accessory buildings, a commercial fueling canopy, and a mix of above ground and underground product lines currently occupy the project site. A fueling dock and appurtenances are located within the the limits of the Chelsea River to receive and transfer product from docked vessels to the terminal for distribution. Cover condition at the site consists primarily of roofs, paved and gravel surfaces. The area of the three (3) parcels that comprise the site is approximately 7.3 acres and water, sewer, electric and telecommunication services are available.

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

Piping upgrades are proposed that include the replacement of existing underground piping and the installation of aboveground piping and supports as shown on the plans accompanying this application. The replacement piping will essentially occupy the same corridors as the existing and will facilitate inspection and maintenance. The Building Inspector has determined that portions of the existing and proposed piping are nonconforming structures as they are located in the front, side or rear setbacks. Therefore, a special permit allowing the alteration, extension or change in the nonconforming piping is sought.

Date of denial by Building Inspector and/or Planning Board

March 16, 2020 (See attached Exhibit B)

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

Ewy Da	4.29.2020
Signature of Applicant	Date
Signature of Owner	<u> 4.29.2020</u> Date
Signature of Designated Representative	4/30/2020 Date
Received from above applicant, the sum of \$ <u>260.00</u> mailing costs.	to apply against administrative and

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:
Address:
2. Name and residential address of each landowner on whose property subject matter will be exercised: (Attach additional pages, if necessary.)
Name:
Address:
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: N.A.
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: N.A.
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 party to the joint venture within sixty (60) days of the filing of this application.
Joint Venture Name: N.A.
Address:
A copy of the Joint Venture agreement is on file at and will be delivered upon reque

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: N.A.
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: N.A.
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: Global Companies, LLC
Address:800 South Street, Suite 500, Waltham, MA 02454
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:
N.A.
·
The foregoing information is provided under the Pains and Penalty of Perjury. Signature of each party and landowner:

Request for Finding of Fact – Special Permit

Now comes the applicant	Global Properties, LLC	
who has applied to this Ho	norable City Council for a special permit for property located at _	<u>96, 100, and</u> 140
Lee Burbank Highw		

- 1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The proposed piping modifications do not detrimentally impact the neighborhood.
 - (b) The proposed piping modifications allow the continued use of the terminal which supplies necessary products to the City and Region.
 - (c) The proposed piping modifications allow for more efficient inspection and maintenance of the piping, thereby better protecting the public and the environment.
- 2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The proposed piping will be located in substantially the same location as the existing piping.
 - (b) The proposed piping will remain within the fenced portions of the Terminal such that it will not be a nuisance or serious hazard to pedestrians.
 - (c) The surrounding neighborhood consists of other petroleum terminals and industrial/commercial uses that will not be impacted by the proposed piping that is all within the Terminal property.
- 3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The existing Terminal facility is currently served by adequate public sewerage, water facilities, and water systems and no modifications to these systems are proposed.
 - (b) The proposed piping modifications are not expected to impact the demand for public sewerage, water facilities, and water systems.

(c)

- 4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The proposed piping will remain within the fenced portions of the Terminal such that it will not be a nuisance or serious hazard to pedestrians or the public.
 - (b) The surrounding neighborhood consists of other petroleum terminals and industrial/commercial uses that will not be impacted by the proposed piping that is all within the Terminal property.
 - (c) The proposed piping will be located in substantially the same location as the existing piping.

Page 2 Finding of Fact Form

- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using <u>Lee Burbank Highway</u> for the following reasons: (streets)
 - (a) The proposed piping modifications will be located substantially in the same location as the existing piping within the fenced portions of the Terminal and therefore inaccessible to the public.
 - (b) The proposed piping modifications will not alter vehicular access to the Terminal from Lee Burbank Highway so that adverse impact to vehicle or pedestrian safety is not expected.
 - (c) No construction/alterations are proposed within Lee Burbank Highway, so existing conditions will be maintained.
- 6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) The proposed piping modifications will be located in substantially the same location as the existing and will serve the same purposes, so that adequate and appropriate supporting facilities exist on si
 - (b) The proposed piping modifications incorporate modern structures and equipment that allow for improved function of the existing use.
 - (c) The proposed piping modifications allow more efficient inspection and maintenance thereby providing greater protection of the public and the environment.

Date: 4.29.3000

Respectfully submitted by:

Exhibit B

Site Plan Review Denial

Arnold, Scott

From:

fstringi@revere.org

Sent:

Monday, March 16, 2020 12:53 PM

To:

King, Tyler; amelnik@revere.org; bdechristoforo@revere.org; fstringi@revere.org;

pcheever@revere.org

Subject:

Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:

Frank Stringi

Date:

March 16, 2020

Application #: SPR20-000043

Address:

140 LEE BURBANK HWY

Description:

Product Pipe Upgrade

Review

Status:

Denied

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

Community Development: Frank Stringi

This plan has been denied for the following reasons: In accordance with Section 17.40.020 and 17.40.030 of the Revised Revere Zoning Ordinance, the alteration of existing nonconforming uses and structures may only be allowed by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.

Log back into your account and edit either your Registration or Permit as requested in the comments.

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

Exhibit C

Certified Abutters List



The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS Dana E. Brangiforte

John J. Verrengia

Mathew M. McGrath

Request for Abutters List

Date: April 20, 2020
Property Location: 96, 100, and 140 Lee Burbank Highway
Map: 5 Block: 120A1 Parcel: 4, 5A, and 6
Property Owner: Global Companies, LLC
Is request for special permit or variance? YES X NO
If yes than 300Ft is required distance. If no, than please indicate requested distance below.
Requested Distance:
5T
Fee: \$80.00
Please make checks payable to City of Revere
Requester Information:
Name: Scott Arnold, CHA Consulting, Inc.
Address: 141 Longwater Drive, Suite 104
Norwell, MA 02061
Telephone: 781-792-2254

Loc: 36 LEE BURBANK HWY 1 Parcel ID #: 5-120A1-2A-1 LUC: 920	Loc: RAILROAD LOCATIO Parcel ID #: 5-120A1-7 LUC: 92
MASSACHUSETTS PORT AUTHORITY	MASS BAY TRANS AUTHORITY
1 HARBOR SIDE DR	10 PARK PL
EAST BOSTON MA 02128-2909 Loc: 36 LEE BURBANK HWY 2 Parcel ID #: 5-120A1-2A-2 LUC: 338	BOSTON MA 02116 Loc: LEE BURBANK HWY Parcel ID #: 5-120B-20 LUC: 4
MASSACHUSETTS PORT AUTHORITY	GLOBAL COMPANIES LLC ATTN: TERMINAL OPERATIONS:
1 HARBOR SIDE DR SUITE 2005 EAST BOSTON MA 02128 Loc: 40 LEE BURBANK HWY Parcel ID #: 5-120A1-2B LUC: 338	800 SOUTH ST SUITE 500 WALTHAM MA 02454 Loc: LEE BURBANK HWY Parcel ID #: 5-120B-21A LUC: 4
IRVING OIL TERMINALS INC C/O IRVING OIL LTD P O BOX 868	TOSCO TERMINAL COMPANY C/O IRVING OIL LTD P O BOX 868
CALAIS ME 04619	CALAIS ME 04619
Loc: LEE BURBANK HWY Parcel ID #: 5-120A1-3 LUC: 337	Loc: BELLE ISLE INLET Parcel ID #: 5-210A-2
IRVING OIL TERMINALS INC C/OIRVING OIL LTD P O BOX 868	IRVING OIL TERMINALS INC C/O IRVING OIL LTD P O BOX 868
CALAIS ME 04619	CALAIS ME 04619
Loc: 96 LEE BURBANK HWY Parcel ID #: 5-120A1-4 LUC: 420	Loc: BELLE ISLE INLET Parcel ID #: 5-210A-3 LUC:
GLOBAL COMPANIES LLC	GLOBAL REVCO DOCK LLC
ATTN: TERMINAL OPERATIONS: 800 SOUTH ST	140 LEE BURBANK HWY
SUITE 500 WALTHAM MA 02454	Revere MA 02151
Loc: 140 LEE BURBANK HWY Parcel ID #: 5-120A1-5A LUC: 420	Loc: BELLE ISLE INLET Parcel ID #: 5-210A-4 LUC:
GLOBAL COMPANIES LLC `	GLOBAL REVCO DOCK LLC
ATTN: TERMINAL OPERATIONS 800 SOUTH ST	140 LEE BURBANK HWY
SUITE 500 WALTHAM MA 02454	Revere MA 02151
Loc: 100 LEE BURBANK HWY Parcel ID #: 5-120A1-6	Loc: BELLE ISLE INLET Parcel ID #: 5-210A-5 LUC:
<u>LUC: 420</u>	
GLOBAL COMPANIES LLC	REVERE TERMINAL CORP (MA CORP)
ATTN: TERMINAL OPERATIONS 800 SOUTH ST THIS IS A TRUE & ATTER	140 LEE BURBANK HWY
WALTHAM MA 02454 WALTHAM MA 02454 COLUMN THE RECORD COLUMN THE RECORD COLUMN THE RECORD	REVERE MA 02151
CITY OF REVER	

Packet Pg. 42

Loc: BELLE ISLE INLET Parcel ID #: 5-80-1A

LUC: 420

IRVING OIL TERMINALS INC C/O IRVING OIL LTD P O BOX 868

CALAIS ME 04619

Loc: WESTERLY SIDE OF Parcel ID #: 5-80-3

LUC: 420

IRVING OIL TERMINALS INC C/O IRVING OIL LTD P O BOX 868

CALAIS ME 04619

Loc: 49 LEE BURBANK HWY Parcel ID #: 5-80-4

LUC: 420

GLOBAL COMPANIES LLC
ATTN: TERMINAL OPERATIONS

800 SOUTH ST SUITE 500

WALTHAM MA 02454

Loc: RAILROAD REAR ST Parcel ID #: 6-120A1-14

LUC: 442

GLOBAL COMPANIES LLC ATTN: TERMINAL OPERATIONS

800 SOUTH ST SUITE 500

WALTHAM MA 02454

Loc: RAILROAD REAR ST Parcel ID #: 6-120A1-15

LUC: 442

GLOBAL COMPANIES LLC
ATTN: TERMINAL OPERATIONS

800 SOUTH ST SUITE 500

WALTHAM MA 02454

Loc: RAILROAD REAR ST Parcel ID #: 6-120A1-16

LUC: 442

GLOBAL COMPANIES LLC ATTN: TERMINAL OPERATIONS 800 SOUTH ST

SUITE 500

WALTHAM MA 02454

Loc: 186 LEE BURBANK HWY Parcel ID #: 6-120A1-31A

LUC: 420

GLOBAL COMPANIES LLC ATTN: TERMINAL OPERATIONS 800 SOUTH ST SUITE 500

WALTHAM MA 02454

Loc: 186A LEE BURBANK HWY Parcel ID #: 6-120A1-8

LUC:

OK VENTURES INC

186A LEE BURBANK HWY

REVERE MA 02151

Loc: 230 LEE BURBANK HWY Parcel ID #: 6-120A1-9A

LUC: 3

MHF LOGAN V LLC

300 CENTERVILLE RD SUITE 300, EAST WARWICK RI 02886

Loc: 51 LEE BURBANK HWY Parcel ID #: 6-80-5A

LUC:

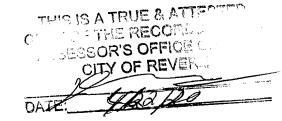
GLOBAL COMPANIES LLC ATTN; TERMINAL OPERATIONS 800 SOUTH ST SUITE 500 WALTHAM MA 02454

Loc: 101 LEE BURBANK HWY Parcel ID #: 6-80-7A

LUC:

GLOBAL REVCO TERMINAL LLC GLOBAL REVCO TERMINAL, LLC 140 LEE BURBANK HWY

Revere MA 02151



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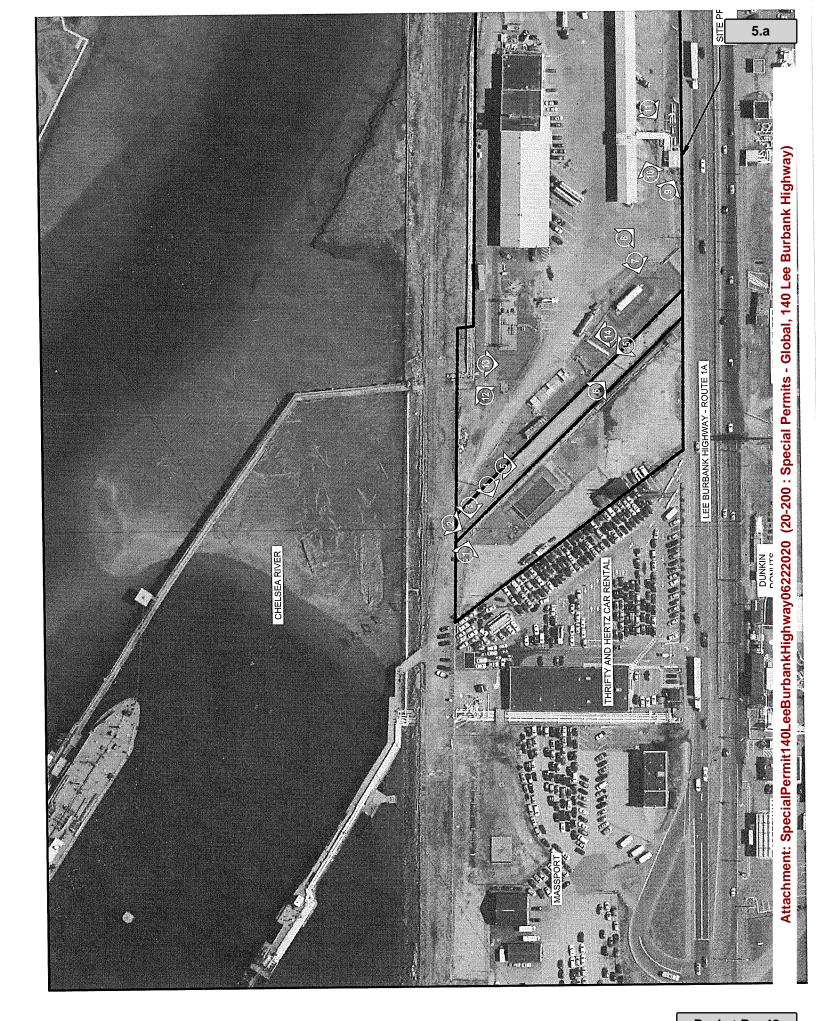
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9	Lot	
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192,000

Properties Inc. 5.a Datriot Notes JSER DEFINED Name Year: _andReason: BldReason: JAMES HALL Prior Id # 1: SCOTT MC ASR Map: Reval Dist: Prior Id # 2: Prior Id #3: Fact Dist: Prior Id # 2: Prior Id #3: Prior Id #2: Prior Id #3: Prior Id # 1: Prior Id #1 180,000 180,000 Use Value 345 33/08/18 11:04:39 10:48:25 Time Time VERIFICATION OF WOIT NOT DATA Insp Date Fact Total: **User Acct** GIS Ref 5/120A1/6/ **GIS Ref** Attachment: SpecialPermit140LeeBurbankHighway06222020 (20-200 : Special Permits - Global, 140 Lee Burbank Highway) cgravall 1652 LAST REV 10/26/17 ر Sode Date 04/22/20 Date PRINT ACTIVITY INFORMATION Notes Spec 4/9/2007 MEAS & INSP 10/26/2017 MEASURED 12/28/2015 12/18/2019 10/30/2019 12/19/2018 12/22/2016 12/22/2014 12/29/2017 180 000 | Sol Credit % Date PAT ACCT 192,000 LOT R SOLD WISEVERAL PCLS Entered Lot Size ¥ Total Land: 15000 Land Unit Type: SF Sign: Date Assoc PCL Value 180,000 Appraised Value Notes 192,000 Year End Roll 192,000 Year End Roll 192,000 Year End Roll 162,000 YER 117,400 Year End Roll 117,400 YEAR END 108,200 YEAR END Parcel ID 5-120A1-6 117,400 Year End Total % Comment Sale Price V Tst Verif Infl 3 192,000 192,000 Yrd Items | Land Size | Land Value | Total Value | Asses'd Value /Parcel: N/A શ 2,500,000 Yes No Total Value % 10,815,145 No Amount | C/O | Last Visit | Fed Code | F. Descrip Infl 2 192,000 117,400 162,000 117,400 108,200 180,000 180,000 180,000 % Land Value Total Value per SQ unit /Card: N/A CONVENIENCE III MULTIPLE PAR 180,000 180,000 150,000 105,000 חטטט חואו בבבת מוז ביי ה 105,000 105,000 93,800 Sale Code TAX DISTRICT Neigh Mod 0.344 Land Size Neigh Influ 1/13/2015 6/30/1997 Date Neigh 12,000 12,000 12400 12400 12400 12400 12000 1.000 IG IN PROCESS APPRAISAL SUMMARY
Use Code Building Value Yard Items Type Adj Legal Ref Unit Price 12 Descrip 53968-163 Bidg Value PREVIOUS ASSESSMENT 21527/1 Source: Market Adj Cost SALES INFORMATION Base Value **BUILDING PERMITS** Number GLOBAL COMPANIE 조일요 조도도도 ₹ Tax Yr Use Cat Factor Grantor \Box 420 420 420 420 420 420 420 420 JNKNOWN Total Parcel Total Card Date Land Type 2016 2015 2014 2020 2019 2018 2017 420 orsclaimer, this information is believed to account Descrip Unit Type Com. Int NARRATIVE DESCRIPTION
This Parcel contains .344 Acres of land mainly classified as TANK-UT 43,560 Sq Feet Own Occ: LEE BURBANK HWY, REVERE Direction/Street/City Type: Code No of Units PriceUnits Unit# Owner 2: ATTN: TERMINAL OPERATIONS -Owner 2: ATTN: TERMINAL OPERATIONS Traffic Exmpt Topo Street Item Amount Owner 1: GLOBAL COMPANIES LLC-15000 Owner 1: GLOBAL COMPANIES LLC % Cntry Cutry OTHER ASSESSMENTS PROPERTY FACTORS
Item | Code | Descip PROPERTY LOCATION Street 1: 800 SOUTH ST Street 1: 800 SOUTH ST Owner 3: DUFF STOREY REVIOUS OWNER Descrip/No Street 2: SUITE 500 Twn/City: WALTHAM fwn/City: WALTHAM Postal: 02453 Postal: 02454 TANK-UT OWNERSHIP Census: Flood Haz St/Prov: MA St/Prov: MA al AC/ Code Code 0 Packet Pg. 46

Exhibit E

Site Photographs



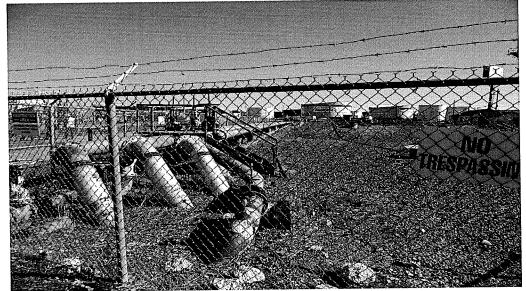


Photo #1

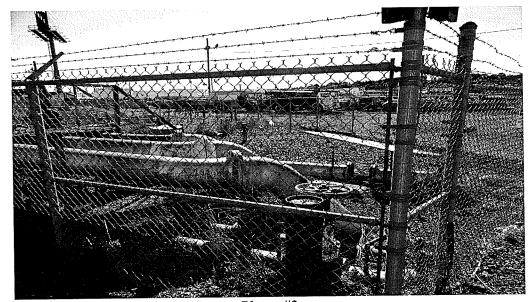


Photo #2



Photo #3



Photo #4



Photo #5

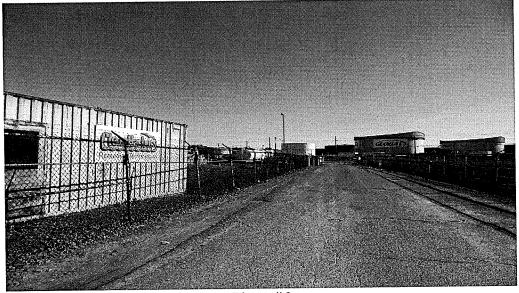


Photo #6

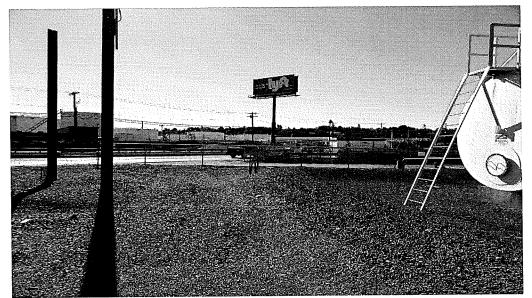


Photo #7

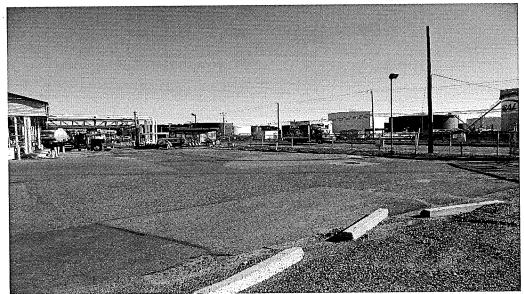


Photo #8

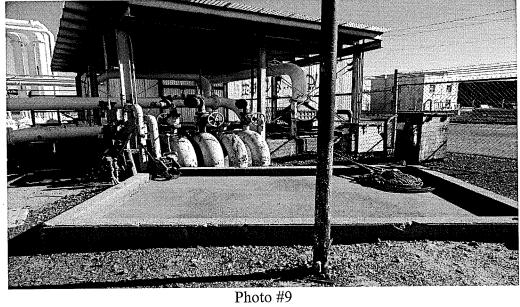




Photo #10

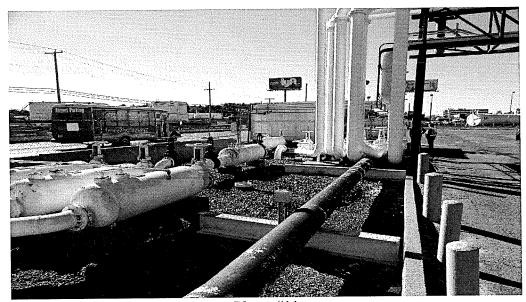


Photo #11



Photo #12

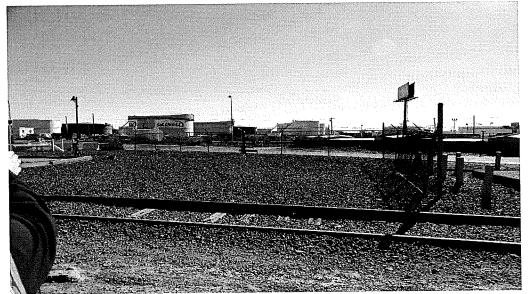


Photo #13

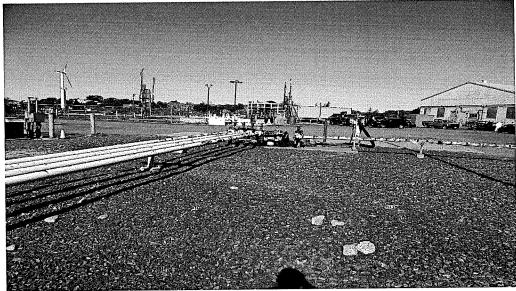


Photo #14

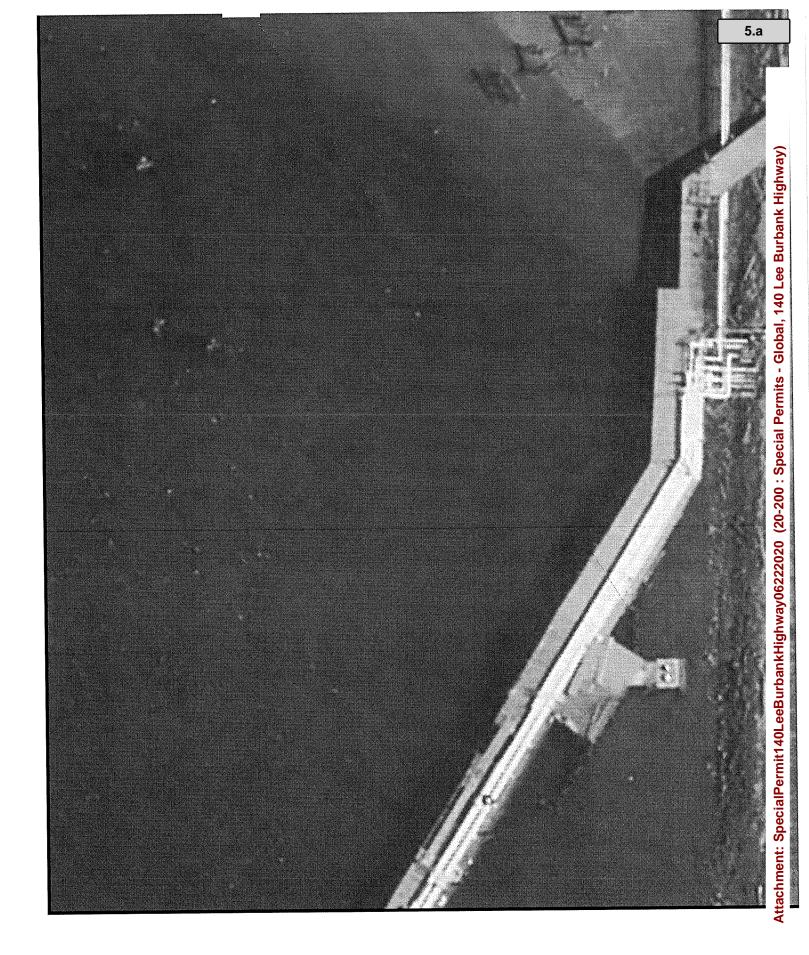


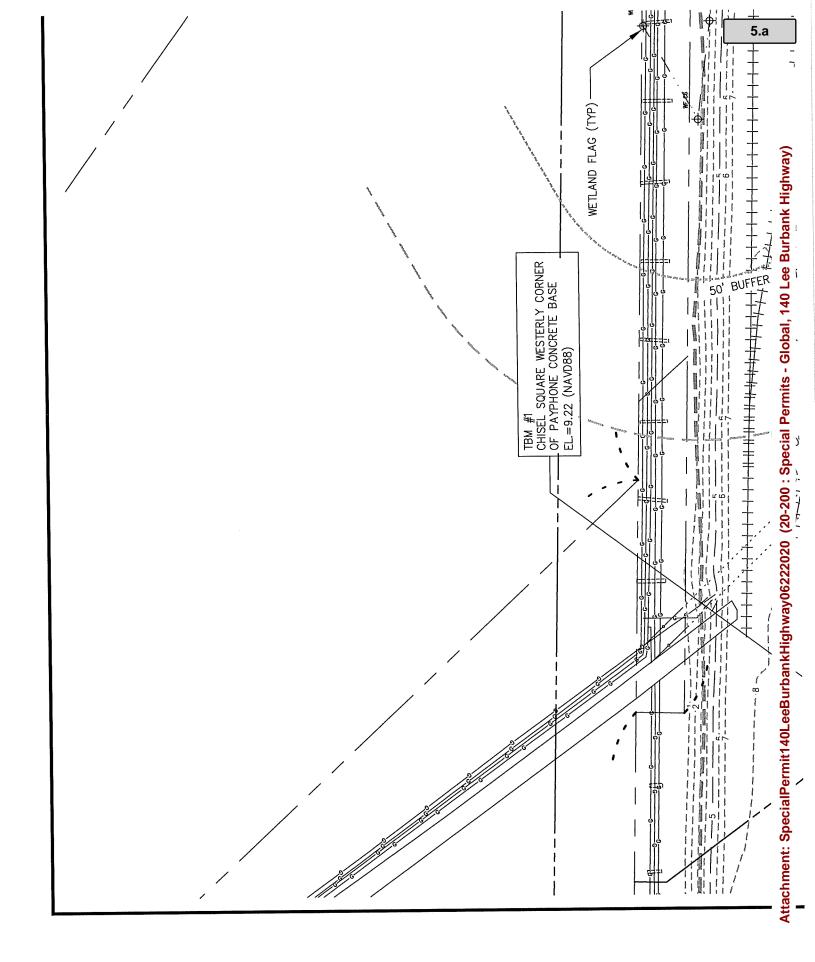
Photo #15

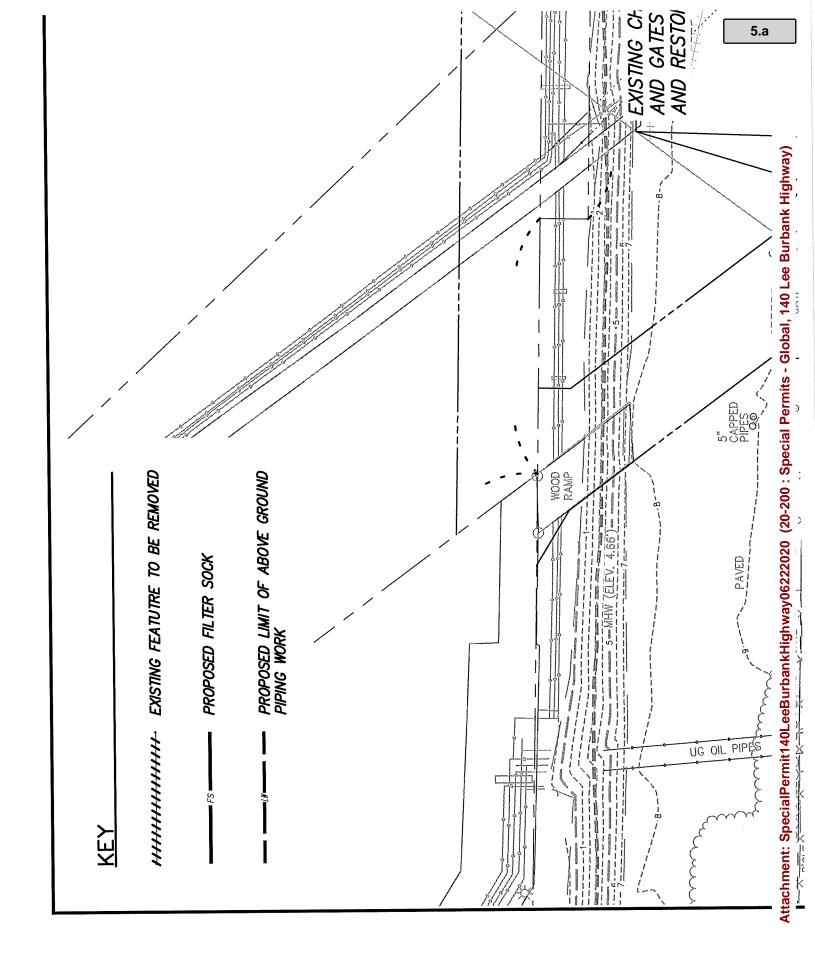
Exhibit F

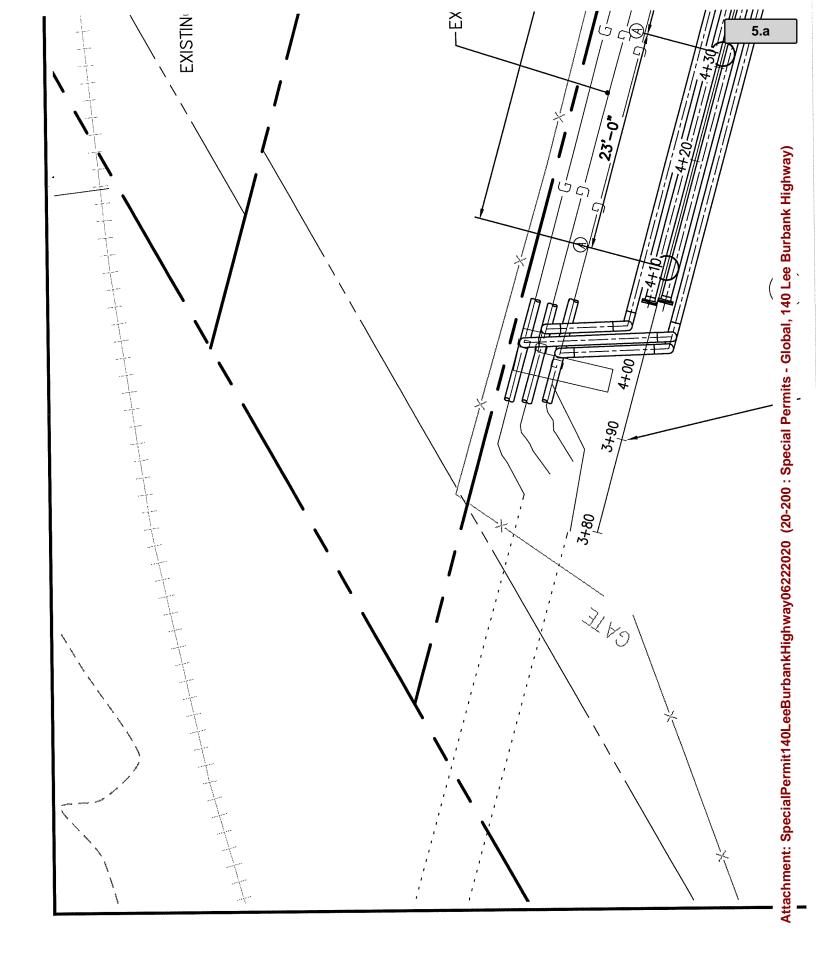
Site Plans

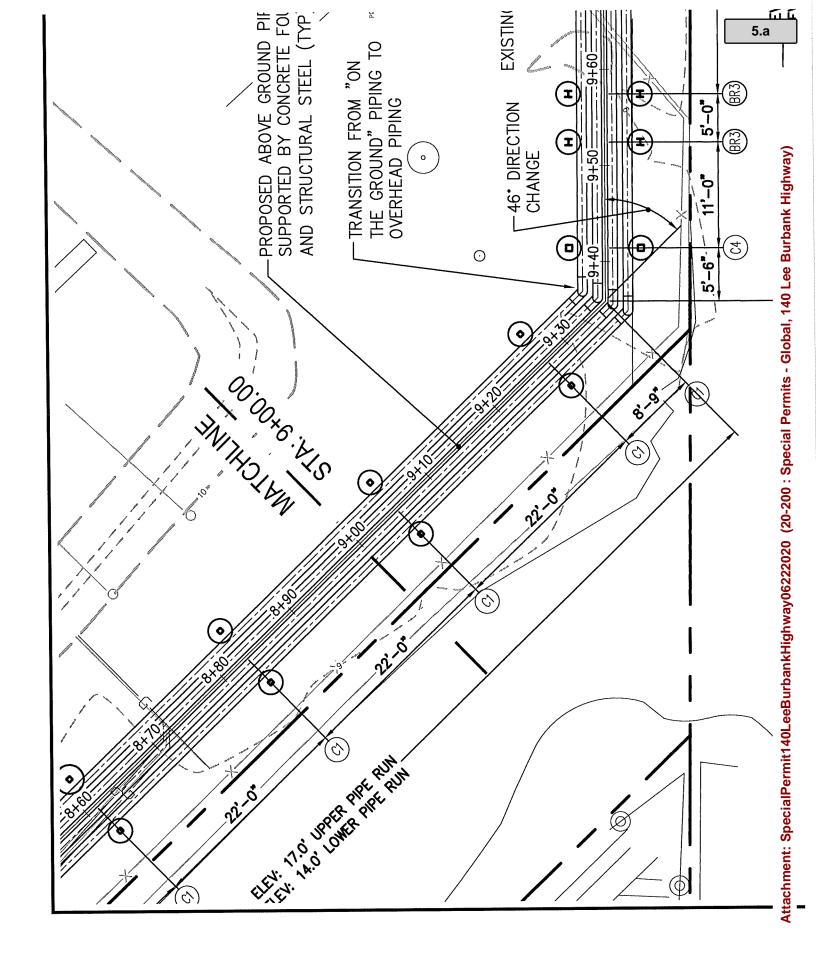
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GENERAL REQUIREMENTS FOR PROCESS PIPING INSTALLATION:

- PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY FOR AND INCIDENTAL TO CONSUMABLE ITEMS, ETC., NECESSARY TO PROVIDE COMPLETE AND WORKABLE SYSTEMS. DRAWINGS. THIS INCLUDES ALL INCIDENTALS, SERVICES, HOISTING, SCAFFOLDING, SUPPORTS, ANCHOR BOLTS, TOOLS, SUPERVISION, LABOR, COMPLETION OF ALL WORK AS INDICATED ON THE
- DRAWINGS ARE MEANT TO BE DIAGRAMMATIC. EXACT LOCATIONS AND ROUTING OF PROCESS PIPING SHALL INCURRED AS RESULT OF THE FAILURE TO CHECK OR VERIFY DIMENSIONS, MEASUREMENTS, ETC., SHALL BE GOVERNED BY FIELD CONDITIONS AND/OR OWNER'S REPRESENTATIVE'S INSTRUCTIONS. ALL ERRORS

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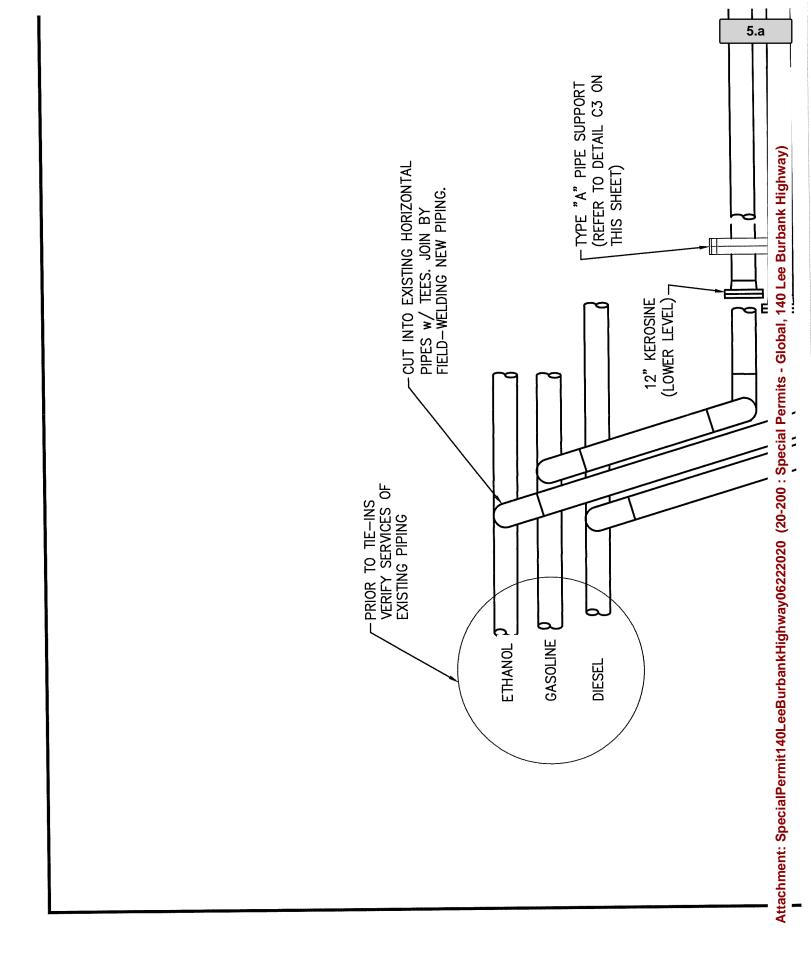
- OR SUPPORTS THAT MAY BE REQUIRED DUE TO FIELD CONDITIONS SHALL BE COMMUNICATED TO OWNERS AND FINAL INSTALLATION. TEST PITS MAY BE NECESSARY TO VERIFY INTERFERENCES WITH UNDERGROUND DIMENSIONS AND NOMINAL ELEVATIONS. ACTUAL FIELD MEASUREMENTS ARE REQUIRED FOR VERIFICATIONS UTILITIES OR OTHER EXISTING STRUCTURES. ANY MAJOR CHANGES OR MODIFICATIONS TO ARRANGEMENT THE DRAWINGS SHOW THE GENERAL ARRANGEMENT OF PIPING WITH APPROXIMATE HORIZONTAL ENGINEERS FOR APPROVAL.
- INSTALL ALL PIPING, VALVES, SUPPORTS AND SPECIALTIES AS SHOWN ON LAYOUT DRAWINGS AND DETAILS. COORDINATE INSTALLATION WITH GLOBAL PARTNERS LP IN ACCORDANCE TO THEIR STANDARD PRACTICES. OBTAIN SUCH INSTRUCTIONS FROM THE OWNER. DO NOT CHANGE LOCATIONS SIZES NOR INCREASE SPACING OF SUPPORTS UNLESS APPROVED BY THE OWNER.

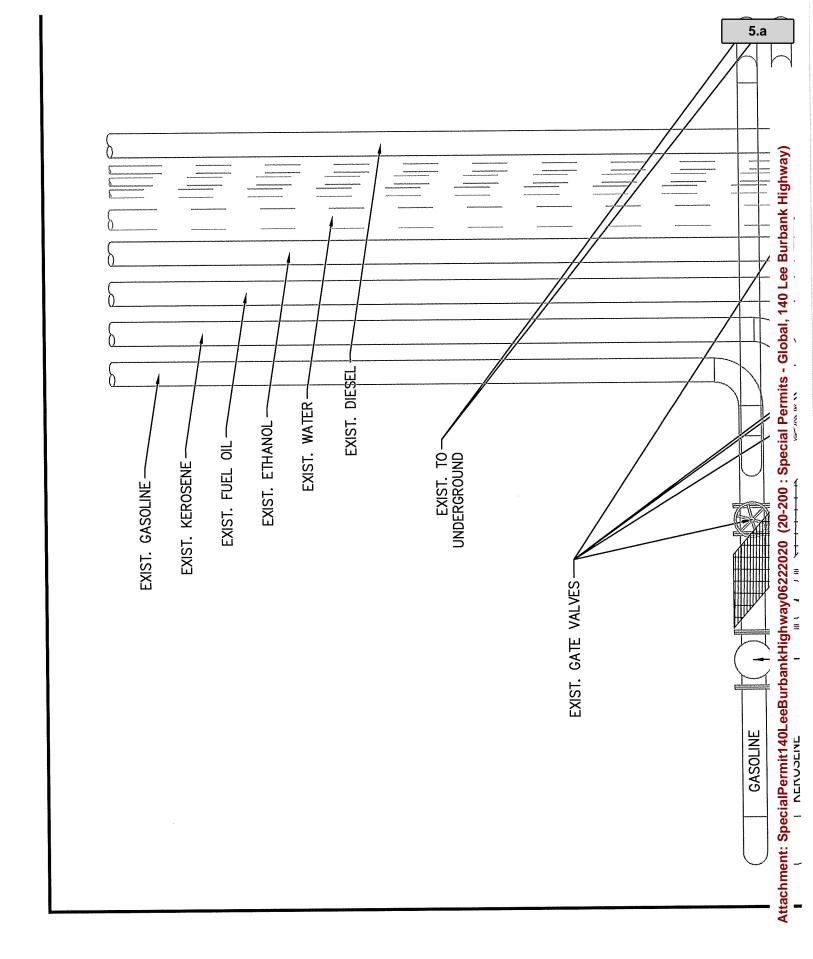
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PROVIDE 1" STAINLESS STEEL BALL VALVED MANUAL VENT AT ALL HIGH POINTS AND 1" VALVED DRAINS AT ALL LOW POINTS IN THE PIPING SYSTEM. က်

Packet Pg. 61

CHALL THE BYDASS SHALL Attachment: SpecialPermit140LeeBurbankHighway06222020 (20-200 : Special Permits - Global, 140 Lee Burbank Highway)





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GENERAL NOTES:

- THESE DRAWINGS ESTABLISH A PERFORMANCE SPECIFICATION. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO EXECUTE AND COMPLETE ALL ITEMS OF WORK AS SHOWN OR INDICATED ON THESE DRAWINGS.
- THE DESIGN IS BASED ON THE 2015 MASSACHUSETTS STATE BUILDING CODE.
- DIMENSIONS TO, OF, AND IN EXISTING STRUCTURES SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- DO NOT CHANGE THE SIZE OR SPACING OF STRUCTURAL ELEMENTS WITHOUT THE APPROVAL OF THE ENGINEER.

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- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. ယ်

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- THE DESIGN, ADEQUACY, AND SAFETY OF BRACING, SHORING, OR TEMPORARY SUPPORTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. /
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ALL DAMAGES WHICH MIGHT OCCUR WITH FAILURE TO LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES. ထ

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- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE PRE-APPROVAL BY THE ENGINEER. တ်
- EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE AND COORDINATE HIS/HER WORK WITH THE WORK OF OTHERS. 10.

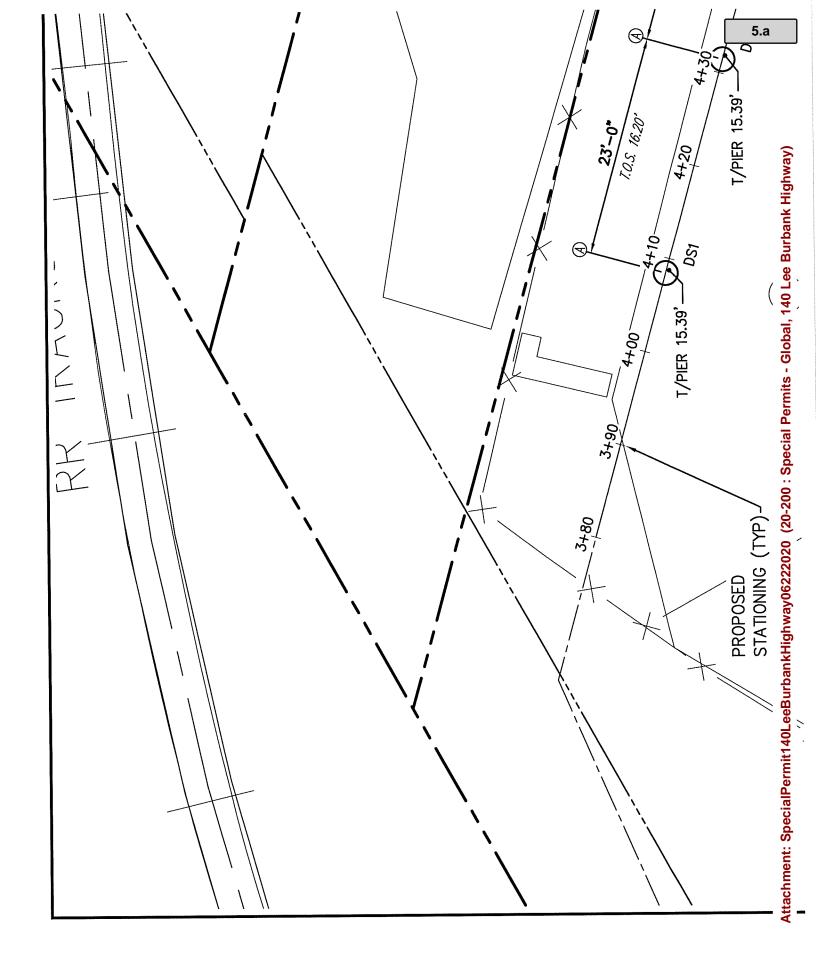
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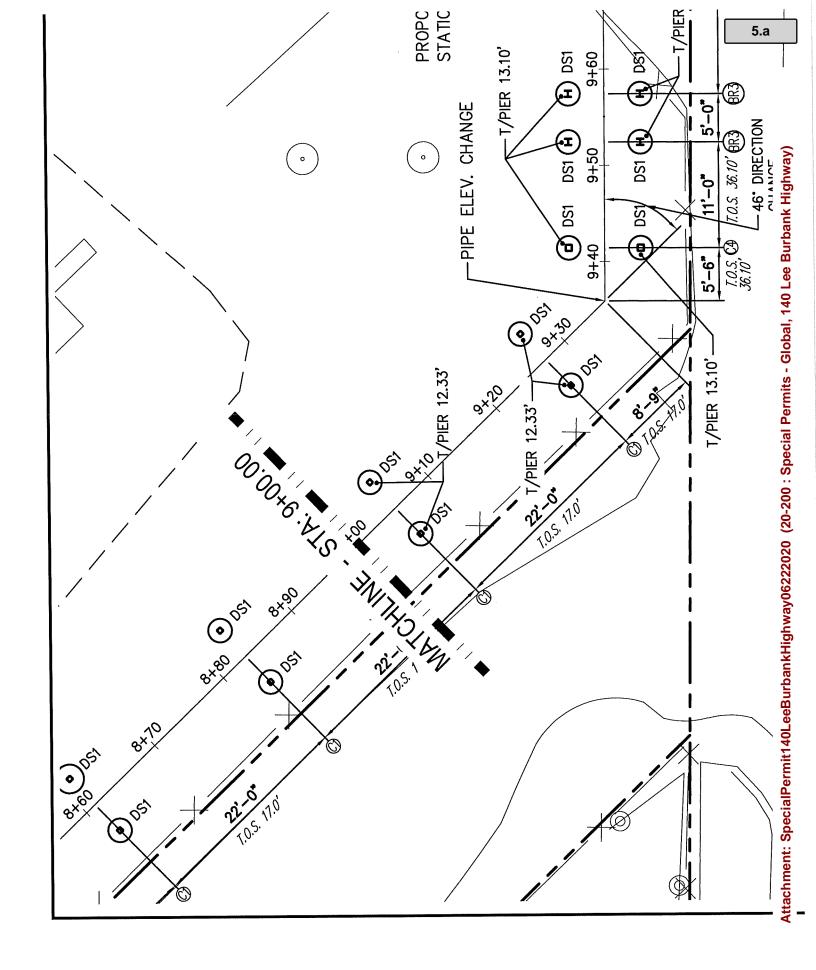
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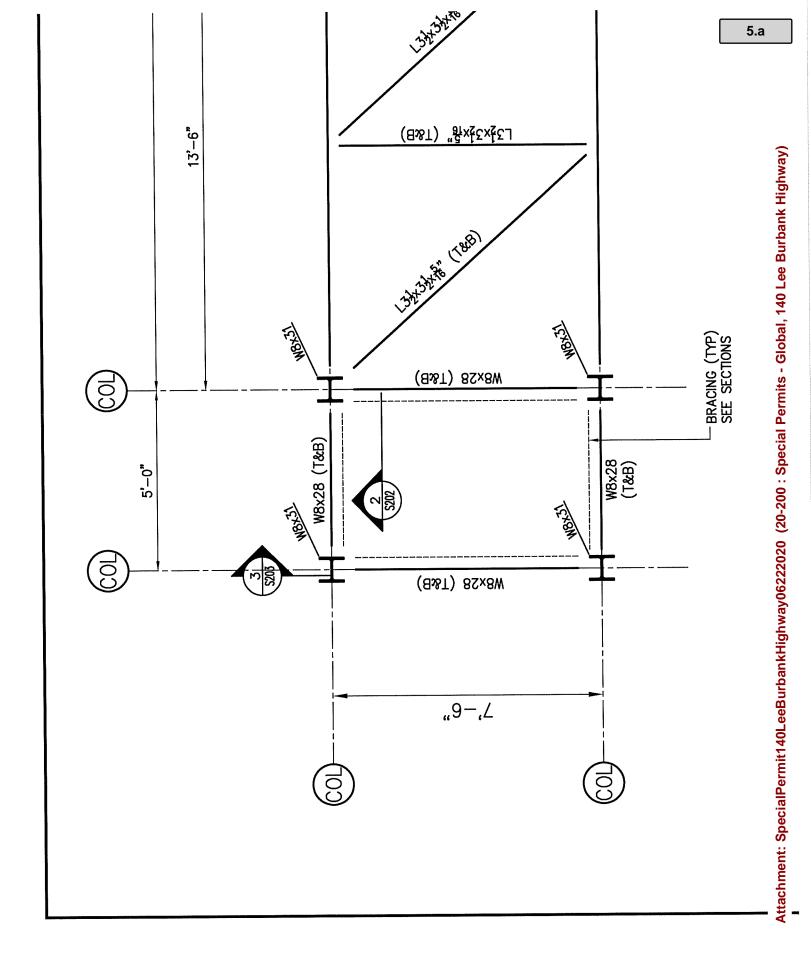
- SUBMIT SHOP DRAWINGS AND PRODUCT DATA SHEETS TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION FOR ALL STRUCTURAL COMPONENTS, INCLUDING CONCRETE MIX DESIGN, CRUSHED STONE, REINFORCEMENT PLACEMENT DRAWINGS, STRUCTURAL STEEL AND ALL OTHER MAJOR COMPONENTS. 1;
- THE CONTRACTOR SHALL EMPLOY A QUALIFIED AND LICENSED PROFESSIONAL SURVEYOR TO PERFORM ALL Attachment: SpecialPermit140LeeBurbankHighway06222020 (20-200 : Special Permits - Global, 140 Lee Burbank Highway) 12.

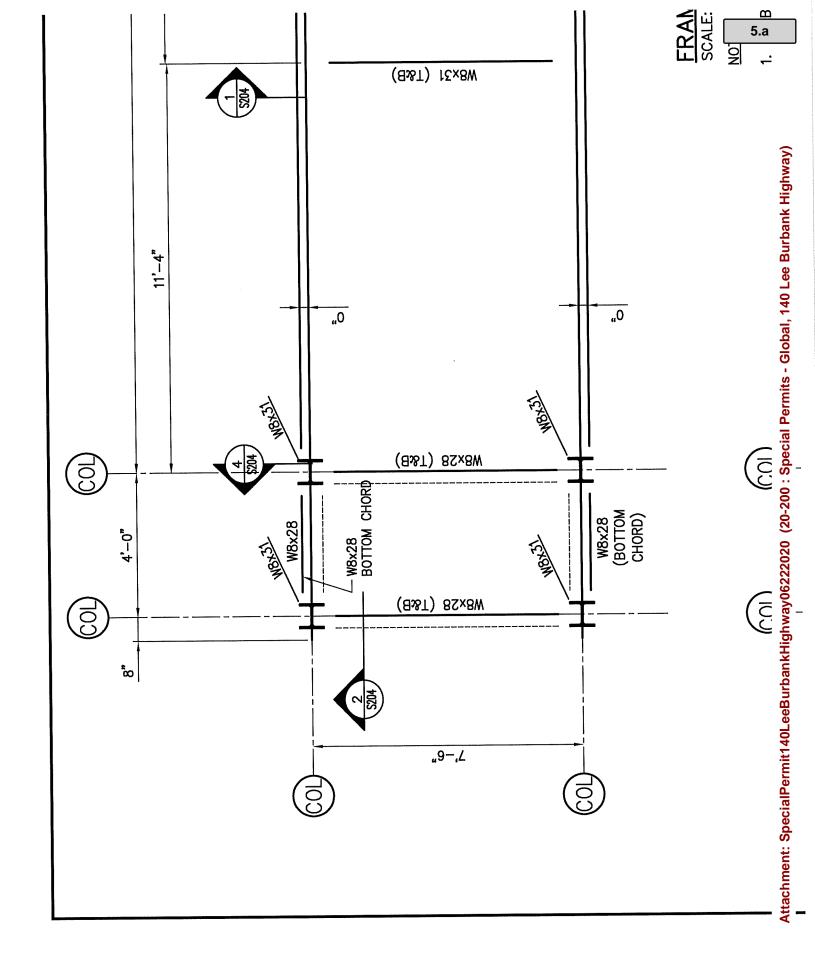
SPEC
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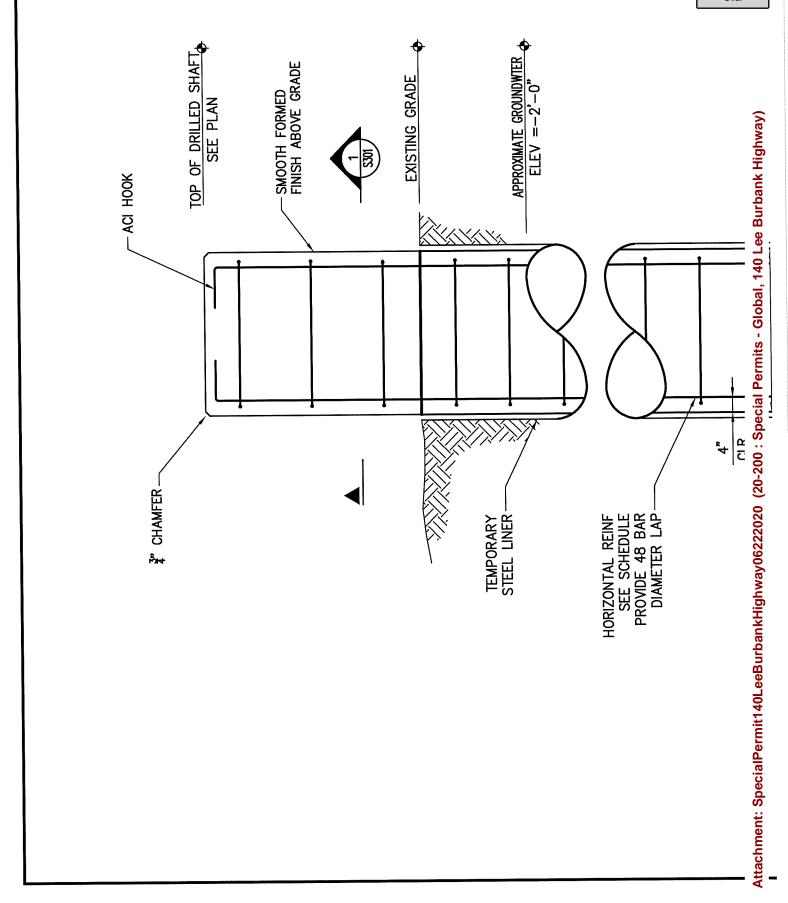
	REQ	REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS	NICAL SPEC	JAL INS	PECTIONS
And the second s		INSPECTION			
SYSTEM or MATERIAL	IBC CODE	CODE or STANDARD REFERENCE	Continuous Peri	NCY Periodic	REMARKS
			SOILS		
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	TABLE 1704.7			×	BY A LICENSED PROFESSIONAL / GEOTECHNING VERFIY PRESUM ALLOWABLE BEARING CAPAC
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	TABLE 1704.7			×	
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	TABLE 1704.7 1803.5.1			×	PERFORM CLASSIFICATION TESTING ON ALL N PLACEMENT.
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	TABLE 1704.7		×		BY THE GEOTECHNICAL ENGINEER. PERFORN TESTING ON EACH LIFT TO DETERMINE IN-PLA
PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	TABLE 1705.7			×	
		CAST-IN-PL	CAST-IN-PLACE DRILLED SHAFTS	SHAFTS	
DRILLING AND TESTING	1705.8	GEOTECHNICAL	×	-	BY THE GEOTECHNICAL ENGINEER
OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	TABLE 1705.8		×		BY A LICENSED GEOTECHNICAL ENGINEER
VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, I ENCITIS EMBEDMENT INTO BEDROCK (IF	TABLE		>		RY A I ICENSED GEOTECHNICAL ENGIN

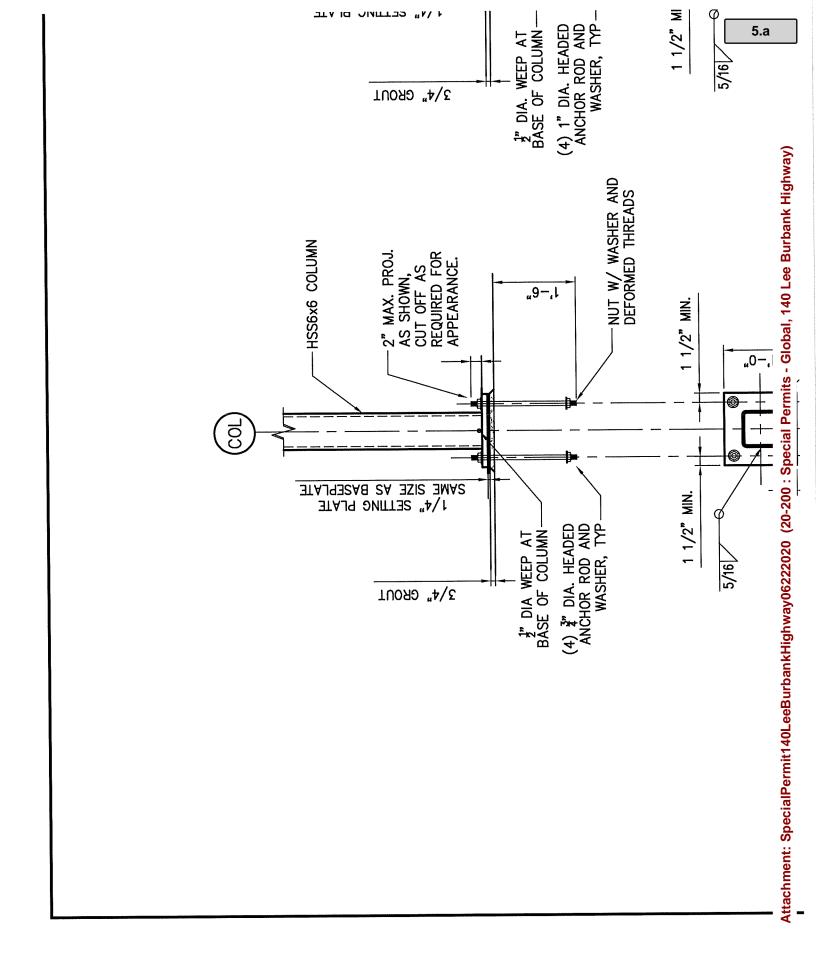


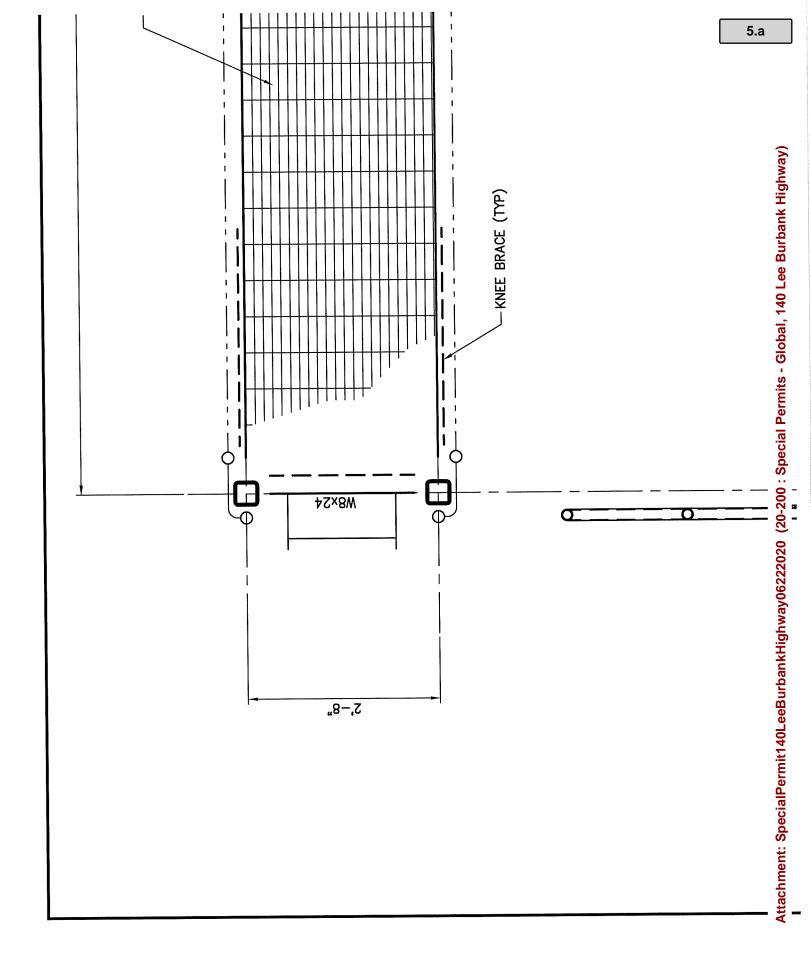












PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing via remote participation on Monday evening, June 22, 2020 at 6:00 PM on a joint petition submitted by National Grid and Verizon to install 1 jointly owned pole on North Shore Road beginning at a point approximately 50' north of the centerline of the intersection of Calumet Street and North Shore Road. Further requesting 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.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised may 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. Alternatively, commentary on these public hearings may be submitted in writing to amelnik@revere.org or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

Ashley E. Melnik City Clerk

Notice mailed 06/02/2020

Questions contact - Nahum Forgette 781-423-3072

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:

North Shore Road - National Grid to install 1 JO Pole on North Shore Road beginning at a point approximately 50' feet north of the centerline of the intersection of Calumet St and North Shore Rd. Install new 45' CL2 JO Pole 1365, in Public ROW.

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 – North Shore Road - Revere – Massachusetts.

No.# 29682478 April 14, 2020

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.

Massachusett BY	s Electric Con	npany d/b/a I <i>Coult</i>	National Grid
Engineering I			ala cap de los circulados de Rife de Rifere Peter
VERIZON N	EW ENGLAN	ID, INC.	
BY Kare	n Levesgo ght of Way)	u	
Manager / Ris	ht of Way		

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 Gridand 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 14th day of April, 2020.

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 – North Shore Road - Revere – Massachusetts.

April 14, 2020. 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:

North Shore Road - National Grid to install 1 JO Pole on North Shore Road beginning at a point approximately 50' feet north of the centerline of the intersection of Calumet St and North Shore Rd. Install new 45' CL2 JO Pole 1365, in Public ROW.

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 .

City/Town Clerk. 20

Massachusetts

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

Attest:

City/Town Clerk

I hereby certify that on	20	, at		o'clock,	M
at				n the petition	
Massachusetts Electric Company d/b/a National	Grid and VER	IZON	NEW ENG	GLAND, IN	IC.
					_
for permission to erect the poles, wires, and fixtu	res described i	n the	order herev	with recorde	ed, an

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.	
••••••••••••	
ard or Council of Town or City, Massachusetts	Board or Council of 7

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

NFRIO

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 Gridand 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 14th day of April, 2020.

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 – North Shore Road - Revere – Massachusetts.

April 14, 2020. 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.

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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

City/Town Clerk.

Massachusetts

20

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

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City/Town Clerk

I hereby certify that on	20	, at	o'clock,	M
at	a public he	aring was hel	d on the petitic	n of
Massachusetts Electric Company d/b/a National G	rid and VER	IZON NEW I	ENGLAND, IN	IC.

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.

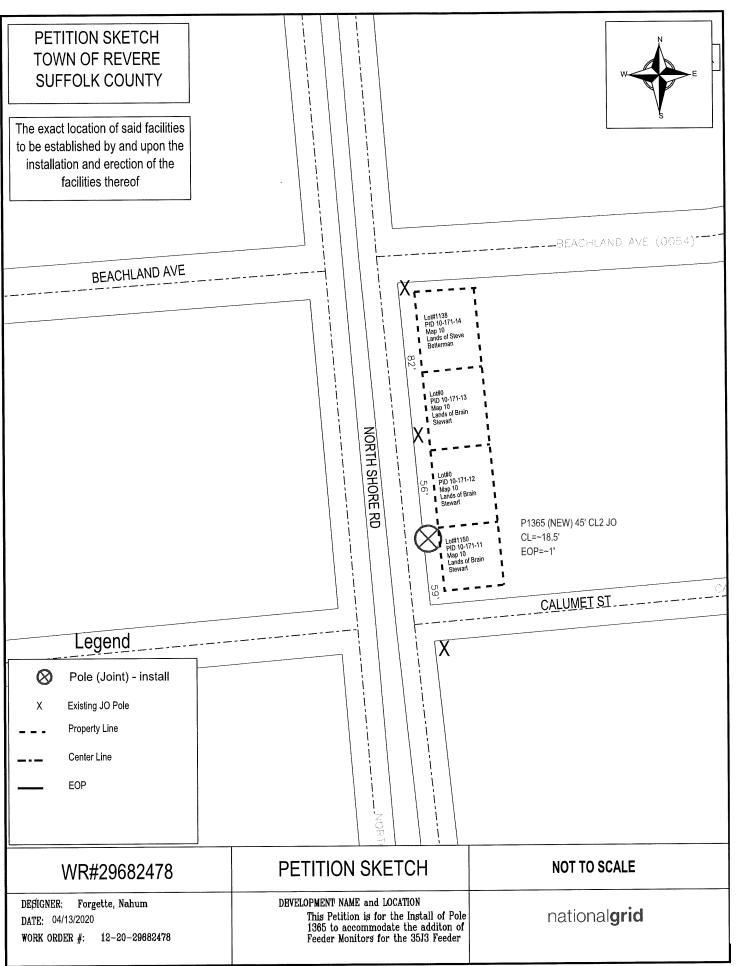
City/Town Clerk.	
	••••
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ard or Council of Town or City, Massachusetts	

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



PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing via remote participation on Monday evening, June 22, 2020 at 6:00 PM on a joint petition submitted by National Grid and Verizon to install 1 jointly owned pole on Randall Road. Further requesting 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.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised may 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. Alternatively, commentary on these public hearings may be submitted in writing to amelnik@revere.org or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

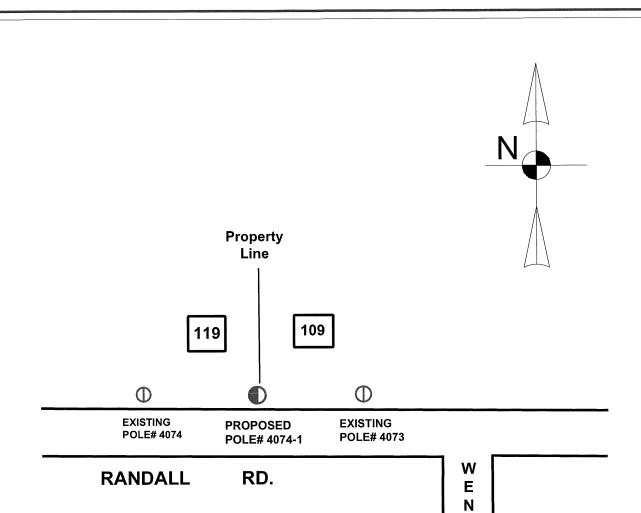
Ashley E. Melnik City Clerk

Notice mailed 06/02/2020

<u>Abutter's List – WR#29115606</u>

Address	Owner's Info	Parcel ID#
1) # 109 Randall Rd.	Johnathan + Gisselt Sanchez # 109 Randall Rd. Revere, MA 02151	26-429B1-12
2) # 110 Randall Rd.	Grace DeMarco # 110 Randall Rd. Revere, MA 02151	25-428-12
3) # 119 Randall Rd.	Arias Enterprises Inc. # 119 Randall Rd. Revere, MA 02151	26-429B1-11
4) # 120 Randall Rd.	D & M Cataldo Family Trust William Cintolo Trustee # 120 Randall Rd. Revere, MA 02151	26-428-13

VALE BOOM



JOINT OWNED POLE PETITION	national grid	
Proposed NGRID Pole Locations	Verizon New England, Inc.	
Existing NGRID Pole Locations	Date: April 17, 2020	
Proposed J.O. Pole Locations	Pate. April 17, 2020	
Existing J.O. Pole Locations	Work Request Number: 29115606	
Existing Telephone Co. Pole Locations	To Accompany Petition Dated:	
 Existing NGRID Pole Location To Be Made J.O. 		
	To The: City Of Revere	
DISTANCES ARE APPROXIMATE	For Proposed: Pole# 4074-1 Location: Randall Rd.	

TWORTH

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Questions contact - Mike Cordima 781-388-5344

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:

Randall Road - National Grid to install 1 JO Pole on Randall Road. Install a new pole #4074-1 in Midspan.

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 – Randall Road - Revere – Massachusetts.

No.# 29115606 April 17, 2020

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.

BY	Robert (mpany d/b/a Coulter	National Grid
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BY Kare	n Levesgo ght of Way	ue	angunus anno anno anno anno anno anno anno ann
Manager / Ri	ght of Way∕⁄		

Revere

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council of 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 Gridand 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 17th day of April, 2020.

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 – Randall Road - Revere – Massachusetts.

April 17, 2020. 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.

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Randall Road - National Grid to install 1 JO Pole on Randall Road. Install a new pole #4074-1 in Midspan.

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

City/Town Clerk.

Massachusetts

20

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

Attest:

City/Town Clerk

I hereby certify that on	20	, at	o'clock, M
at	a public he	aring wa	as held on the petition of
Massachusetts Electric Company d/b/a National Gri	id and VERI	IZON N	EW 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.
Board or Council of T	own 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

NGRID

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council of Revere, Massachusetts

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

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April 17, 2020. Filed with this order

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City/Town Clerk.

Massachusetts

20

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

Attest:

City/Town Clerk

I hereby certify that on	20	, at	o'clock, M
at	a public he	aring	was held on the petition of
Massachusetts Electric Company d/b/a National Gr	rid and VER	IZON	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.
own 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

ب

Public Hearing

Notice is hereby given in accordance Sections 1-40 of Chapter 82 of the Massachusetts General Laws and Title 12, Chapter 12.12, Section 12.12.050 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, May 18, 2020 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA on the application of Bernard J. Schram, Trustee of the 257 Washington Avenue Realty Trust for the purpose of considering the discontinuance and abandonment of a certain portion of Lincoln Street as illustrated on the petitioner's plan.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised may be held remotely. Remote meeting participation information will be provided on the City Council agenda for the meeting of May 18, 2020 at least 48 hours in advance of the public hearing, not including weekends or holidays. Alternatively, commentary on this public hearing may be submitted in writing to amelnik@revere.org or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest: Ashley E. Melnik City Clerk

Revere Journal Send invoice to: Crhoades@dambrosiobrown.com 04/08/2020 04/15/2020 04/22/2020

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DATE: 4 2020

City of Revere, Massachusetts Revere City Council Petition For Discontinuance of a Public Street or Way

The Petitioner, Bernard Schram, Trustee of the 257 Washington Avenue Realty Trust, hereby requests a hearing before the Honorable Revere City Council relative to the discontinuance of a certain unconstructed portion of Lincoln Street as shown on the plan attached hereto as <u>Exhibit A</u>.

1. The person submitting this Petition is:

Name: Bernard J. Schram, Trustee of the 257 Washington Avenue Realty Trust

Address: 123 Woodlawn Street, Everett, MA

Tel. #: 781-284-5657

2. The following persons are hereby designated to represent the Petitioner in the matter arising hereunder:

Name:

Gerry D'Ambrosio, Esq., and Cory D. Rhoades, Esq.

D'Ambrosio Brown LLP

Title:

Attorneys for Applicant

Address:

14 Proctor Avenue, Revere, MA 02151

Telephone No.:

(781) 284-5657

3. A plan defining the unconstructed portion of Lincoln Street (hereinafter the "Way") to be discontinued is attached hereto as <u>Exhibit A</u>. A written description of the Way based on recorded documents is provided as follows:

An unconstructed portion of Lincoln Street beginning at the southern intersection of said street with the constructed way known as Washington Street and then running:

Northeasterly:

Across the width of Lincoln Street where it intersects with

Washington Street, thirty (30) feet more or less;

Southeasterly:

Along Lincoln Street as it abuts a portion of Lot 144, as shown on a plan recorded in the Suffolk Registry of Deeds, at Plan Book 2101, Page 561 (hereinafter the "Recorded Plan"), ninety-two

and one-half (92.5) feet more or less;

Continuing Southeasterly:

Continuing along Lincoln Street as it abuts a portion of Lot 145, as shown on the Recorded Plan, seven (7) feet more or less;

R-1 AM 9:27

Southwesterly: Across the width of Lincoln Street where it abuts land utilized

for Route 1 (the Northeast Expressway), thirty (30) feet more or

less;

Northwesterly: Along Lincoln Street as it abuts a portion of Lots 75, 142, and

143 as shown on the Recorded Plan to the point of beginning,

ninety-six and 7/10 (96.7) feet more or less.

4. As shown on the enclosed plan, the land on either side of this unconstructed portion of Lincoln Street is owned by the Petitioner. The Petitioner's deed is recorded in the Suffolk County Registry of Deeds, Book 20380, Page 319, which is attached hereto as Exhibit B. This Way provides no access or connection to any other property or to any other way as it is terminated by an embankment to the west that is part of Route 1 (the Northeast Expressway). Please see the Site Photograph attached hereto as Exhibit C.

5. Neither the City of Revere nor any person will be injured by the discontinuance of this small unconstructed portion of Lincoln Street. It has existed as an undeveloped way for over fifty (50) years and it has been solely used by the Petitioner. A discontinuance of the Way would allow for a more useful and appropriate use of this land that has remained underutilized for decades.

Signature of Owner/Owner's Representative

3/31/2020

Date

Exhibit A

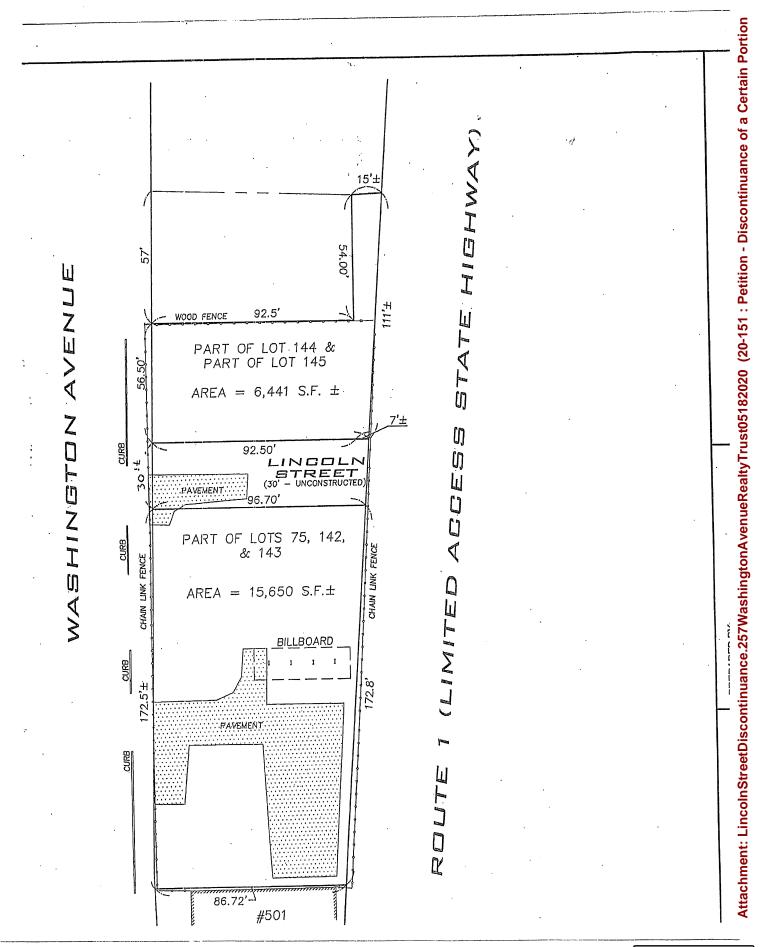


Exhibit B

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) SSX

Bernard R. Schram and Eva S. Schram 31.9

285

of 135 Estes Street, Everett, Middlesex

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One (\$1.00) Dollar---

grant to Bernard R. Schram, Trustee of the 257 Washington
Avenue Realty Trust U/D/T dated January 19, 1996 and recorded herewith. with quitclaim covenants

of 135 Estes Street, Everett, Middlesex, Mass.

the land in

2

021

¥

Revere,

AVenue,

Washington

257

Address:

Property

[Description and encumbrances, if any]

The land in that part of Revere, Suffolk County, known as "Hillside," shown on a plan of land owned by Dr. J. Cheever and Otis Merriam, dated September 1892, which plan is recorded with Suffolk Deeds, Book 2101, Page 561, bounded and described as follows: follows:

PARCEL ONE:

A portion of Lot 144 shown on said plan, bounded and described as follows:

Beginning at the westerly corner of Lot 144 on said plan, at the intersection of Washington Avenue and Lincoln Street; thence running in a northeasterly direction along Washington Avenue. fifty-six and one-half (56.5) feet; thence in a southeasterly direction through said Lot 144 by a line parallel to and fiftysix and one-half (56.5) feet distant from the northerly line of Lincoln Street to Lot No. 145 on said plan; thence in a southwesterly direction on said Lot 145, fifty-six and one-half (56.5) feet to Lincoln Street; thence in a northwesterly direction on Lincoln Street, ninety-two and one-half (92.5) feet to the point of beginning.

Containing about 5,226 square feet of land, more or less.

FARCEL TWO:

A portion of Lots 75, 142 and 143, shown on said plan, bounded and described as follows:

NCRTHWESTERLY By Washington Avenue, one hundred seventy-two and one-half (172.5) feet;

NORTHEASTERLY by Lincoln Street as shown on said plan, ninety six and 7/10. (96.7) feet;

SOUTHEASTERLY by land now or formerly of the Commonwealth of Massachusetts, one hundred seventy-two and 8/10 (172.8) feet.

SCUTHWESTERLY by lot 74 as shown on said plan, eighty-six and 72/100 (86.72) feet.

Containing 15,650 square feet of land, more or less.

John Mackey 14 Norwood St EVERYH, MA 03145

(*Individual - Joint Tenants - Tenants in Common.)

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20380

PARCEL THREE:

A portion of Lot 145 shown on said plan, bounded, and described follows:

by Lincoln Street as shown on said plan, SOUTHWESTERLY seven (7) feet;

by Lot 146 as shown on said plan, one hundred eleven (111) feet; SOUTHEASTERLY

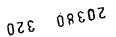
by land of owners unknown, fifteen (15) feet; and NORTHEASTERLY

by Lot 144 as shown on said plan, one hundred ten NORTHWESTERLY and one-half (110.5) feet.

Containing 1,215 square feet of land, more or less.

Meaning and intending to convey the entire interest of the Grantor in and to land in Revere, Suffolk County, between Washington Avenue and land of the Commonwealth of Massachusetts, Washington Avenue and land of the Commonwealth of Massachusetts, including any interest the Grantor may have in a present or plan called Lincoln Street and former way hereinabove mentioned.

For title reference see Deed from Bernard R. Schram dated May 6, 1987 recorded with the Suffolk Registry of Deeds, Book 13674, Page 106.







THE RESIDENCE OF THE PROPERTY
Mitness our hand and seal	this 19th	day of	January	,1	9.96
: .		L.	Seliean	<u>::</u>	2
Bernard R. Schram	Eva S.	Schram		,	ည်
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	•••		·		,

The Commonwealth of Massachusetts

Middlesex

January 19,

19 96

Then personally appeared the above named

Bernard R. Schram and Eva S. Schram

and acknowledged the foregoing instrument to be their

free act and deed, before me

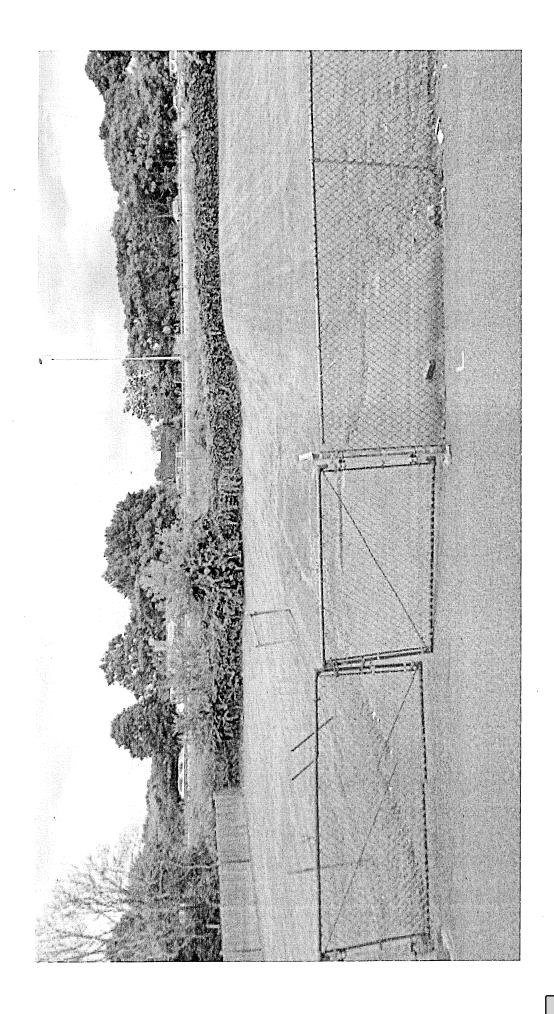
nic - Justice of the Peace

My commission expires April 24,

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered and a recital of the amount of the full consideration shall mean the total price for the conveyance without deduction for any liens or for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or for a specific monetary sum. The full consideration shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless that he requirements of this section. it is in compliance with the requirements of this section.

Exhibit C





City of Revere City Auditor/Budget Director

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

Richard Viscay City Auditor/Budget Director

June 4, 2020

Patrick Keefe, City Council President Revere City Hall 281 Broadway Revere, MA 02151

RE: PEG Access and Cable Related Funds, MGL 44/53F 3/4

Dear Councilor Keefe,

Under Chapter 44 of the General Laws of the Commonwealth, cities and towns are now required to establish either a receipts reserved for appropriation fund or enterprise fund for the cable related purposes consistent with the franchise agreement. The expenditure of franchise fees, once collected, will now need to be appropriated for purposes including, but not limited to the support of public, educational, and government (PEG) access cable television services, monitor compliance of the cable operator with the franchise agreement.

I would recommend that the city establish a PEG Access and Cable Related Fund per MGL Chapter 44, Section 53F ¾ for the reservation and appropriation of said fees. This will require an appropriation of franchise fees for the purposes stated above, including the operation of RevereTV. I have spoken to Bob Dunbar about this, and I asked him to prepare a budget for your benefit.

As this is a requirement of the Department of Revenue (DOR), an appropriation must be made after July 1, 2020 for the use of these franchise fees, including the operation of RevereTV, including salaries, expenses, and capital.

I have attached sample language from the DOR's Informational Guideline Release for your benefit. I will be in attendance for the Monday meeting to answer any questions that the Council may have.

Best egards,

Richard Viscay

City Auditor/Budget Director

Cc: 🗸 Brian Arrigo, Mayor

Robert Dunbar, Executive Director, RevereTV

Kevin Dacey, Assistant City Auditor Assunta Newton, Budget Analyst

PEG ACCESS AND CABLE RELATED FUND ACCEPTANCE

MOTION: Ordered that the city accept Mass General Laws Chapter 44, Section 53F ¾ which establishes a special revenue fund know as the PEG Access and Cable Related Fund, to reserve cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement, the fund to begin operation for fiscal year 2021, which begins July 1, 2020.



City of Revere City Auditor/Budget Director

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

Richard Viscay City Auditor/Budget Director

June 4, 2020

Patrick Keefe, City Council President Revere City Hall 281 Broadway Revere, MA 02151

RE: FY2021 Budget - Appropriation Order

Dear Councilor Keefe,

Please find attached a copy of the appropriation order for the FY2021 budget as submitted by Mayor Arrigo. We also will be distributing budget binders by Monday. We will arrange to have them delivered or picked up prior to the Council meeting on June 8th.

I will be in attendance for the Council meeting on June 8th to answer any questions. Please do not hesitate to contact me if you have any further questions with regard to this matter.

Best regards,

Richard Viscay
City Auditor/Budget Director

Cc: Brian Arrigo, Mayor

Kevin Dacey, Assistant City Auditor Assunta Newton, Budget Analyst

Mayor's Recommended Budget for the City of Revere for Fiscal Year 2021

WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2020 to the City Council on June 8, 2020;

and WHEREAS, the City Council advertised and will hold public hearings to consider the proposed budget on June 15th and any other dates necessary, as advertised in the public hearing notice;

and WHEREAS, upon motion the City Council accepted the budget as submitted by the Mayor, after reductions otherwise separately voted, if any.

NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE: That the City Council of the City of Revere hereby adopts and approves the budget for FY2021 the sum of \$ 209,721,616 which sum shall be appropriated and raised by taxation and other sources, as listed below:

Dept Code	Department	FY20 Mayor's Budget
GENERAL GOVERNMENT		
GENERAL GOVERNMENT	CITY COUNCIL	322,838
121	MAYOR	531,106
122	NORTHEAST REGIONAL VOCATIONAL	1,999,430
125	HUMAN RESOURCES	321,127
127	OFFICE OF INNOVATION AND DATA MGMT	523,069
135	AUDITOR/BUDGET	507,075
138	PÜRCHASING	248,794
140.	INFORMATION TECHNÓLOGY	1,240,888
141	ASSESSORS	450,033
141	COLLECTOR/TREASURER	1,190,856
151	SOLICITOR	477,478
161.	ĊĬŢŶ ČLĒŔĶ:	342,107
162	ELECTIONS	390,932
165	LICENCE CÖMMISSION	6,200
171	CONSERVATION COMMISSION	7,000
171	APPEALS BOARD	12,320
182.	OFFICE OF STRATEGIC PLANNING/COMM DEVELOP	314,805
184	ENGINEERING	213,715
104	TOTAL: GENERAL GOVERNMENT	9,099,773
pápi je excerni	TO THE SERVICE SO VENTILES.	
PÚBLIC SAFETY	POLICE	11,716,973
210	FIRE	10,716,770
·220	REGIONAL EMERGENCY COMM CENTER	1,644,084
230 241	MUNICIPAL INSPECTIONS	1,109,200
		419,105
295	PARKING CLERK	
	TOTAL: PUBLIC SAFETY	25,606,132
PUBLIC WORKS		
420	ADMINISTRATION	438,925
421	SNOW AND ICE	350,000
422	HIGHWAY	770,026
423	OPEN SPACE/PARKS	710,629
425	FACILITIES/PUBLIC PROPERTY	1,717,806
	TOTAL: PUBLIC WORKS	3,987,387
HEALTH and HUMAN SERVICES		
522	PUBLIC HEALTH: PUBLIC HEALTH INITIATIVES/NURSES	769,040
525	PUBLIC HEALTH: SUBSTANCE USE INITIATIVES	٠
541	COUNCIL ON ELDER AFFAIRS	234,806
543	VETERANS AFFAIRS	862,018
-549.	COMMISSION ON DISABILITY	9,300
590	CONSUMER AFFAIRS	<u> </u>
	TOTAL: HUMAN SERVICES	1,875,164

Mayor's Recommended Budget for the City of Revere for Fiscal Year 2021

WHEREAS, pursuant to Mass, G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2020 to the City Council on June 8, 2020;

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Dept Code	Department	FY20 Mayor's Budget
LIBRARIES AND RECREATION		
610	LIBRARY	606,840
650	RECREATION	732,333
692	HISTORICAL AND CULTURAL RESOURCES	10,000
	TOTAL: CULTURAL AND RECREATIONAL	1,349,173
SUBTOTAL - CITY DEPARTM	ENT COSTS	41,917,629
FIXED COSTS		
7109-591100	RETIREMENT OF LONG TERM CAPITAL DEBT PRINCIPAL	2,844,544
7109-591500	RETIREMENT OF LONG TERM CAPITAL DEBT INTEREST	1,843,194
7109-591210	SHORT TERM DEBT INTEREST	141,000
9001-511900	EMPLOYEE GROUP HEALTH	22,409,934
9001-512100	FICA - MEDICARE	1,530,000
9407-570900	PROPERTY AND CASUALTY INSURANCE	1,110,000
9111-511800	CONTRIBUTORY PENSION	13,513,019
SUBTOTAL - FIXED COSTS (CITY & SCHOOL)	43,391,691
EDUCATION		
300	REVERE PUBLIC SCHOOLS - PER SCHEDULE 19	94,113,447
SUBTOTAL - SCHOOL DEPA	RTMENT	94,113,447
SUBTOTAL: GENERAL FUND	1_	179,422,767
WATER/SEWER ENTERPRISE		
604301	SALARIES	1,552,799
604302	EXPENSES -	1,426,600
604309	EXPENSES - Debt Principal	3,943,720
604309	EXPENSES - Debt interest	1,700,296
604309	EXPENSES - SRF Admin Fees	110,649
604302-521300	MWRA ASSESSMENT - Water	5,608,417
604302-521200	MWRA ASSESSMENT - Sewer	11,244,370
SUBTOTAL: WATER/SEWER	ENTERPRISE	25,586,851
SOLID WASTE ENTERPRISE		
424	SALARÝ	357,738
424	EXPENSES	3,999,260
424	CAPITAL	355,000
SUBTOTAL: SOLID WASTE E	NTERPRISE	4,711,998
SUBTOTAL! CITY, SCHOOL,	AND ENTERONICE	209,721,616
PORTOTAL: CITY, SCHOOL,	AND ENTENTIALS	2,0,7,7,2,1,0,10

Furthermore, the following projected needs are costs to the City, but, according to the Massachusetts General Laws as promulgated by the Massachusetts Department of Revenue, are not to be included in the appropriation order:

OTHER AMOUNTS TO BE RAISED
CHERRY SHEET ASSESSMENT
CHERRY SHEET OFFSET
64,148
OVERLAY
SNOW AND ICE DEFICIT
SUBTOTAL: OTHER AMOUNTS TO BE RAISED
12,791,261
64,148
64,148
794,045

GRAND TOTAL: ALL EXPENDITURES 223,371,070



CITY OF REVERE

Brian M. Arrigo Mayor

June 10, 2020

The Honorable City Council Revere City Hall Revere, Massachusetts 02151

Dear Council Members:

Please be advised that in accordance with the provisions of Title 13, Chapter 13.08, Section 13.08.435 of the Revised Ordinances of the City of Revere, as most recently amended, I hereby request that EKB Equipment LLC, 141 Pines St #2, Danvers, MA 01923 be appointed a Licensed Drain Layer.

Please take careful notice that all drain layer licenses expire on April 1, annually, unless sooner revoked by the Mayor and the Council.

EKB Equipment has been advised that they will be contacted directly by the Appointment Sub-Committee with a date and time to appear before them concerning this appointment.

Regards,

Brian M. Arrigo

ago

Mayor



The City of REVERE, MASSACHUSETTS

Water & Sewer Department 321R Charger Street, Revere, MA 02151 (781) 286-8149

DONALD P. CIARAMELLA Superintendent

To: Brian M Arrigo, Mayor

From: Donald P. Ciaramella, Superintendant Water & Sewer

Dept. Date: June 10, 2020

RE: Drain Layer Approval

Attached please find a drain layer application EKB Equipment. I have reviewed the company's renewal application and I recommend acceptance of their drain layers license for the City of Revere.

Donald P. Ciaramella



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/09/20

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed. if SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on

DOG	115 (certificate doe	s no	t conter rights	to the	e cert	tificate holder in lieu of su).					
	DUC							CONTACT NAME: Lisa Mallard							
			NCE	AGENCY IN	C			PHONE [A/C, No, Ext): (978)774-2463 FAX (A/C, No): (978)777-8415							
		ylvan St						E-MAIL ADDRESS:							
Da	nve	ers, MA 0192	3												
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A	X Incl. XCU						L261000435-2	03/19/20	03/19/21	PERSONAL & ADV INJUR	Y \$	1,000,000			
	GEN'L AGGREGATE LIMIT APPLIES PER:									GENERAL AGGREGATE	s	2,000,000			
		POLICY PRO-								PRODUCTS - COMP/OP A	GG \$	2,000,000			
OTHER:												\$	2,000,000		
	AUTOMOBILE LIABILITY										COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000		
		ANY AUTO	,							BODILY INJURY (Per pers	on) \$	1,000,000			
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City of Revere 281 Broadway Revere, MA 02151 **CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ALITHORIZED REPRESENYATIVE

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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



Effective Date: June 9th, 2020

Western Surety Company

SUBETY COMPANY + ONE OF AMERICAS OLDEST BONDING

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:	Bond No. 65100825
That we, Ekb Equipment, LLC	
of Danvers and WESTERN SURETY COMPANY, a corporatio	, State of Massachusetts , as Principal, n duly licensed to do surety business in the State of
Massachusetts	, as Surety, are held and firmly bound unto the
City of Revere	, State of Massachusetts , as Obligee, in the penal
sum of Ten Thousand and 00/100	DOLLARS (\$10,000.00),
lawful money of the United States, to be paid to th we bind ourselves and our legal representatives, firm	e Obligee, for which payment well and truly to be made.
THE CONDITION OF THE ABOVE OBLIGA	TION IS SUCH, That whereas, the Principal has been
licensed Street Opening	
	by the Obligee.
with the laws and ordinances, including all ame applied for, then this obligation to be void, June 9th 2021, unless This bond may be terminated at any time by the U.S. Mail, to the Obligee and to the Principal at the of thirty five (35) days from the mailing of said not shall the law the relieved from any liability for a date. The relieved from any liability for any date. The relieved from any liability for any date. The relieved from any liability for any date. The relieved from any liability for any date. The relieved from any liability for any date. The relieved from any liability for any date. The relieved from any liability for any date.	aithfully perform the duties and in all things comply endments thereto, pertaining to the license or permit otherwise to remain in full force and effect until as renewed by Continuation Certificate. The Surety upon sending notice in writing, by First Class address last known to the Surety, and at the expiration cice, this bond shall ipso facto terminate and the Surety my acts or omissions of the Principal subsequent to said and shall continue in force, the number of claims made which shall be payable or paid, the Surety's total limit of the period to period, and in no event shall the Surety's total above. Any revision of the bond amount shall not be
	Ekb Equipment, LLC
	Principal
	Principal
	WESTERN SURETY COMPANY
	By Tal. Buffet
Form 532-11-2019	Paul T. Brailat, Vice President

STATE OF SO COUNTY OF I	UTH DAI	XOTA ss				EDGMENT OF rporate Officer)		
On this personally app officer of WES' the foregoing i officer.	9th eared TERN SU nstrumen	day of P: RETY COMP. t for the purp	June aul T. Brufla ANY, a corporation oses therein cont	on, and the ained, by	it he as such off signing the nam	icer, being auth	orized so to do.	executed
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Western Surety Company	License or Permit No.	LICENSE AND PERMIT BOND As	State ofName of Applicant	Address	Filed	Approved thisday of		

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

South Dakota,	Tennessee, Texas ica, does hereby ma	, Utah, Vermont	. Virginia. Washin	oma, Oregon, Pen gton, West Virgin	insylvania, Rhode I ia, Wisconsin, Wyd	sland, South Carolina, oming, and the United
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as Audiney-iii-r	Fact, with full power rety and as its act a	' and authority he	reby conferred un	on him to sign, exe	ecute, acknowledge	and deliver for and on
One Stre	et Opening City	of Revere				
bond with bond	number <u>6510082</u>	5				
	pment, LLC					
as Principal in ti	he penalty amount r	not to exceed: \$_	10,000.00	.		
Section 7.	now in force, to-wit: All bonds, policies, ur	dertakings. Power	of Attorney or other	er obligations of the	corporation shall be	Western Surety Company
Board of Director Attorneys-in-Fact not necessary for	rs may authorize. The or agents who shall he	it, Secretary, any A ne President, any lave authority to iss nds. policies, under	ssistant Secretary, T Vice President, Sec ue bonds, policies, c takings, Powers of A	reasurer, or any Vic retary, any Assistan Ir undertakings in the	e President, or by su- t Secretary, or the	executed in the corporate ch other officers as the Treasurer may appoint ny. The corporate seal is lon. The signature of any
In Witness Vice	e President	with the	corporate seal affix	ed this9th_	day of	be executed by its
ATTEST	J. Nelso	m		WESTE	NSURETY	COMPANY T/Bruflat, Vice President
	L. N	elson, Assistant Se	cretary	-, <u>-</u>	Paul	T Bruflat, Vice President
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STATE OF SOL	JTH DAKOTA					
COUNTY OF M	JTH DAKOTA SS INNEHAHA					TO AND THE PARTY OF THE PARTY O
On this	9th day of	June	and	2020 , before	me, a Notary Public	c, personally appeared
who, being by m	e duly sworn, ackno	wledged that the	y signed the above	Power of Attorne	vas Vice	President
and Assistant S voluntary act an	ecretary, respective d deed of sald Corp	ly, of the said Woration.	ESTERN SURETY	COMPANY, and	acknowledged said	d instrument to be the
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(QEA)	J. MOHR NOTARY PUBLIC SOUTH DAKOTA	EAL);			J Mos	ב מו
+ + + + + + + + + + + + + + + + + + + +	SOUTH DARVIAY	My Comm	nission Expire	June 23, 202	1 7 /0/	Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

Form F1975-1-2016





CITY of BEVERLY DEPARTMENT of PUBLIC SERVICES and ENGINEERING

191 Cabot Street Beverly, Massachusetts 01915 Phone (978) 921-6000 Fax (978) 922-0285

Mayor
Michael P. Cahill
Commissioner
Michael P. Collins, P.E.
City Engineer
Eric Barber, P.E.
Assistant City Engineer
Sean Ciancarelli

April 13, 2020

Re: Letter of Reference - EKB Equipment LLC/Matt Bergeron

To Whom It May Concern:

This letter is being written in regards to the quality of work performed by EKB Equipment LLC, specifically Matt Bergeron, in the City of Beverly.

Matt Bergeron DBA EKB Equipment LLC has performed work in the City of Beverly for several years and has always met our standards and specifications while delivering quality work in a responsible manner. Work completed in the City has included new installation and repairs of utility lines, water services and mains (domestic and fire), and sewer lines. They have provided us with all the necessary documentation and paperwork in a timely fashion and in an organized manner.

If you have any questions please feel free to call me @ 978-921-6000.

Sincerely,

Sean Ciancarelli Assistant City Engineer sciancarelli@beverlyma.gov (978) 605-2358

TOWN OF DANVERS

Department of Public Works



Water and Sewer Division 95 Hobart Street Danvers. MA 01923 Tel. (978) 762-0231 Fax (978) 777-4007

April 13, 2020

To Whom It May Concern:

I'm writing in reference to EKB Equipment LLC, and owner Matt Bergeron. Over the course of ten years, I have had the opportunity to observe his numerous skills and abilities as a Drain Layer, building Retaining walls, repairing Sidewalk, and Snow Plowing in the Town of Danvers. Matt and his company have proved to be an honest, reliable, dependable and competent contractor.

EKB Equipment has done numerous tasks working for the Town of Danvers and Private Citizens, with all work being classified as "very satisfactory". It has been a real pleasure to inspect his work sites and his completed jobs. They have never had any negative feedback, nor have I had a cause to issue any warnings or changes due to substandard work.

I highly recommend EKB Equipment LLC; he is a true professional.

Any question, comments or concerns, I can be reached at Danvers Public Works 978-762-0231 or Cell 978-479-3680.

Sincerely,

Chuck Farrell Street Supervisor, Town of Danvers

Division of Professional Licensure Commonwealth of Massachusetts

Hoisting Engineer

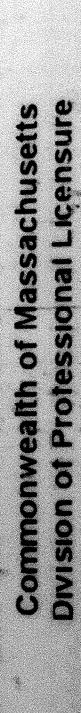
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Attachment: EKB Equipment 2020 (20-203: EKB Equipment Drain Layer)



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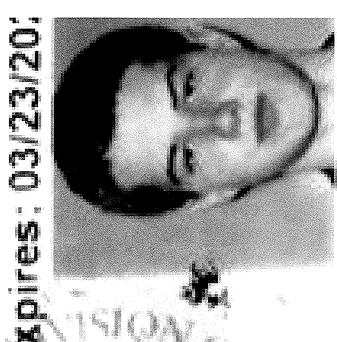
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Packet Pg. 118

Attachment: EKB Equipment 2020 (20-203: EKB Equipment Drain Layer)



Brian M. Arrigo Mayor

June 17, 2020

The Honorable City Council C/o Revere City Hall Revere, Massachusetts 02151

Dear Council Members:

The Educational Technology Program (ETP) Committee has approved the use of ETP expenditures for the attached project. Therefore, I am writing to request the City Council to approve the appropriation.

Regards,

Brian M. Arrigo

Mayor

Please be advised that the ETP committee has approved the use of ETP expenditures for the project below. Please forward a request to the City Council that they vote this appropriation 12.a from the ETP fund account. Thank you, Dr. Dianne K. Kelly, Superintendent of Schools Co-Chair, ETP Committee Project Summary Name of Applicant: Women Encouraging Empowerment, Amount of Project: 2,250.85 Project Title: Family Engagement Project Description: Women Encouraging Empowerment (WEE) is a non-profit organization based in Revere. WEE seeks to spread its work and mission to educate, advocate, prote 4 and advance the rights of immigrants, refugees and low-income women through organizing & leadership development. For the past 2 years, WEE have launch an ambitious camp "n to mobilize families and parents of RPS around establishing a district â€"wide family engagement policy. Thus, the main goal of this project is to engage Revere cable TV subscribe mostly families & parents by providing educational content through local access and programming at Revere TV. Our goal is to increase awareness about the important of parents a specific parents and programming at Revere TV. engagement in their child's school. Outcomes: 1. WEE with the support of Revere TV, will educate families and parents about the important of getting engage in the child education. WEE will develop programs in Arabic and Spanish to encourage parents to be part of School PTO's, attending parents conference night and school and district eve ₹ 2. WEE will work with Revere TV to train 4 WEE members (PLO's) to learn how to use specific equipment camera, microphone, computers, to develop, film and edit programs to share on Revere TV. 3. WEE will develop 4 Public Service announcement in Spanish and Arabic on the important of family and parent engagement in Schools to broadcast on RevereTV. REQUEST: • Laptop \$325.87 • V-Camera \$375.99 • Wireless clip Microphone \$\$89 • TV program training, editing and recording \$1.080 • Packet Pg. 120

Interpreter/Translation tools 15 receiver \$379.99



City of Revere City Auditor/Budget Director

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

Richard Viscay City Auditor/Budget Director

June 17, 2020

Patrick Keefe, City Council President Revere City Hall 281 Broadway Revere, MA 02151

RE: Bond Refunding - Loan Order

Dear Councilor Keefe,

Please find attached a loan order for the refunding of any outstanding bonds that may qualify for refunding, including bonds issued to the MWRA on behalf of the City. This loan order will also authorize the City Treasurer to apply for approval to issue any refunding bonds as state qualified bonds.

A recent amendment to MGL Chapter 44, Section 21a authorizing the issuance of refunding bonds provided that, notwithstanding any other provisions of City Ordinances or other rules to the contrary, the City may introduce and pass the refunding loan order at one City Council meeting. Further, the amendment states that it is not subject to any publication requirement or referendum provision, and it shall be effective upon passage.

The City does have the ability to restructure MWRA debt, as well as refunding existing debt, which will save the City over \$500,000 over the life of the loan, while also allowing for the ability to defer some MWRA principal payments which will help stabilize water and sewer rates for FY2021.

I will be in attendance for Monday's meeting if there are any further questions on this matter.

Best regards,

Richard Viscay

City Auditor/Budget Director

Cc: Brian Arrigo, Mayor

Cathy Bowden, Treasurer/Collector Assunta Newton, Budget Analyst

City of Revere, Massachusetts

Refunding Bonds

Ordered: That the Treasurer, with the approval of the Mayor, is authorized to provide for the sale and issuance of refunding bonds pursuant to Chapter 44, Section 21A of the General Laws, or pursuant to any other enabling authority, at one time or from time to time, to refund all or any portion of the City's general obligation bonds outstanding as of the date of adoption of this order, including, but not limited to, any of such bonds that were issued to the Massachusetts Water Resources Authority (the "MWRA"), and that the proceeds of the refunding bonds issued pursuant to this order shall be used to pay the principal, redemption premium and interest on the bonds of the City to be refunded and costs of issuance of the refunding bonds or, in the case of the refunding of bonds issued to the MWRA, such refunding may be achieved and effected by amending the bonds to be refunded to reflect the terms of the refunding bonds authorized by this order; and that the Treasurer is authorized to execute such documents as may be necessary or desirable to carry out this transaction, including one or more refunding trust agreements with a bank or trust company.

<u>Further Ordered</u>: That any premium received by the City upon the sale of any refunding bonds approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws.

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



CITY OF REVERE

Brian M. Arrigo Mayor

June 18, 2020

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

RE: Short Term Rental ordinance

Councilors:

This letter accompanies the proposed Short Term Rental Ordinance for your consideration.

In essence, the ordinance will permit Short term rentals of one unit allowed in

- Owner-occupied residential dwelling of four units or less
- A condominium unit in a condominium building where the Short term renter (the "Operator" in the ordinance) also has his principal residence
- A single family residence that is the Operator's primary residence
- Maximum use 60 days total per calendar year
- Specified unit must be registered with City's Short term rental registry.
- \$200 fee to register plus statutory and ordinance imposed taxes etc
- Enforcement through 40U process.

The objective of this ordinance is to give residents a reasonable opportunity to rent property short term while having limited impact on the stock of available rental housing. It also seeks to ensure that Short-term rentals will not be a detriment to the character and livability of the surrounding residential neighborhood.

Thank for your consideration.

Regards,

Brian M. Arrigo

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

SECTION 1. Title 8 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new chapter and sections:

Title 8, Chapter 8.06 – Short-term rental

8.06.010 – 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 sixty days 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, in order 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.

8.06.020 – **Definitions.**

- A. Condominium Building: A building or structure containing individually-owned units created and existing in compliance with Mass.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 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. 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.
- F. 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.
- G. Short-term Rental: The rental for a fee of a Residential Unit, reserved in advance, for periodic residential occupancy for any number of days that shall not exceed, in any case, a cumulative total of sixty (60) days of rental within a calendar year.

- H. Short-term Rental Unit: a Residential Unit that is offered, advertised, or otherwise used for Short-term Rental.
- I. 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.
- J. Short-term Rental Enforcement Officer: Any individual authorized by the Short-term Rental Enforcement Office to enforce the provisions of this chapter.
- K. 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 a 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.

8.06.030 – Applicability and Limitations.

- A. Short-term Rental shall be permitted only:
 - of an Owner-adjacent Unit in an owner-occupied Condominium building; Only one such Owner-adjacent unit may be registered and utilized for Short-term Rental and 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; or
 - 2. of an Owner-adjacent Unit in an Owner-occupied dwelling containing four or fewer residential units. Only one such Owner-adjacent unit may be registered and utilized for Short-term Rental and 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; or
 - 3. of 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 8.06.040.
- 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.

8.06.040 – 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. 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.
- B. Pay the annual fee of \$200.00 per Short-term Rental unit in addition to any fees as required in accordance with section 08.06.060 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 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 reinspection 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.

8.06.050 - Requirements To Operate a Short-term Rental

- A. A Short-term Rental unit shall be registered in accordance with 8.06.040 of this Title to be lawful in the City of Revere.
- B. 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.
- C. 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.
- D. 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.
- E. 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. The certificates of registration for the Short-term Rental as required by M.G.L. ch. 62C, § 67, and this Chapter (see R.R.O. 8.06.040).
- 5. A clear and direct instruction that Short-term renters shall not disturb the peace or cause to disturb the quite 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.
- F. A Poster measuring no less than 11" wide and 14" height containing the information described in Paragraph E, 1-5, above, shall be posted in a conspicuous place in every Short-term Rental Unit.
- G. A sign measuring no less than 8.5" wide and 11" height illustrating the emergency exit shall be posted in each bedroom.

8.06.050 – 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 that 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.

8.06.060 – 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.

8.06.070 – 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 ISD, 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 provision of M.G.L. ch. 40U, or by seeking to restrain a violation by a court-ordered injunction.