



CITY COUNCIL
Regular Meeting

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

Calendar

Monday, October 16, 2023, 6:00 PM

5:00PM Committee of the Whole Meeting

5:30PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of September 25, 2023

3. **23-153** Motion presented by Councillor Zambuto: That the Revere City Council award a Certificate of Commendation to Philip Imperato in recognition of his 90th birthday.

Zoning Sub-Committee Report

4. **23-164** An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Lodging and Houses and Rooming Houses. (ordinance language attached)

5. **23-169** Overlook Ridge, LLC c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311 requesting an amendment to the Revised Zoning Ordinances of the City of Revere relative to casual restaurant use in the Overlook Ridge Overlay District.

6. **23-210** Broadway Capital CDPM, Inc., / 133 Salem Development, LLC, 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council to alter the existing special permit C-22-01 by increasing the number of affordable units within the permitted 72 unit mixed use development from 7 units to 18 units consisting of 6 units at 70% AMI and 12 units at 80% AMI at 133 Salem Street, Revere, MA 02151.

7. **23-211** Youssef Abouriaili c/o Touma & Elias Realty Group, PO Box 16, Revere, MA 02151 requesting a special permit from the Revere City Council to expand and alter an existing non-conforming structure by constructing a second-story 1,064 s.f. addition for storage space at 570 Broadway, Revere, MA 02151.

Communications

8. **23-217** Communication from the City Engineer requesting that the City Council rename Whitin Avenue EXT to Gibson Way pursuant to Section 12.04.020 of the Revised Ordinances of the City of Revere.

9. **23-218** Communication from the Election Commissioner requesting approval of the Warrant for the November 7, 2023 Municipal Election.

10. **23-219** Communication from the City Planner requesting amendments to the Revised Ordinances of the City of Revere establishing regulations for outdoor dining and various amendments concerning prequalified lots, signage, and driveways.
11. **23-220** Communication from the City Auditor requesting an appropriation from the Community Improvement Trust Fund for radar signage and illuminated stop signs in Ward 5.
12. **23-221** Communication from the Acting Mayor requesting an appropriation from the Community Improvement Trust Fund to support the improved landscaping of Burbank Street and the Dale/Vane Street triangle

Motions

13. **23-222** Motion presented by Councillor Cogliandro: That the Acting Mayor direct the Chief of Police to, again, increase patrols on East Mountain Ave. Speeding has not stopped and there has been an increase of motor bikes and motor scooters in the area as well.
14. **23-223** Motion presented by Councillor Cogliandro: That the Acting Mayor direct the DPW to install a speed table on East Mountain Avenue to combat the speeding issues.
15. **23-224** Motion presented by Councillor Visconti: Pursuant to Section 12.04.020 Street Names of the Revised Ordinances of the City of Revere, that the City Council hold a public hearing for the purpose of changing the name of Unity Avenue to Previte's Way.
16. **23-225** Motion presented by Councillor Cogliandro: That the Acting Mayor and a representative from Cataldo Ambulance appear before the City Council to discuss the issues in regards with providing adequate ambulance services to the City of Revere.
17. **23-226** Motion presented by Councillor Rizzo, Councillor Serino, President Pro Tempore McKenna: That the City Clerk invite representatives from both MassPort and the MBTA to appear before the City Council at the earliest convenience to discuss the agencies' plans for utilizing spaces at the MBTA Wonderland Garage for Logan Airport Employee parking. There is concern among airport employees and local officials alike about this proposal, and it would be helpful to receive a briefing from the agencies to learn more about this plan.
18. **23-227** Motion presented by Councillor Serino: That the Acting Mayor provide the City Council with an update on the status of the yet to be opened Haas Health and Wellness Center and a full accounting of how much the City has spent on this project to date, including the sources of said funding (ARPA, General Fund, Etc.). It has been approximately six months since the City Council was given an update on this project, at which point the Council was told a late Summer opening was envisioned.

19. **23-228** Motion presented by Councillor Serino, Councillor Cogliandro: That the duly elected Mayor upon November's election convene, in the new year, a Planning Committee for a Columbus Day/Italian-American Heritage Month Parade to be held on the second Monday of October, 2025 and every two years thereafter, as had been a tradition in Revere for generations.
20. **23-229** Motion presented by Councillor Serino, Councillor Novoselsky: That the City Council adopt the attached Resolution recognizing the State of Israel following the terrorist attack committed by Hamas on October 7, 2023.
21. **23-230** Motion presented by Councillor Silvestri: That the Acting Mayor request the Chief of Police to conduct traffic enforcement on Wentworth Street as a matter of public safety. Drivers do not obey the "Do Not Enter" signage.
22. **23-231** Motion presented by Councillor Silvestri: That the Acting Mayor request the Chief of Health & Human Services to appear before the City Council to provide an update on the Overdose Outreach program.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, September 25, 2023

Regular Meeting of the City Council was called to order at 6:00 PM. President Pro Tempore Joanne McKenna presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Absent	
John F. Powers	Councillor	Present	
Dan Rizzo	Councillor	Present	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Joanne McKenna	President Pro Tempore	Present	

2 Approval of the Journal of the Regular Meeting of September 11, 2023

RESULT: ACCEPTED

Moment of Silence

Councillor Silvestri offered a moment of silence for his dear friend Chris Alba, employee of the City of Revere Substance Use Disorder and Homelessness Initiative Office.

We are heartbroken to share the devastating news of the sudden passing of our dear friend, Chris Alba. Chris was a legend in the harm reduction world and a fierce advocate fighting on behalf of the most vulnerable people in our communities.

Over the last two decades, Chris has worked tirelessly on issues related to substance use and homelessness both on an individual and systemic level and has made a lasting impact on the communities he served. But it was Chris's kindness, care, compassion, empathy, and love for others that made him so special. He was truly one of a kind.

Let us all be here for one another, but most importantly, let's be there for Chris's family during this difficult time.

- 4 23-153 Motion presented by Councillor Zambuto: That the Revere City Council award a Certificate of Commendation to Philip Imperato in recognition of his 90th birthday.

RESULT:	TABLED [UNANIMOUS]	Next: 10/16/2023 6:00 PM
AYES:	Cogliandro, Morabito, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, McKenna	
ABSENT:	Novoselsky	

Public Hearings

- 5 23-198 Hearing called as ordered on repealing Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere whereas the ordinance is content-based and unconstitutional by violating the First Amendment pursuant to the Supreme Court's decision on Reed v. Town of Gilbert, 576 US (2015).

Proponents

None

Opponents

None

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE REPEALING THE POLITICAL SIGN ORDINANCE

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

Section 1. Section 9.12.030 Posting political signs of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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- 6 23-206 Hearing called as ordered on a loan order in the amount of \$4,000,000 for Water Main Replacement Bonds.

Proponents

Rich Viscay, CFO
Don Ciaramella, Chief of Infrastructure

Opponents

None

“SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT \$4,000,000 FOR WATER MAIN REPLACEMENT BONDS?”

Approved Loan Order

Minutes Acceptance: Minutes of Sep 25, 2023 6:00 PM (Salute to the Flag)

Water Main Replacement Bonds

ORDERED: That \$4,000,000 is appropriated to pay costs of constructing, reconstructing, and replacing water mains citywide, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount and pursuant to Chapter 44, Section 8(5) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the “Commonwealth”) to qualify under G.L. c.44A 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.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Morabito, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, McKenna
ABSENT:	Novoselsky

7 23-209 Hearing called as ordered on a loan order in the amount of \$2,000,000 for Stormwater Drainage System Bonds.

Proponents

Rich Viscay, CFO
Don Ciaramella, Chief of Infrastructure

Opponents

None

“SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT \$2,000,000 FOR STORMWATER DRAINAGE SYSTEM BONDS?”

**Approved Loan Order
Stormwater Drainage System Bonds**

ORDERED: That \$2,000,000 is appropriated to pay costs of constructing improvements to the stormwater drainage system, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the “Commonwealth”) to qualify under G.L. c.44A 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.

Minutes Acceptance: Minutes of Sep 25, 2023 6:00 PM (Salute to the Flag)

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Morabito, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, McKenna
ABSENT:	Novoselsky

8 23-210 Hearing called as ordered on the application of Broadway Capital CDPM, Inc., / 133 Salem Development, LLC, 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council to alter the existing special permit C-22-01 by increasing the number of affordable units within the permitted 72 unit mixed use development from 7 units to 18 units consisting of 6 units at 70% AMI and 12 units at 80% AMI at 133 Salem Street, Revere, MA 02151.

Proponents

Tom Skwierawski, Chief of Planning & Community Development
Mikael Vienneau, Applicant, Broadway Capital

Opponents

Maxine Oborsky, 46 Waitt Park, Revere, MA

The applicant requested that the City Council waive ordinances pertaining to voting on special permits at the same meeting of the public hearing and waiving the statutory contribution to the Community Improvement Trust Fund.

RESULT:	REFERRED TO ZONING	Next: 10/16/2023 6:00 PM
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9 23-211 Hearing called as ordered on the application of Youssef Abouriaili c/o Touma & Elias Realty Group, PO Box 16, Revere, MA 02151 requesting a special permit from the Revere City Council to expand and alter an existing non-conforming structure by constructing a second-story 1,064 s.f. addition for storage space at 570 Broadway, Revere, MA 02151.

Proponents

Joseph Luna, Architect
Youseff Abouriaili, Applicant

Opponents

none

The applicant indicated that the proposed addition would only be used for storage space for the restaurant located on the main level.

RESULT:	REFERRED TO ZONING	Next: 10/16/2023 6:00 PM
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Veto Message RE Council Order 23-202

Minutes Acceptance: Minutes of Sep 25, 2023 6:00 PM (Salute to the Flag)

10 23-202 Communication from the Acting Mayor vetoing the following motion unanimously approved by the City Council (8-0, 2 absent): Pursuant to the legal opinion received by Anderson & Kreiger, LLP dated August 24, 2023 relative to the power and authority of the Acting Mayor, that the Acting Mayor immediately cease and desist taking actions admitting of delay resulting in permanent appointments or hires.

“SHALL THIS MATTER BE PASSED OVER THE ACTING MAYOR’S OBJECTIONS?”

That the Acting Mayor immediately cease and desist taking actions admitting of delay resulting in permanent appointments or hires.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Morabito, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, McKenna
ABSENT:	Novoselsky

Motions

11 23-212 Motion presented by Councillor Cogliandro: That the City Council request a representative from National Grid, RCN, Comcast, and Verizon to appear before the City Council to discuss pole # 1036.

12 23-213 Motion presented by Councillor Cogliandro: That the Acting Mayor direct the Chief of Police to increase patrols at the intersection of Blaney Street, Cooledge Street, Constitution Avenue, and Sagamore Street. Drivers are not stopping at the "Stop Signs" nor abiding by the "Do Not Enter" signs.

RESULT:	ORDERED - VOICE VOTE
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13 23-214 Motion presented by Councillor Cogliandro: That the Acting Mayor direct Superintended of RPS to work collaboratively with the Election Department and City Council to ensure that polling locations located in schools are empty of staff and students on November 7, 2023, the day of the general election.

RESULT:	ORDERED - VOICE VOTE
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14 23-215 Motion presented by President Pro Tempore McKenna: That the Acting Mayor request the Traffic Commission and MassDOT to reconfigure the signalization and pedestrian light at intersection of Winthrop Avenue and Revere Beach Parkway. For traffic continuing on Winthrop Avenue towards Beachmont, the pedestrian signal turns red when the traffic light turns red for traffic continuing on Revere Beach Parkway towards Revere Beach. This is causing major traffic backups on Winthrop Avenue. The pedestrian signal should remain green until activated allowing traffic to flow towards Beachmont.

Minutes Acceptance: Minutes of Sep 25, 2023 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

Late Communication

15 23-216 Communication from the Election Commissioner requesting approval of the revised early voting schedule for the regular municipal election.

“SHALL THE CITY COUNCIL APPROVE THE REVISED 2023 EARLY VOTING SCHEDULE AS PRESENTED BY THE ELECTION COMMISSIONER?”

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:32 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Sep 25, 2023 6:00 PM (Salute to the Flag)

CZ-23-02

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, July 31, 2023 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, August 1, 2023 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO LODGING HOUSES AND ROOMING HOUSES.

Be it ordained by the City of Revere as follows:

Section 1. Section 17.16.070 Lodginghouse and roominghouse of the Revised Ordinances of the City of Revere is hereby amended by deleting “RC, RC1, RC2, RC3, NB, CB, and GB and all commercial categories” and inserting in place thereof “HB District”.

Section 2. Section 17.16.040 Lodging house or roominghouse Generally – Table of uses of the Revised Ordinances of the City of Revere is hereby amended by deleting “sp” and inserting in place thereof “no” for the RC, RC1, RC2, RC3, NB, CB, and GB Districts.

Section 3. Section 17.16.040 Lodging house or roominghouse Generally – Table of uses of the Revised Ordinances of the City of Revere is hereby amended by deleting “no” and inserting in place thereof “sp” for HB District.

Section 4. Section 17.08.660 Roominghouse of the Revised Ordinances of the City of Revere is hereby amended by deleting the definition in its entirety and inserting in place thereof the following new definition: “Rooming house. “Rooming house” means a building in which three or more unrelated persons, individually or as families are let or sublet lodging in private rooms or quarters, with or without meals, and shall include lodging houses, boarding houses, and dormitories. Lodging or boarding houses shall not include hotels, convalescent homes, nursing homes, or group residences licensed or regulated by agencies of the Commonwealth. Rooming houses shall abide by all applicable state and local laws and regulations governing lodging houses, boarding houses, or rooming houses.

Section 5. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting all instances of the words, “lodginghouse” or “lodging-house” and inserting in place thereof in all instances the words, “lodging house”.

Section 6. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting all instances of the word, “roominghouse” and inserting in place thereof in all instances the words, “rooming house”.

A copy of the aforementioned zoning amendment is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Send Invoice to: amelnik@revere.org
July 12, 2023
July 19, 2023

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO LODGING HOUSES AND ROOMING HOUSES.

Be it ordained by the City of Revere as follows:

Section 1. Section 17.08.660 Roominghouse of the Revised Ordinances of the City of Revere is hereby amended by deleting the definition in its entirety and inserting in place thereof the following new definition: “Rooming house” means a building in which four or more persons, not within second degree kindred to the person conducting it, are let or sublet lodging in private rooms or quarters, with or without meals, and shall include lodging houses. Rooming house shall not include hotels, dormitories, convalescent homes, nursing homes, or group residences licensed or regulated by agencies of the Commonwealth. Rooming houses shall abide by all applicable state and local laws and regulations governing lodging houses, boarding houses, or rooming houses.

Section 2. Section 17.16.040 Lodging house or roominghouse Generally – Table of uses of the Revised Ordinances of the City of Revere is hereby amended by deleting “sp” and inserting in place thereof “no” for the RC, RC1, RC2, RC3, NB, CB, and GB districts, and by deleting “no” and inserting in place thereof “sp” in the HB district.

Section 3. Section 17.16.070 Lodging house and roominghouse of the Revised Ordinances of the City of Revere is hereby amended by deleting the words “RC, RC1, RC2, RC3, NB, CB, and GB and all commercial categories” and inserting in place thereof “HB district.”

Section 4. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting all instances of the words “lodginghouse” or “lodging-house” and inserting in place thereof in all instances the words “lodging house.”

Section 5. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting all instances of the word “roominghouse” and inserting in place thereof the words “rooming house.”

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development
 Department of Planning and Community Development
 281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.
 Acting Mayor

August 2, 2023

Honorable City Council
 Revere City Hall
 Revere, MA 02151

RE: Zoning Ordinance Amendments: Lodging and Rooming House and Overlook Ridge Overlay District

Dear Members:

Pursuant to Section 17.56.040 of the Revised Revere Zoning Ordinance, the Planning Board at a regular meeting held on August 1, 2023, subsequent to a public hearing held on August 1, 2023, voted to recommend the following with respect to the above referenced Zoning Ordinance amendments:

1. Lodging House and Rooming House amendment: The Planning Board voted unanimously to favorably recommend to the City Council the proposed amendments to further regulate Lodging and Rooming houses by special permit only within the Highway Business District including the adoption of the new proposed definition for Rooming and Lodging Houses as outlined in Sections 1 through 6.
2. Overlook Ridge Overlay District (OROD) amendments: The Planning Board voted unanimously to favorably recommend to the City Council the proposed amendment to allow casual restaurant and coffee shop not to exceed 6,000 s.f. as of right within the OROD as outlined in Sections 1, 2, and 3.
3. Overlook Ridge Overlay District (OROD) amendments: The Planning Board voted unanimously to favorably recommend to the City Council that the parking ratio for apartment use within the OROD remain at 2 spaces/unit and that .25 spaces per unit out of the required per unit parking ratio be designated for visitor parking.

Meg Simmons-Herling
 Meg Simmons-Herling
 Planning Board Chair

(FS)

FORM A

APPLICATION NO. *CZ-23-03*
DATE: *July 5, 2023*

**City of Revere, Massachusetts
Revere City Council
Application For
Change of Zoning Ordinance
or Zoning Map**

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 change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030)

1. Applicant submitting this application is:

Name: Overlook Ridge, LLC
Address: c/o Veris Residential
Harborside 3
210 Hudson Street
Jersey City, NJ 07311

Tel. #: (973) 218-2300

- 2. Applicant is: City Council
- Company Owning Land Affected by Change
- Request by Registered Voters
- Planning Board
- Regional Planning Agency

FILED
2023 JUL -5 9:56
OFFICE CITY CLERK
REVERE MASS

FILED
2023 JUN 30 AM 9:22
OFFICE CITY CLERK
REVERE MASS

Attachment: CZ2303 AN ORDINANCE RELATIVE TO CASUAL RESTAURANT USE IN THE OVERLOOK RIDGE OVERLAY DISTRICT (23-169 : CZ-

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

Name: Jeffrey Turkanis _____

Title: Chief Investment Officer

Company: Veris Residential _____

Address: Harborside 3, 210 Hudson Street, jersey City, NJ 07311 _____

Tel. #: (973) 218.2300 _____

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

Name: Overlook Ridge, LLC _____

Address: c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311

Tel. #: (973) 218.2300 _____

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

N/A

3. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

N/A

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

N/A

5. A locus map (8¹/₂" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

N/A

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

N/A


9B. Is the location of the site of this application within 100 feet of:

N/A

Attachment: CZ2303 AN ORDINANCE RELATIVE TO CASUAL RESTAURANT USE IN THE OVERLOOK RIDGE OVERLAY DISTRICT (23-169 : CZ-

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

OVERLOOK RIDGE, LLC

By: 
Name: Jeffrey Turkánis
Title: CIO
Signature of Applicant/Owner

6/29/23
Date


Signature of Designated Representative

6/29/23
Date

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

Date Submitted to the Revere Planning Board: _____

Attachment: CZ2303 AN ORDINANCE RELATIVE TO CASUAL RESTAURANT USE IN THE OVERLOOK RIDGE OVERLAY DISTRICT (23-169 : CZ-

ATTACHMENT A

Text of Proposed Zoning Amendment

Title 17 of the Code of Ordinances of the City of Revere, Massachusetts is hereby amended as follows:

1. Chapter 17.08 – Definitions is amended by adding the following definition immediately following Section 17.08.145:

“17.08.146 – Casual Restaurant with Counter Service.

“Casual Restaurant with Counter Service” means an establishment of not less than 2,000 square feet where the primary business is the sale of food or beverages for consumption on or off the premises, where the food is generally prepared to order, and where customers place orders at a counter or through electronic means.”

2. Chapter 17.23.040 – Allowed uses is amended as follows:

- a. Sections 17.23.040 C.2, 3 and 4 are amended by deleting, in each, the words “accessory to hotel (limited to the first floor and not to exceed five thousand square feet)” therein and inserting the following in their place, in each: “one story and not to exceed six thousand square feet per establishment”
- b. Section 17.23.040 C is amended by adding the following new sections 6 and 7 immediately following Section 17.23.040.C.5 thereof:

“6. Casual Restaurant with Counter Space, one story and not to exceed six thousand square feet per establishment; provided that drive-through shall only be permitted by special permit from the city council.

7. Coffee shop, one story and not to exceed six thousand square feet per establishment; provided that drive-through shall only be permitted by special permit from the city council.”

3. Chapter 17.23.070 – Parking is amended as follows:

- a. Section 17.23.070 A is amended by deleting the word “two” in the first sentence thereof and inserting the number “1.75” in its place.
- b. Section 17.23.070 C is amended by deleting the final words “or retail service use” therein and inserting the following in their place: “, retail service, Casual Restaurant with Counter Service, or coffee shop use.”

- c. Section 17.23.070 D is amended by inserting, immediately following the final word “uses” therein, the following: “, other than Casual Restaurant with Counter Service”
- d. Section 17.23.070 E is amended by inserting, immediately following the final word “title” therein, the following: “, except that no loading space shall be required for any use permitted under Section 17.23.040 C. 2, 3, 4, 6, or 7.”



June 30, 2023

VIA FEDERAL EXPRESS

City Clerk
City of Revere
281 Broadway
Revere MA 02151
Attn: Ashley Melnik

Dear Ashley:

Re: Overlook Ridge LLC Zoning Amendment Application

In connection with the above-referenced matter, enclosed please find the following:

1. Check payable to The City of Revere in the amount of \$180.00; and
2. Check payable to The Revere Journal in the amount of \$140.00.

As discussed, I am enclosing a PDF of the signed application. The wet ink hard copy will come directly from Veris.

Please call me at (617) 338-2479 if you have any questions regarding the enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Adam N. Weisenberg".

Adam N. Weisenberg
aweisenberg@sullivanlaw.com

PMC/klm
Enclosure

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development
 Department of Planning and Community Development
 281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.
 Acting Mayor

August 2, 2023

Honorable City Council
 Revere City Hall
 Revere, MA 02151

RE: Zoning Ordinance Amendments: Lodging and Rooming House and Overlook Ridge Overlay District

Dear Members:

Pursuant to Section 17.56.040 of the Revised Revere Zoning Ordinance, the Planning Board at a regular meeting held on August 1, 2023, subsequent to a public hearing held on August 1, 2023, voted to recommend the following with respect to the above referenced Zoning Ordinance amendments:

1. Lodging House and Rooming House amendment: The Planning Board voted unanimously to favorably recommend to the City Council the proposed amendments to further regulate Lodging and Rooming houses by special permit only within the Highway Business District including the adoption of the new proposed definition for Rooming and Lodging Houses as outlined in Sections 1 through 6.
2. Overlook Ridge Overlay District (OROD) amendments: The Planning Board voted unanimously to favorably recommend to the City Council the proposed amendment to allow casual restaurant and coffee shop not to exceed 6,000 s.f. as of right within the OROD as outlined in Sections 1, 2, and 3.
3. Overlook Ridge Overlay District (OROD) amendments: The Planning Board voted unanimously to favorably recommend to the City Council that the parking ratio for apartment use within the OROD remain at 2 spaces/unit and that .25 spaces per unit out of the required per unit parking ratio be designated for visitor parking.

Meg Simmons - Herling
 Meg Simmons-Herling
 Planning Board Chair

(FS)

C-23-04
Also see
C-22-01

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 25, 2023 at 6:00 P.M. in the City Councillor Joseph A. DeGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Broadway Capital CDPM, Inc., / 133 Salem Development, LLC, 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council to alter the existing special permit C-22-01 by increasing the number of affordable units within the permitted 72 unit mixed use development from 7 units to 18 units consisting of 6 units at 70% AMI and 12 units at 80% AMI at 133 Salem Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-04) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #1021
08/16/2023
08/23/2023

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

FORM B

APPLICATION NO. C-23-04
DATE: 8/14/23

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.
- C.** Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is: Braunwyn Capital CDPM Inc.
 Name: 133 SALEM Development LLC / Michael R. Viennet
 Address: 932 Braunwyn Unit 7 Chelsea MA 02156
 Tel. #: 617-851-4955

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

RECEIVED
 AUG 15 2023
 CITY OF REVERE

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

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.):

71 unit mixed use building located
at 133 Salem St.

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

The purpose of this application is to alter existing special permit to increase the number of affordable units from 7 units to 18 units. We want to modify the special permit to decrease affordability level from 60% AMI to 70% AMI (6 units) and 80% AMI (12 units). All other aspects of special permit remained unchanged.

Date of denial by Building Inspector and/or Planning Board

N/A

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

MFRV
Signature of Applicant

7/26/23
Date

MFRV
Signature of Owner

7/26/23
Date

MFRV
Signature of Designated Representative

7/26/23
Date

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

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

**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: Michael R Vienneau

Address: 1 McWolcott Ln, Stavus MA 01906

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

Name: n/a

Address: n/a

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: n/a

4. Name and residential address of each party to whom subject authorization will be issued:

Name: n/a

Address: n/a

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: n/a

The trust documents are on file at n/a and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: n/a

Address: n/a

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

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: Michael Viener

Address: 1 Massachusetts St Salem MA

Director's Name: Same

Address: Same

Shareholder's Name: WB
(50% or more)

Address: W/O

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: WB

Address: WB

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: WB

Address: WB

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:

W/O

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

Signature of each party and landowner:

[Signature] _____

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

Request for Finding of Fact – Special Permit

Now comes the applicant 133 SALEM Development LLC who has applied to this Honorable City Council for a special permit for property located at 133 Salem and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:

(a)

(b)

No Change

(c)

2. That the specific site is an appropriate location for such use for the following reasons:

(a)

(b)

No Change

(c)

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:

(a)

(b)

No Change

(c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

(a)

(b)

No change

(c)

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

Page 2
Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using _____ for the following reasons:

(streets)

(a)

(b)

No change

(c)

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

(a)

(b)

No change

(c)

Date: 7/25/23

Respectfully submitted by: Mikael R. Viennew, Mansell

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

To: George Anzuoni, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: _____

Requested Return

Date: _____

Hearing

Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: 133 Salem Development LLC
(person, corporation or business enterprise applying for license or permit)

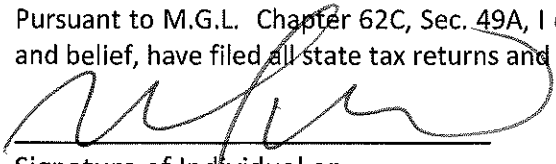
Address of Applicant: 932 Broadway U1 Chelsea MA 02150
(business address of above person, corporation or business enterprise)

Location Address: Same
(location of property for which license or permit is required.)

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

Certification

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

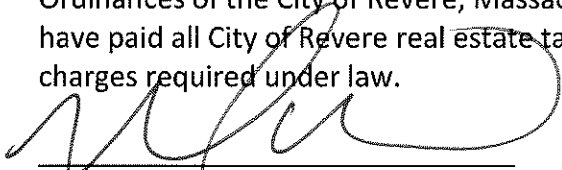


Signature of Individual or
Corporate Name

by: Michael R. Vroman
Corporate Officer (if applicable)

Certification

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.



Signature of Individual or
Corporate Name

by: Michael R. Vroman
Corporate Officer (if applicable)

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

FORM E

**CITY OF REVERE, MASSACHUSETTS
REVERE CITY COUNCIL
NOTICE FOR RECORDING IN THE REGISTRY
OF A DECISION ON A SPECIAL PERMIT**

Application No. C-22-01/22-063

Date: May 9, 2022

(A copy of this decision is hereby transmitted to the applicant and has also been filed with the City Clerk, of the City of Revere, together with the Record of Proceedings, plans.) Notice is hereby given that a special permit has been granted in compliance with the statutory requirements as set forth in Chapter 40A as amended and the provisions of the Revised Ordinances of the City of Revere.

Broadway Capital CDPM, Inc.
932 Broadway, Unit 1
Chelsea, MA 02150

Name and Address of Applicant

By the City Council of the City of Revere, affecting the rights of the owner with respect to the use of the premises on:

133 Salem Street, Revere, MA

By a deed duly received in the Suffolk County Registry.

Book 54172, Page 89

Suffolk County Land Court, Certificate No.(if registered)_____ Document No._____

The decision of the Revere City Council is on file with the papers and plans in the office of the City Clerk of the City of Revere.

Signed and certified this 9 Day of April, 2022

The Revere City Council

Garry Vinter
President

Ashley B. Melnik
Clerk of Council

Certificate of the City Clerk of the City of Revere for the filing of the Decision in the Suffolk County Registry of Deeds.

This is to certify that twenty (20) days have elapsed since the filing of the above decision with this office and no appeal has been filed, or an appeal has been filed, and denied in this case.

A True Copy Attest: Ashley B. Melnik
Signature of the City Clerk of the City of Revere

Seal of the City of Revere

The owner or applicant shall pay for the fee for the registering.

The applicant is required to return evidence of the filing of the special permit with the Registry of Deeds with the City Clerk of the City of Revere.

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

**CITY OF REVERE, MASSACHUSETTS
REVERE CITY COUNCIL**

**NOTICE OF DECISION
ON SPECIAL PERMIT**

TO BE MAILED FORTHWITH TO THE PETITIONERS, ABUTTERS, AND OWNERS OF LAND WITHIN 300 FEET OF THE PROPERTY LINE, THE BUILDING INSPECTOR AND THE PLANNING BOARDS OF EVERY ABUTTING MUNICIPALITY AND TO EVERY PERSON PRESENT AT THE HEARING WHO REQUESTED THAT NOTICE BE SENT TO THEM AND STATED THE ADDRESS TO WHICH SUCH NOTICE WAS TO BE SENT, AS PROVIDED IN MASSACHUSETTS GENERAL LAWS, CHAPTER 40A, SECTION 15, AS AMENDED.

Applicant**Date**

Broadway Capital CDPM, Inc. 932 Broadway, Unit 1 Chelsea, MA 02150	April 11, 2022
--	----------------

Owner**Application Number**

133 Salem Street Holdings, LLC 1422 Clarkview Road Baltimore, MD 21209	C-22-01/22-063
--	----------------

Premises Affected

(Parcel ID 33-459-5A, 33-459-09, 33-459-10) 133 Salem Street, Revere, MA, Sq. Ft. 78,302

Referring to the above application so as to permit

the extension and alteration of a nonconforming structure and use to enable the appellant to convert a former nursing home to a seventy-two (72) unit mixed use development consisting of seventy-one (71) condominium units and one (1) office at 133 Salem Street, Revere, MA 02151.

The City Council's determination is based upon consideration of each of the following factors as set forth in R.R.O. Section 17.48.080(C):

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

The project at 133 Salem Street will bring 72 units of condominiums to the City of Revere. These owner occupancy units will include a mix of studio, single- and double-bedroom units. Condominium association documents will govern the property and include a provision that prohibits sub-leasing units to 10% of the total number of units. Additionally, the provision will state that lease agreements must be a minimum of 12-months in length. These provisions ensure that most of the condos will remain occupied by owners. Seven (7) units will be allocated for affordable housing, which will include two units at 60% AMI for Veterans; two units at 60% AMI for senior citizens; two units at 70% AMI; and, one unit at 80% AMI. All the units will be initially available for Revere residents via a lottery (coordinated with the City).

2. **Traffic flow and safety**

Broadway Capital's team hired an outside consultant to review trip counts and traffic concerns in the area. The traffic study shows that traffic flow impact will be minimum. To ease the flow of vehicles coming to and from the property, Broadway Capital will limit the two access points on the property in a manner that forces vehicles to enter one way and exit the other. This will prevent backup into and coming from the property. Additionally, Broadway Capital will work with the City to pay for and install relevant signage, crosswalk identifications and other street elements to visually remind drivers of speed limits and other relevant information to inform safe driving. Broadway Capital will also remove trees at the front of the property to clean up site lines onto 133 Salem Street. From a parking perspective, there will be an abundance of unit-specific parking spots that will not be able to be leased or transferred in any manner. This stipulation will be written into the condominium documents.

3. **Adequacy of utilities and other public services.**

The proposed development at 133 Salem Street may increase the stress put on the area's wastewater technology. To alleviate those pressures, Broadway Capital is committed to allocating \$27,000 towards the acquisition of new technology to upgrade those systems on behalf of the neighborhood. Additionally, Broadway Capital will have onsite trash collection units that will be emptied by a privately hired company. The schedule for pick-up will be dictated by the volume created and Broadway Capital is committed to increasing pick-up volumes, as necessary. Additionally, Broadway Capital will ensure that truck noise and related disruptions are limited to certain times of the day or evening, to address neighborhood concerns over traffic/noise. Lastly, all residents will be required to bring their trash to dumpsters as to avoid the collection of trash within the building, which would cause health concerns.

4. **Neighborhood character and social structures.**

The project is in harmony with the other uses in the neighborhood, the zoning district, and with the general purpose and intent of the Revised Ordinances of the City of Revere. Further, approval of the project will allow the applicant to restore and improve the condition of the project site, and therefore benefit the neighborhood and the general public.

5. **Impacts on the natural environment.**

Broadway Capital will replace the trees that are being removed to alleviate traffic concerns at other points on the property. Additionally, we have created a landscaping plan that will enhance the visual elements of the property. Broadway Capital is committed to working with site plan experts to ensure the landscaping elements are reviewed and approved by the City. Also, Broadway Capital hired an outside consultant to review shadowing concerns that were brought to attention by the neighborhood. The study shows that in the warmer months, the shadows are minimal, while during the winter months, are slightly increased. The concern was brought to the attention of Broadway Capital by a resident who was concerned about shadowing on her pool during summer months. This concern has been addressed by the shadow study. Noise was also an environmental concern, but Broadway Capital's outside consultant found that the noise from heating/cooling units (which will be on the roof), do not create noise above car traffic or other less-noisy devices/items. Additionally, Broadway Capital will construct barriers around the units to further prevent sound distribution.

6. **Potential Fiscal Impact**

The project will provide annual tax contribution to the City as well as excise tax on registered vehicles. Additionally, Broadway Capital will donate to the City of Revere's Community Improvement Trust Fund and will also pay all related I&I fees. All contributions and fees will be paid upon the approval of the special permit and through the finalization of site plan review. Broadway Capital will work with the city to ensure allocations of funds are appropriated when required and at the total amount requested.

The Revere City Council at its meeting on **April 11, 2022.**

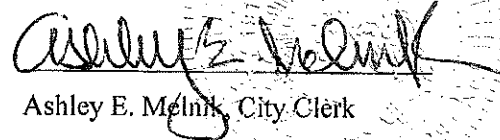
VOTED TO GRANT the special permit application under Section 17.40.020 of the Revised Ordinances of the City of Revere, subject to following conditions, safeguards, and limitations on time or use if any:

1. That the special permit stipulate that the conversion of this property be restricted to the creation of seventy-one (71) residential condominium units with one (1) office unit and that no apartment use shall be allowed on the site. Seven (7) units will be allocated for affordable housing, which will include two units at 60% AMI for Veterans; two units at 60% AMI for senior citizens; two units at 70% AMI; and one unit at 80% AMI.

2. In accordance with Chapter 17.47, the Community Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the construction cost above and beyond what is allowed as of right towards the fund. In the case of this project, 3% of the construction cost shall be based on the construction cost related to the creation of the 71 residential condominium units and one office unit which are being proposed under this special permit.
3. The sewer, water and stormwater drainage plans shall be reviewed and approved by the City Engineer including the requirements for installing new water and sewer service lines to the property if the current services are deemed to be inadequate.
4. The improvements shall conform to all fire safety codes and shall be approved by the Fire Dept.
5. New concrete sidewalks shall be installed along the full frontage of the property.
6. The plans shall be reviewed and approved by the Site Plan Review Committee prior to the issuance of a building permit and shall be subject to additional conditions required by the Site Plan Review Committee with respect to landscaping and final design.
7. There shall be a minimum of one (1) electric vehicle charging station installed on site.
8. Construction shall not start until 7:30am Monday through Friday and shall not take place on Saturday or Sunday.

Decision filed with the City Clerk of the City of Revere April 13, 2022.

The Revere City Council



Ashley E. Melnik, City Clerk

IMPORTANT

Any appeal from the decision of the Revere City Council can be made only to the court and must be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, as amended, and must be filed within twenty (20) days after the date of filing of the decision with the City Clerk of the City of Revere.

Mikael Vienneau

From: fstringi@revere.org
Sent: Tuesday, August 8, 2023 12:44 PM
To: Mikael Vienneau; amelnik@revere.org; lcavagnaro@revere.org
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: August 08, 2023
Application #: SPR22-000007
Address: 133 SALEM ST
Description: Adaptive Reuse of Health Center
Review Status: Approved with conditions

Thank you for your recent permit application for Adaptive Reuse of Health Center. I have completed my initial review and my comments are listed below, you can view marked up plans on our [Click here to view your application](#). 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

The applicant must amend the special permit with respect to the following condition in order to increase the number of affordable units from 7 to 18:

- In accordance with the special permit, the conversion of this property shall be restricted to the creation of 71 residential condominium units with one office unit and that no apartment use shall be allowed on the site. Seven (7) units shall be allocated for affordable housing, which will include two units at 60% AMI for Veterans; two units at 60% AMI for senior citizens; two units at 70% AMI; and one unit at 80%AMI.

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.





Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

Handwritten signature: Paul [unclear] 80

Request for Abutters List

Date: 7/26/23

Property Location: 133 SALEM Street

Map: _____ Block: _____ Parcel: _____

Property Owner: _____

Is request for special permit or variance? YES _____ NO _____

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

Requested Distance:

300 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Michael Vinner

Address: 932 Broadway

Chelsea MA 02150

Telephone: 617-851-~~4955~~

4955

281 BROADWAY • REVERE, MA 02151 • 781-286-8170 • FAX 781-286-8388

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

Map Block Lot

PROPERTY LOCATION
 No 133 Direction/Street/City
 SALEM ST, REVERE

OWNERSHIP
 Owner 1: 1133 SALEM DEVELOPMENT LLC
 Owner 2:
 Owner 3:
 Street 1: 1932 BROADWAY
 Street 2: UNIT 1
 Town/City: CHELSEA
 State/Prov: MA
 Postal: 02150

PREVIOUS OWNER
 Owner 1: 1133 SALEM STREET HOLDINGS, LLC -
 Owner 2:
 Street 1: 1422 CLARKVIEW RD
 Town/City: BALTIMORE
 State/Prov: MD
 Postal: 21209

NARRATIVE DESCRIPTION
 This parcel contains 1.19 Acres of land mainly classified as NURSING with a NURSING HM Building built about 1983, having primarily BRICK Exterior and 43000 Square Feet, with 140 Units, 6 Baths, 0 3/4 Bath, 62 HalfBaths, 140 Rooms, and 140 Bdrms.

OTHER ASSESSMENTS
 Code Description/No Amount Com Int

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
304	1.190	3,337,000	14,300	1,347,700	4,699,000
Total Card	1.190	3,337,000	14,300	1,347,700	4,699,000
Total Parcel	1.190	3,337,000	14,300	1,347,700	4,699,000

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
304	1.190	3,337,000	14,300	1,347,700	4,699,000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	304	FV	3,337,000	14300	1.19	1,347,700	4,699,000		Year end	1/6/2023
2023	304	NC	3,337,000	14300	1.19	1,347,700	4,699,000		Year End Roll	10/21/2022
2022	304	FV	3,315,400	12700	1.19	1,192,200	4,520,300		Year End Roll	12/30/2021
2022	304	NC	3,315,400	12700	1.19	1,192,200	4,520,300		Year End Roll	11/9/2021
2021	304	FV	3,315,400	12700	1.19	1,088,600	4,416,700		Year End Roll	12/15/2020
2021	304	PTCH	3,315,400	12700	1.19	1,088,600	4,416,700		4,416,700 patch	8/19/2020
2020	304	FV	3,315,400	12700	1.19	1,088,600	4,416,700		Year End Roll	12/18/2019
2020	304	NC	3,315,400	12700	1.19	1,088,600	4,416,700		Year End Roll	10/30/2019

Parcel ID	33-459-5A
Source	Market Adj Cost
Total Value per SQ unit	/Parcel: 109.28
Land Unit Type	SF

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
133 SALEM STREE	67329-311	Addition	3/10/2022	4,500,000	No	No		
133 SALEM STREE	63908-321	MULTIPLE PAR	9/25/2020	2,810,000	No	No		
ANNEMARK ASSOCI	54172-89	MULTIPLE PAR	2/27/2015	5,825,000	No	No		
UNKNOWN	10007/41	INCL PERS PR	7/28/1982		No	No		

ASR Map	133
Fact Dist	
Reval Dist	
Year	
Land Reason	
Bld Reason	
Civil District	
Ratio	

Date	Number	Description	Amount	GO	Last Visit	Fed Code	F. Descrpt	Comment	Date	Result	By	Name
2/1/2023	B22000059	Addition	7,295,000	O			CONVERT TO 71 COND		2/2/2018	MEAS & INSP	372	Patrick W
10/11/2016	15648	Commercial	82,200	C			REPLACE FIRE ALARM		9/17/2008	PERMIT	10	Town
12/16/2015	14539	HVAC	22,250	C			INSTALL SUPPORTS F		5/21/2007	INSPECTED	197	MIKE CASSIDY
8/7/2007	5498	ROOF	79,575	C			TAR AND GRAVEL RUB		3/14/2006	MEASURED	335	JONATHAN D

Building Permits	14283
Sign	VERIFICATION OF VISIT NOT DATA

Use Code	LUC	Fact	No of Units	Depth	Price/Unit	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Infl	Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Spec Land	J Code	Notes
304	NURSING	51836	51836	SITE	0	26	1.00	CG	0	1,347,736	0											1,347,700			

Parcel LUC	304	NURSING
Total SF/SM	51836	
Total	1,347,736	[Spl. Credit]
Total	1,347,700	

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

EXTERIOR INFORMATION

Type: 54 - NURSING HM	Rating: AVERAGE
Sty Ht: 3 - 3 STORIES	Rating: AVERAGE
(Liv) Units: 140 - Total: 140	Rating: AVERAGE
Foundation: 1 - CONCRETE	Rating: AVERAGE
Frame: 2 - STEEL	Rating: AVERAGE
Prime Wall: 7 - BRICK	Rating: AVERAGE
Sec Wall: 4 - FLAT	Rating: AVERAGE
Roof Struct: 4 - TAR+GRAVEL	Rating: AVERAGE
Color: RED	Rating: AVERAGE
View / Desir:	Rating: AVERAGE

GENERAL INFORMATION

Grade: B - GOOD (-)	Year Bld: 1983
Alt LUC:	EfYr Bld:
Jurisdiction:	Alt %:
Const Mod:	Fact:
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL: STD	Prim Int Wall: 1 - DRYWALL
Partion: T - TYPICAL	Sec Int Wall:
Prim Floors: 4 - CARPET	Partion: T - TYPICAL
Sec Floors: 5 - LINO/VINYL	Prim Floors: 4 - CARPET
Bsmnt Flr:	Sec Floors: 5 - LINO/VINYL
Subfloor:	Bsmnt Flr:
Bsmnt Gar:	Subfloor:
Electric: 3 - TYPICAL	Bsmnt Gar:
Insulation: 2 - TYPICAL	Electric: 3 - TYPICAL
Int vs Ext: S	Insulation: 2 - TYPICAL
Heat Fuel: 2 - GAS	Int vs Ext: S
Heat Type: 1 - FORCED H/A	Heat Fuel: 2 - GAS
# Heat Sys: 1	Heat Type: 1 - FORCED H/A
% Heatd: 100	# Heat Sys: 1
Solar HW: NO	% Heatd: 100
% Com Wal:	Solar HW: NO
	% Com Wal:

BATH FEATURES

Full Bath: 6	Rating: AVERAGE
A Bath:	Rating: AVERAGE
3/4 Bath:	Rating: AVERAGE
A 3QBth:	Rating: AVERAGE
1/2 Bath: 62	Rating: AVERAGE
A HBth:	Rating: AVERAGE
Other Fix: 10	Rating: AVERAGE

OTHER FEATURES

Kits: 1	Rating: AVERAGE
A Kits:	Rating: AVERAGE
Fpl:	Rating: AVERAGE
WSFlue:	Rating: AVERAGE

CONDO INFORMATION

Location:	Total Units:
Floor:	% Own:
Name:	Phys Cond: AV - Average
	Functional: %
	Economic: %
	Special: %
	Override: %
	Total: 31.2%

DEPRECIATION

Basic \$ / SQ: 85.00	Size Adj: 0.77906978
Const Adj: 1.06028986	Adj \$ / SQ: 70.213
Other Features: 475750	Grade Factor: 1.21
NBHD Inf: 1.00000000	NBHD Mod:
LUC Factor: 1.00	Adj Total: 4774146
Depreciation: 1489533	Depreciated Total: 3284612

COMMENTS

WEST REVERE HEALTH CENTER LEVEL OF CARE 2,3,140-BED S = COMBINATION OF 33-459-5,6,7,8,9 & 10.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1	# Units: 14
Level FY LR DR D K FR RR BR FB HB L O	
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMS: 14 BRS: 14 Baths: 6 HB: 62

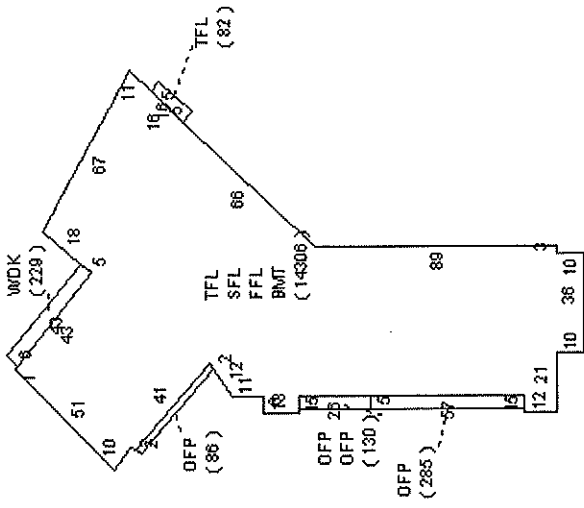
REMODELING RES BREAKDOWN

Exterior:	No Unit:	RMS:	BRS:	FL:
Interior:	140	1	1	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals:	140	140	140	140

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAV\$/SQ:	AVRate:	Ind.Val		
Juris. Factor:	Before Depr: 84.96			
Special Features: 52400	Val/Su Net: 57.37			
Final Total: 3337000	Val/Su SzAdj: 77.60			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr. Value	Sub Area	% Usbl	Descr	Type	%	Qu #	Ten
TFL	THIRD FLOOR	14,388	70.210	1,010,230	BMT	100	AFB	100	A		
BMT	BASEMENT	14,306	30.720	439,457	FFL						
FFL	FIRST FLOOR	14,306	70.210	1,004,473	SFL						
SFL	SECOND FLOOR	14,306	70.210	1,004,473	OFF						
OFF	OPEN FRM PRC	631	14.930	9,419	WDK						
WDK	WOOD DECK	229	7.750	1,774							
				Total:	58,166				3,469,826		
				Net Sketched Area:	58,166				58,166		
				Gross Area:	43,000				43,000		
				FinArea:							

IMAGE



AssessPro Patriot Properties, Inc

6.a

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB	Fa	Appr Value	Juris	Value
61	ELEV-PAS	M	S	13			A	AV	1992	10,000.00	B	31.2	304			20,600		20,600
77	LITE-SIN	D	Y	51			A	AV	1995	450.00	T	60	304			900		900
85	PAVING	D	Y	1	10000		A	AV	1995	2,000	T	60	304			8,000		8,000
81	COOLER	M	S	196			A	AV	1992	96.00	T	70	304			2,800		2,800
82	FREEZER	M	S	14			A	AV	1992	75.78	T	70	304			2,200		2,200
	ELEV-PAS	M	S	14			A	AV	1992	9,750.00	B	31.2	304			26,800		26,800
	SIGN	D	Y	126			A	AV	1995	59.38	T	60	304			600		600
	TANK-AG	D	Y	1	2000		A	AV	2013	2.75	T	30	304			3,900		3,900
	SHED/FR	D	Y	1	12X18		A	AV	2008	6.93	T	40	304			900		900

Total Card / Total Parcel
459,600 / 459,600
APPRaised: 459,600 / 459,600
USE VALUE: 459,600 / 459,600
ASSESSed: 459,600 / 459,600



Patriot
Properties Inc.

USER DEFINED
Prior Id # 1: RB
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map: 33

PROPERTY LOCATION
No. Alt No. Direction/Street/City
337 SALEM ST, REVERE

OWNERSHIP
Owner 1: 133 SALEM DEVELOPMENT LLC
Owner 2:
Owner 3:
Street 1: 932 BROADWAY
Street 2: UNIT 1

PREVIOUS OWNER
Owner 1: 133 SALEM STREET HOLDINGS, LLC -
Owner 2:
Street 1: 1422 CLARKVIEW RD
Town/City: BALTIMORE

NARRATIVE DESCRIPTION
This Parcel contains .554 Acres of land mainly classified as PARKLOT

OTHER ASSESSMENTS
Code Description Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z water
Sewer
Electr
Exempt
Genius
Flood Haz
D Topo
S Street
T Gas

LAND SECTION (First 7 lines only)
Use LUC No of Units Depth /
Code Description Fact Price/Units Unit Type Land Type
337 PARKLOT 24130 SITE

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
337 0.554 21,400 21,400 438,200 459,600

PREVIOUS ASSESSMENT
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value
2023 337 FV 21400 21400 554 438200 459600 459600

SALES INFORMATION
Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif
133 SALEM STREE 67329-311 3/10/2022 MULTIPLE PAR 4,500,000 No
133 SALEM STREE 63908-321 9/25/2020 MULTIPLE PAR 2,810,000 No
WAITT PARK LLC, 654-128 2/27/2015 MULTIPLE PAR 500,000 No
CITY OF REVERE, 608-101 8/31/2005 INVOLVED GOV 200,000 No
UNKNOWN 1/1 1/1/1900 No No

TAX DISTRICT
Parcel ID 33-459A-10
Year end 1/6/2023
Year End Roll 10/21/2022
Year End Roll 12/30/2021
Year End Roll 11/9/2021
Year End Roll 12/15/2020
Year End Roll 8/19/2020
Year End Roll 12/18/2019
Year End Roll 10/30/2019

ACTIVITY INFORMATION
Date Result By Name
2/2/2018 MEAS & INSP 372 Patrick W
12/5/2006 MEAS & INSP 197 MIKE CASSIDY

BUILDING PERMITS
Date Number Descr Amount CIO Last Visit Fed Code F Descr Comment
Sign: VERIFICATION OF VISIT NOT DATA

APPRaisal Summary
Total Value 438,200
Asses'd Value 459,600
Market Adj Cost N/A
Total Value per SQ unit /Card: N/A

NEIGHBORHOOD DATA
Neigh Infil Neigh Adj Neigh Infil Neigh Infil Neigh Infil
SHAPE -25
0 19.5 0.93 CA

APPRaisal Summary
Total Value 438,152
Asses'd Value 438,200
Market Adj Cost N/A
Total Value per SQ unit /Card: N/A

APPRaisal Summary
Total Value 438,152
Asses'd Value 438,200
Market Adj Cost N/A
Total Value per SQ unit /Card: N/A

APPRaisal Summary
Total Value 438,152
Asses'd Value 438,200
Market Adj Cost N/A
Total Value per SQ unit /Card: N/A

APPRaisal Summary
Total Value 438,152
Asses'd Value 438,200
Market Adj Cost N/A
Total Value per SQ unit /Card: N/A

EXTERIOR INFORMATION

Type:		Rating:	
Sy Ht:		Rating:	
(Liv) Units:	Total:	Rating:	
Foundation:		Rating:	
Frame:		Rating:	
Prine Wall:		Rating:	
Sec Wall:		Rating:	
Roof Struct:		Rating:	
Roof Cover:		Rating:	
Color:		Rating:	
View / Desir:		Rating:	

GENERAL INFORMATION

Grade:	
Year Bld:	Eff Yr. Bld:
Alt LUC:	Alt %:
Jurisdict:	Fact.:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg H/F/L:	
Prim Int Wall:	
Sec Int Wall:	
Partition:	
Prim Floors:	
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wall:	% Sprinkled:

MOBILE HOME SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	PAVING	D	Y	1 24000	A	AV	2005	1 71 T	50	337			20,500			20,500
77	LITE-SIN	D	Y	41	A	AV	2005	450,00 T	50	337			900			900

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
Other Fix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Fpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

CALC SUMMARY

Basic \$ / SQ:	Size Adj:	1,000,000,000
Const Adj:		16,000,000,000
Adj \$ / SQ:		
Other Features:		0
Grade Factor:		
NBHD Inf:		1,000,000,000
NBHD Mod:		
LUC Factor:		1.00
Adj Total:		0
Depreciation:		0
Depreciated Total:		0

COMMENTS

PRICED W/ 9/DO NOT SELL/ANNEMARK.

RESIDENTIAL GRID

1st Res Grid:	Desc:	# Units		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS:	BRs:	Baths:	HB

REMODELING

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		

RES BREAKDOWN

No Unit	RMS	BRS	FL

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

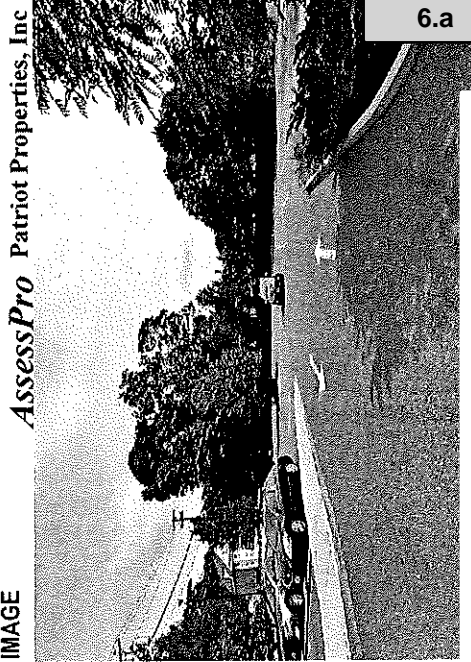
SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr. Value

SUB AREA DETAIL

Sub Area	% Usbl	% Descr	% Type

WtAv\$/SQ:	AvRate:	Ind. Val
Juris. Factor:	Before Depr:	0.00
Special Features:	Val/Su Net:	
Final Total:	Val/Su SzAd	
Net Sketched Area:	Total:	
Size Ad:	Gross Area:	FinArea

IMAGE

AssessPro Patriot Properties, Inc



Patriot
Properties Inc.

USER DEFINED
 Parcel ID # 1: RB
 Parcel ID # 2:
 Parcel ID # 3:
 Parcel ID # 1:
 Parcel ID # 2:
 Parcel ID # 3:
 Parcel ID # 1:
 Parcel ID # 2:
 Parcel ID # 3:
 Parcel ID # 1:
 Parcel ID # 2:
 Parcel ID # 3:
 ASR Map: 133
 Fact Dist:
 Reval Dist:
 Year:
 Land Reason:
 Blg Reason:
 Civi District:
 Ratio:

PROPERTY LOCATION		No: 337		All No: 0.091		Direction/Street/City: WAITT PK, REVERE	
OWNERSHIP		Owner 1: 133 SALEM DEVELOPMENT LLC		Unit #: []		[]	
Owner 2:		Owner 3:		Street 1: 932 BROADWAY		Street 2: UNIT 1	
Twn/City: CHELSEA		S/P Row: MA		Entry: []		Own Occ: []	
Postal: 02150		Type: []		[]			

PREVIOUS OWNER		Owner 1: 133 SALEM STREET HOLDINGS, LLC -		Owner 2:		Street 1: 1422 CLARKVIEW RD	
Twn/City: BALTIMORE		S/P Row: MD		Entry: []		Postal: 21209	

NARRATIVE DESCRIPTION		This Parcel contains .091 Acres of land mainly classified as PARKLOT					
OTHER ASSESSMENTS		Code		Description/No		Amount	
[]		[]		[]		[]	

PROPERTY FACTORS		Item Code		Description		% Item Code Description	
Z		[]		water		[]	
o		[]		Sewer		[]	
n		[]		Electri		[]	
Census:		[]		Exmpt		[]	
Flood Haz:		[]		[]		[]	
D		[]		Topo		[]	
s		[]		Street		[]	
t		[]		Gas		[]	

LAND SECTION (First 7 lines only)		LUC		No of Units		Depth/ Price/Units	
337 PARKLOT		[]		3952		[]	
Sq Feet		SITE		1.0		[]	

IN PROCESS APPRAISAL SUMMARY		Parcel ID: 33-459A-9		Parcel Value: 236,900		Total Value: 236,900	
Use Code: 337		Building Value: 5,300		Land Value: 231,600		Land Value: 231,600	
Land Size: 0.091		Yard Items: 5,300		Total Value: 236,900		Total Value: 236,900	
Entered Lot Size: 236,900		Total Land: 3952		/Parcel: N/A		/Parcel: N/A	
Total Parcel: 0.091		Total Value per SQ unit /Card: N/A		Land Unit Type: SF		Land Unit Type: SF	
Source: Market Adj Cost		[]		[]		[]	

PREVIOUS ASSESSMENT		Parcel ID: 33-459A-9		Asses'd Value: 236,900		Year end	
Tax Yr: Use: 337		Cat: FV		2023		11/6/2023	
2023		337		NC		10/21/2022	
2022		337		FV		12/30/2021	
2022		337		NC		11/9/2021	
2021		337		FV		12/15/2020	
2021		337		PTCH		8/19/2020	
2020		337		FV		12/18/2019	
2020		337		NC		10/30/2019	

SALES INFORMATION		Grantor: 133 SALEM STREE		Legal Ref: 67329-311		Date: 3/10/2022	
133 SALEM STREE		63908-321		9/25/2020		MULTIPLE PAR	
WATT PARK LLC,		654-128		2/27/2015		MULTIPLE PAR	
CITY OF REVERE,		608-101		8/31/2005		INVOLVED GOV	
UNKNOWN		1/1		11/1900		[]	

TAX DISTRICT		Date: 11/1900		Sales Price: 195,500		Notes: 14300	
195,500		Year End Roll		10/30/2019		[]	

ACTIVITY INFORMATION		Date: 12/7/2017		Result: MEASURED		By: DEREK	
12/5/2006		MEAS & INSP		427		197 MIKE CASSIDY	

BUILDING PERMITS		Date: []		Number: []		Description: []	
Amount: []		CIO: []		Last Visit: []		Fed Code: []	
F. Descrpt: []		Comment: []		[]		[]	

VERIFICATION OF VISIT NOT DATA		Date: []		Result: []		By: []	
[]		[]		[]		[]	

APPRASAL SUMMARY		Parcel ID: 33-459A-9		Asses'd Value: 236,900		Year end	
Tax Yr: Use: 337		Cat: FV		2023		11/6/2023	
2023		337		NC		10/21/2022	
2022		337		FV		12/30/2021	
2022		337		NC		11/9/2021	
2021		337		FV		12/15/2020	
2021		337		PTCH		8/19/2020	
2020		337		FV		12/18/2019	
2020		337		NC		10/30/2019	

SALES INFORMATION		Grantor: 133 SALEM STREE		Legal Ref: 67329-311		Date: 3/10/2022	
133 SALEM STREE		63908-321		9/25/2020		MULTIPLE PAR	
WATT PARK LLC,		654-128		2/27/2015		MULTIPLE PAR	
CITY OF REVERE,		608-101		8/31/2005		INVOLVED GOV	
UNKNOWN		1/1		11/1900		[]	

TAX DISTRICT		Date: 11/1900		Sales Price: 195,500		Notes: 14300	
195,500		Year End Roll		10/30/2019		[]	

ACTIVITY INFORMATION		Date: 12/7/2017		Result: MEASURED		By: DEREK	
12/5/2006		MEAS & INSP		427		197 MIKE CASSIDY	

BUILDING PERMITS		Date: []		Number: []		Description: []	
Amount: []		CIO: []		Last Visit: []		Fed Code: []	
F. Descrpt: []		Comment: []		[]		[]	

VERIFICATION OF VISIT NOT DATA		Date: []		Result: []		By: []	
[]		[]		[]		[]	

APPRASAL SUMMARY		Parcel ID: 33-459A-9		Asses'd Value: 236,900		Year end	
Tax Yr: Use: 337		Cat: FV		2023		11/6/2023	
2023		337		NC		10/21/2022	
2022		337		FV		12/30/2021	
2022		337		NC		11/9/2021	
2021		337		FV		12/15/2020	
2021		337		PTCH		8/19/2020	
2020		337		FV		12/18/2019	
2020		337		NC		10/30/2019	

APPRASAL SUMMARY		Parcel ID: 33-459A-9		Asses'd Value: 236,900		Year end	
Tax Yr: Use: 337		Cat: FV		2023		11/6/2023	
2023		337		NC		10/21/2022	
2022		337		FV		12/30/2021	
2022		337		NC		11/9/2021	
2021		337		FV		12/15/2020	
2021		337		PTCH		8/19/2020	
2020		337		FV		12/18/2019	
2020		337		NC		10/30/2019	

SALES INFORMATION		Grantor: 133 SALEM STREE		Legal Ref: 67329-311		Date: 3/10/2022	
133 SALEM STREE		63908-321		9/25/2020		MULTIPLE PAR	
WATT PARK LLC,		654-128		2/27/2015		MULTIPLE PAR	
CITY OF REVERE,		608-101		8/31/2005		INVOLVED GOV	
UNKNOWN		1/1		11/1900		[]	

TAX DISTRICT		Date: 11/1900		Sales Price: 195,500		Notes: 14300	
195,500		Year End Roll		10/30/2019		[]	

ACTIVITY INFORMATION		Date: 12/7/2017		Result: MEASURED		By: DEREK	
12/5/2006		MEAS & INSP		427		197 MIKE CASSIDY	

BUILDING PERMITS		Date: []		Number: []		Description: []	
Amount: []		CIO: []		Last Visit: []		Fed Code: []	
F. Descrpt: []		Comment: []		[]		[]	

VERIFICATION OF VISIT NOT DATA		Date: []		Result: []		By: []	
[]		[]		[]		[]	

APPRASAL SUMMARY		Parcel ID: 33-459A-9		Asses'd Value: 236,900		Year end	
Tax Yr: Use: 337		Cat: FV		2023		11/6/2023	
2023		337		NC		10/21/2022	
2022		337		FV		12/30/2021	
2022		337		NC		11/9/2021	
2021		337		FV		12/15/2020	
2021		337		PTCH		8/19/2020	
2020		337		FV		12/18/2019	
2020		337		NC		10/30/2019	

SALES INFORMATION		Grantor: 133 SALEM STREE		Legal Ref: 67329-311		Date: 3/10/2022	
133 SALEM STREE		63908-321		9/25/2020		MULTIPLE PAR	
WATT PARK LLC,		654-128		2/27/2015		MULTIPLE PAR	
CITY OF REVERE,		608-101		8/31/2005		INVOLVED GOV	
UNKNOWN		1/1		11/1900		[]	

TAX DISTRICT		Date: 11/1900		Sales Price: 195,500		Notes: 14300	
195,500		Year End Roll		10/30/2019		[]	

ACTIVITY INFORMATION		Date: 12/7/2017		Result: MEASURED		By: DEREK	
12/5/2006		MEAS & INSP		427		197 MIKE CASSIDY	

SALEM ST 32-458-1A LUC: 106 OVERLOOK RIDGE, LLC C/O VERIS RESIDENTIAL 210 HUDSON ST SUITE 400 JERSEY CITY, NJ 07311 WAITT PK 33-459-11 LUC: 132 DEFREITAS DIRLEI M DEFREITAS GIRLENE F 27 WAITT PARK Revere, MA 02151 27 WAITT PK 33-459-12 LUC: 101 DEFREITAS DIRLEI M DEFREITAS GIRLENE F 27 WAITT PARK Revere, MA 02151 31 WAITT PK 33-459-13 LUC: 101 PEREZ ALBERTO HALPIN GERIE 31 WAITT PARK REVERE, MA 02151 35 WAITT PK 33-459-14 LUC: 101 JAMES ELISHA BETH 35 WAITT PARK REVERE, MA 02151 41 WAITT PK 33-459-15 LUC: 101 VAN BUSKIRK JOHN VAN BUSKIRK JOANNE M 41 WAITT PARK REVERE, MA 02151 47 WAITT PK 33-459-16 LUC: 101 DOHERTY JR JOHN J 55 WAITT PARK REVERE, MA 02151 WAITT PK 33-459-17A LUC: 132 DOHERTY JOHN 55 WAITT PARK REVERE, MA 02151 55 WAITT PK 33-459-18A LUC: 101 DOHERTY JOHN JR 55 WAITT PARK REVERE, MA 02151 109 SALEM ST 33-459-3-0000 LUC: N/A WILLIAMSBURG SQUARE CONDO ASSO C/O EASTERN PROPERTY MANAGEMEN POST OFFICE BOX 205 REVERE, MA 02151	109 SALEM ST 101 33-459-3-101 LUC: 102 ZINCK FAMILY LIVING TRUST ZINCK EDWARD W TRUSTEE 109 SALEM ST UNIT 101 REVERE, MA 02151 109 SALEM ST 102 33-459-3-102 LUC: 102 CHIULLI GREGORY J CHIULLI MARY A 109 SALEM ST UNIT 102 REVERE, MA 02151 109 SALEM ST 103 33-459-3-103 LUC: 102 BECK CAROL 109 SALEM ST UNIT 103 REVERE, MA 02151 109 SALEM ST 104 33-459-3-104 LUC: 102 PATEL DEEPTI SHAH HEMANT 109 SALEM ST UNIT 104 REVERE, MA 02151 109 SALEM ST 105 33-459-3-105 LUC: 102 NAIR ASHA V NAIR VINOD K 109 SALEM ST UNIT 105 REVERE, MA 02151 109 SALEM ST 106 33-459-3-106 LUC: 102 BURNS STEPHEN FRANCES MCKINLEY LISA MARIE 109 SALEM ST UNIT 106 REVERE, MA 02151 109 SALEM ST 201 33-459-3-201 LUC: 102 ANNESE JEANETTE 109 SALEM ST UNIT 201 REVERE, MA 02151 109 SALEM ST 202 33-459-3-202 LUC: 102 ONEILL RYAN 109 SALEM ST UNIT 202 REVERE, MA 02151 109 SALEM ST 203 33-459-3-203 LUC: 102 109 SALEM STREET, #203, REALTY TRUST MALARET ABNER, TRUSTEE 109 SALEM ST UNIT 203 REVERE, MA 02151 109 SALEM ST 204 33-459-3-204 LUC: 102 SAHOO SHRINJOY 109 SALEM ST UNIT 204 REVERE, MA 02151	109 SALEM ST 205 33-459-3-205 LUC: 102 AFONSO DANIELA R 109 SALEM ST UNIT 205 REVERE, MA 02151 109 SALEM ST 206 33-459-3-206 LUC: 102 JEAN CAROLYN MULLALLY KEVIN 109 SALEM ST UNIT 206 REVERE, MA 02151 109 SALEM ST 207 33-459-3-207 LUC: 102 MCKINLEY FAMILY IRREVOCABLE TRUST MCKINLEY JR PAUL T TRUSTEE 109 SALEM ST UNIT 207 REVERE, MA 02151 109 SALEM ST 208 33-459-3-208 LUC: 102 GAVENS MELISSA LAUREN 109 SALEM ST UNIT 208 REVERE, MA 02151 109 SALEM ST 301 33-459-3-301 LUC: 102 LEBLANC MICHAEL J CRISANTI ERIN N 109 SALEM ST UNIT 301 REVERE, MA 02151 109 SALEM ST 302 33-459-3-302 LUC: 102 KELLER COURTNEY N MURRAY KYLE T 109 SALEM ST UNIT 302 REVERE, MA 02151 109 SALEM ST 401 33-459-3-401 LUC: 102 MANFREDONIA MARYANN 109 SALEM ST UNIT 401 REVERE, MA 02151 109 SALEM ST 402 33-459-3-402 LUC: 102 GIOVINO ANN MARIE 109 SALEM ST UNIT 402 REVERE, MA 02151 109 SALEM ST 403 33-459-3-403 LUC: 102 CHASE THOMAS A CHASE SHARON N 109 SALEM ST UNIT 403 REVERE, MA 02151 109 SALEM ST 404 33-459-3-404 LUC: 102 WOLFE FAMILY TRUST WOLFE GEORGE D TRUSTEE 109 SALEM ST UNIT 404 REVERE, MA 02151
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Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

109 SALEM ST 405 MCPHEE WILLIAM 109 SALEM ST UNIT 405 REVERE, MA 02151	33-459-3-405 LUC: 102	5 STONE ST PACHECO OLGA M VELIZ DUARTE MARY FABIOLA 5 STONE ST REVERE, MA 02151	33-459A-11A LUC: 101	46 WAITT PK OBORSKY MAXINE D 46 WAITT PARK REVERE, MA 02151	33-459A-4 LUC: 101
109 SALEM ST 406 KELLEY MAUREEN T SOLLOSOS ROBIN S 109 SALEM ST UNIT 406 REVERE, MA 02151	33-459-3-406 LUC: 102	11 STONE ST BEARD FAMILY TRUST HILL ANN MARIE TRUSTEE 11 STONE ST REVERE, MA 02151	33-459A-14 LUC: 101	40 WAITT PK DESISTO CAMILLE M 44 WAITT PARK REVERE, MA 02151	33-459A-5 LUC: 101
109 SALEM ST 501 CAROL BAGLIO REVOCABLE TRUST BAGLIO CAROL TRUSTEE 109 SALEM ST UNIT 501 REVERE, MA 02151	33-459-3-501 LUC: 102	15 STONE ST POOLE STEVEN M FRUCIANO DIANA 15 STONE ST REVERE, MA 02151	33-459A-15 LUC: 101	34 WAITT PK SALGADO NESTOR J QUINTERO AMPARO 34 WAITT PARK REVERE, MA 02151	33-459A-6 LUC: 101
109 SALEM ST 502 HU MENGWEI ZHAO YIZUO 34 CURVE ST NATICK, MA 01760	33-459-3-502 LUC: 102	STONE ST POOLE STEVEN M FRUCIANO DIANA 15 STONE ST REVERE, MA 02151	33-459A-16 LUC: 132	26 WAITT PK DESIMONE JOHN COLBY CHERYL 140 BOXWOOD LN BRIDGEWATER, MA 02324	33-459A-7 LUC: 101
109 SALEM ST 503 COMEAU DENNIS A COMEAU JUNE M 109 SALEM ST UNIT 503 REVERE, MA 02151	33-459-3-503 LUC: 102	23 STONE ST ANDREOTTOLA JR FRANK ANDREOTTOLA THERESE 23 STONE ST REVERE, MA 02151	33-459A-17 LUC: 101	WAITT PK DESIMONE JOHN COLBY CHERYL 140 BOXWOOD LN BRIDGEWATER, MA 02324	33-459A-8 LUC: 132
109 SALEM ST 504 GARCIA JR CARLOS W 109 SALEM ST UNIT 504 REVERE, MA 02151	33-459-3-504 LUC: 102	STONE ST ESCOBAR LIBETH M REYES 31 STONE ST Revere, MA 02151	33-459A-18 LUC: 132	WAITT PK 133 SALEM DEVELOPMENT LLC 932 BROADWAY UNIT 1 CHELSEA, MA 02150	33-459A-9 LUC: 337
SALEM ST DOHERTY JOHN DOHERTY MARGARET 55 WAITT PK REVERE, MA 02151	33-459-4 LUC: 131	31 STONE ST ESCOBAR LIBETH M REYES 31 STONE ST Revere, MA 02151	33-459A-19 LUC: 101	10 STONE ST CROSS GENE CROSS HATTIE M 10 STONE ST REVERE, MA 02151	33-460-10 LUC: 101
133 SALEM ST 133 SALEM DEVELOPMENT LLC 932 BROADWAY UNIT 1 CHELSEA, MA 02150	33-459-5A LUC: 304	54 WAITT PK RHANEM ELMOSTAFA 54 WAITT PARK REVERE, MA 02151	33-459A-2 LUC: 101	6 STONE ST NESE DOMINIC L DIORIO PAULA 6 STONE ST REVERE, MA 02151	33-460-11 LUC: 101
58 WAITT PK BONES JAZMIN 58 WAITT PK Revere, MA 02151	33-459A-1 LUC: 101	41 STONE ST ASSORTATO FAMILY REVOCABLE TRU ASSORTATO MICHAEL P TRUSTEE 41 STONE ST REVERE, MA 02151	33-459A-20 LUC: 101	34 STONE ST BRUM IRREVOCABLE TRUST 2021 BRUM MICHAEL J TRUSTEE 34 STONE ST Revere, MA 02151	33-460-8 LUC: 104
SALEM ST 133 SALEM DEVELOPMENT LLC 932 BROADWAY UNIT 1 CHELSEA, MA 02150	33-459A-10 LUC: 337	50 WAITT PK RICHARD A STEWART IRREVOCABLE 50% INTEREST FLYNN JAMES TRUSTEE 19 RENEE DR WAKEFIELD, MA 01880	33-459A-3 LUC: 104	20 STONE ST AZRAIBI RKIA 20 STONE ST Revere, MA 02151	33-460-9 LUC: 101

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

146 SALEM ST 33-461-465-11

LUC: 104

THORNTON RONALD P
THORNTON JANE A
146 SALEM ST
REVERE, MA 02151

136 SALEM ST 33-461-465-9

LUC: 104

ROWE CONTRACTING COMPANY
335 CENTRAL ST
SAUGUS, MA 01906

10 WAITT CT 33-461-465-12

LUC: 104

KENDALL ROBERT J JR
KENDALL JANE M
381 PORTER ST
MELROSE, MA 02176

162 SALEM ST 33-468A-1

LUC: 105

FERREIRA AGUINALDO ALVES
ALVES MAURILIA DE OLIVERA
162 SALEM ST
REVERE, MA 02151

20 WAITT CT 33-461-465-13

LUC: 101

NABOULSI ABDESSAMAD
20 WAITT CT
REVERE, MA 02151

17 BREEDENS LN 33-468A-2

LUC: 101

DESCOUTEAUX GEORGE
17 BREEDENS LN
REVERE, MA 02151

156 SALEM ST 33-461-465-14A

LUC: 104

DELVA NYDIA
156 SALEM ST
Revere, MA 02151

166 SALEM ST 33-468B-1

LUC: 101

DEMATTIA ARTHUR R
DEMATTIA ELLEN M
166 SALEM ST
REVERE, MA 02151

20 BREEDENS LN 33-461-465-14B

LUC: 104

BAJANA ALFONSO C
BAJANA YANIRA
20 BREEDENS LN
REVERE, MA 02151

15 LIBERTY AVE 33-468B-3

LUC: 101

KAPPY TRUST
HOGAN TIMOTHY G TRUSTEE
15 LIBERTY AVE
Revere, MA 02151

156A SALEM ST 33-461-465-15

LUC: 101

LARRIU EDWARD
156A SALEM ST
REVERE, MA 02151

SALEM ST 33-461-465-1A

LUC: 130

OVERLOOK RIDGE, LLC
C/O VERIS RESIDENTIAL
210 HUDSON ST
SUITE 400
JERSEY CITY, NJ 07311
15 PARKSIDE PL

33-461-465-2A

LUC: 112

11 OVERLOOK RIDGE DRIVE (MA) OWNER LLC
POST OFFICE BOX A3878
CHICAGO, IL 60690

108 SALEM ST 33-461-465-6

LUC: 101

COX MARGARETT
108 SALEM ST
Revere, MA 02151

122 SALEM ST 33-461-465-7

LUC: 104

DEWLING JOHN
DEWLING MICHELE D
122 SALEM ST
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
[Signature]
DATE: 7-31-23

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, October 4, 2023 3:14 PM
To: mv@broadwaycapital.com; Ashley Melnik
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: October 04, 2023
Application #: SPR22-000007
Address: 133 SALEM ST
Description: Adaptive Reuse of Health Center
Review Status: Approved with conditions

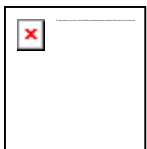
The Site Plan Review Committee has recommended the following special permit conditions with respect to the special permit request to increase the number of affordable units from 7 to 18 for the above referenced project at 133 Salem Street:

1. In accordance with the special permit, the conversion of this property shall be restricted to the creation of 71 residential condominium units with one office unit and that no apartment use shall be allowed on the site. Eighteen(18) units shall be allocated for affordable housing, which will include six (6) units at 70% AMI and twelve (12) units at 80% AMI.
2. Construction shall not start until 7:30 am Monday through Friday and shall not take place on Saturday and Sunday.
3. The developer is committed to allocating \$27,000 towards the acquisition of new technology to upgrade the wastewater pump station.
4. A street and sidewalk bond must be placed on file with the DPW to secure performance for the installation of utilities, construction of concrete sidewalks and granite curbing, construction of driveways, construction of retaining walls (if applicable), and landscaping. A copy of the street and sidewalk bond receipt must be filed with the Building Inspector prior to the issuance of a building permit.
5. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan and erosion control plan.
6. The plans must be reviewed and approved by the Fire Dept.
7. Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.
8. Concrete sidewalks with granite curbing shall be installed along the full frontage of the property.
9. All existing drains, water lines and sewer lines within the site to be abandoned shall be capped at the main and removed.

10. All lighting within the parking areas that may impact abutting residential properties shall provide screens/deflectors and or soft or directional lighting to minimize light being reflected on abutting residential properties.
11. All rooftop mechanical units shall be set back from building's perimeter in a manner that limits visibility from the street level and include acoustical mitigation and/or noise baffle devises.
12. All landscaped and open space areas are to be maintained by the owner of the property and the owner must submit a yearly property landscape maintenance agreement/program to the Department of Inspectional Services for execution. The annual landscape maintenance program shall include the replacement of all trees and shrubs which may be damaged within the project site, weed control, mulching, grass cutting, watering, and fertilizing. The owner of the property shall also be responsible for the removal of all litter and debris within the project site.
13. In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area. For the purpose of the special permit, 3% of the construction costs shall be based on the construction cost related to the creation of the 71 residential condominium units which are being proposed under the special permit. Therefore, the CIT calculation is \$280,908 for this adaptive reuse conversion of a nonconforming structure and nonconforming use.
14. The grading of the lot shall be such that no runoff is diverted to abutting properties.
15. A final as-built plan including the location of all parking spaces, decks and landings and landscaping plan must be filed with the Building Inspector prior to the issuance of an occupancy permit. The final as-built plan shall show the location of all utilities within the site including water, sewer and drainage.
16. Irrigation systems shall be installed for all landscaped areas within the project site.

*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.



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Attachment: 133SalemStreetSPConditions (23-210 : C-23-04, 133 Salem Street, Special Permit)

C-23-05

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 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, September 25, 2023 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Youssef Abouriaili c/o Touma & Elias Realty Group, PO Box 16, Revere, MA 02151 requesting a special permit from the Revere City Council to expand and alter an existing non-conforming structure by constructing a second-story 1,064 s.f. addition for storage space at 570 Broadway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-05) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #1217
09/06/2023
09/13/2023

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

FORM B

APPLICATION NO. C-23-05
DATE: 8/30/23

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: Youssef Abourjaili C/O Touma & Elias Realty Group

Address: PO Box 16, Revere MA 02151

Tel. # :617-406-8294

Email: joel3749@gmail.com

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

RECEIVED
CITY OF REVERE
PLANNING DEPT
AUG 31 2023

Attachment: PH.C2305.570B Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

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

Name: Joseph Luna, AIA Principal; Luna Design Group

Title: Owners Representative/ Project Architect

Address: 100 Conifer Hill Drive, Suite 406 Danvers, MA 01923

Tel. #: Office: 781-245-6530 ext. 11 Cell: 508-523-6881

Email: jluna@lunadesign.com

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

Name: Youssef Abourjaili C/O Touma & Elias Realty Group

Address PO Box 16, Revere MA 02151

Tel. #: 617-406-8294

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

Book 67403, Page 272. Certificate # (if registered) _____,

Book 67392, Page 254.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

570 Broadway, Second Floor Storage, Prepared by: SAA Design Group, dated: 09:06:19

Lot # 570 Sq. Ft. 1,064 Proposed Addition

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. 570 Broadway See attached locus map.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

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

yes

X no

do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; X no.

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

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.):

Preexisting single story commercial structure located on a 10,603 s.f. lot. Building use is takeout restaurant. Owner swish to add a second story with exterior stair to provide additional storage area for the restaurant. Patron use is not permitted in this space.

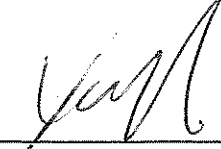
11. What is the nature of the exception or special permit requested in this application?

Special Permit Application for preexisting nonconforming structure.


Date of denial by Building Inspector and/or Planning Board

March 16, 2020 Application SPR20-000044 by Frank Stringi


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


Signature of Applicant

8-30-2023
Date


Signature of Owner

8-30-2023
Date


Signature of Designated Representative

8/30/23
Date

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

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

**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: Youssef Abourjaili C/O Touma & Elias Realty Group

Address: 3 R Andover Street, Peabody, MA 01960

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: Youssef Abourjaili C/O Touma & Elias Realty Group

Address: 3 R Andover Street, Peabody, MA 01960

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: _____

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: _____

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____

(50% or more)

Address: _____

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: _____

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

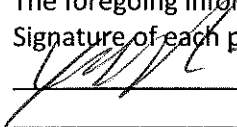
General Partner's Name
of Limited Partnership: _____

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

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

Signature of each party and landowner:

 _____

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

Request for Finding of Fact – Special Permit

Now comes the applicant Youssef Abourjaili C/O Touma & Elias Realty Group who has applied to this Honorable City Council for a special permit for property located at: 570 Broadway, Revere MA and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) Pre-existing nonconforming structure that requires a special permit for any alteration that requires a special permit under Section 17.40.030.
 - (b) The applicant wishes to add 1,064 s.f. of additional storage space above an existing small restaurant.
 - (c) There is no increase in the building footprint. Access to the storage area will be from an exterior stair and there will be no patron use of this space.

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) Use is pre-existing, and new proposed space is for storage only.
 - (b)
 - (c)

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) Use is pre-existing with the proposed use is storage only. There is no impact public water & sewer.
 - (b)
 - (c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) Storage use only with no patron use for proposed addition.
 - (b)
 - (c)

Page 2
Finding of Fact Form

- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Broadway for the following reasons:
 - (a) The proposed use is storage only with no increase in patron use. There is no impact on pedestrians or vehicles.
 - (b)
 - (c)

- 6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) N/A
 - (b)
 - (c)

Date: August 30, 2023

Respectfully submitted by: _____



Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

To: Richard Viscay, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.
Date: _____

Requested Return
Date: _____

Hearing
Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: Youssef Abourjaili C/O Touma & Elias Realty Group
(person, corporation or business enterprise applying for license or permit)

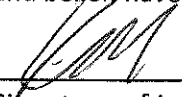
Address of Applicant: PO Box 16, Revere MA 02151
(business address of above person, corporation or business enterprise)

Location Address: 570 Broadway, Revere, MA 02151
(location of property for which license or permit is required.)

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

Certification

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

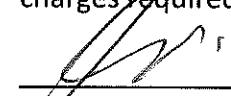


Signature of Individual or
Corporate Name

by: Youssef ABU Rmil
Corporate Officer (if applicable)

Certification

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.



Signature of Individual or
Corporate Name

by: Youssef ABU Rmil
Corporate Officer (if applicable)

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

On Monday, March 16, 2020, 12:41:48 PM EDT, <fstringi@revere.org> wrote:

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
 Date: March 16, 2020
 Application #: SPR20-000044
 Address: 570 BROADWAY
 Description: addition for storage
 Review Status: Denied

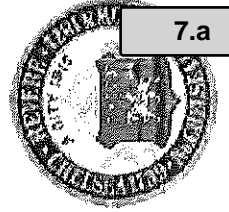
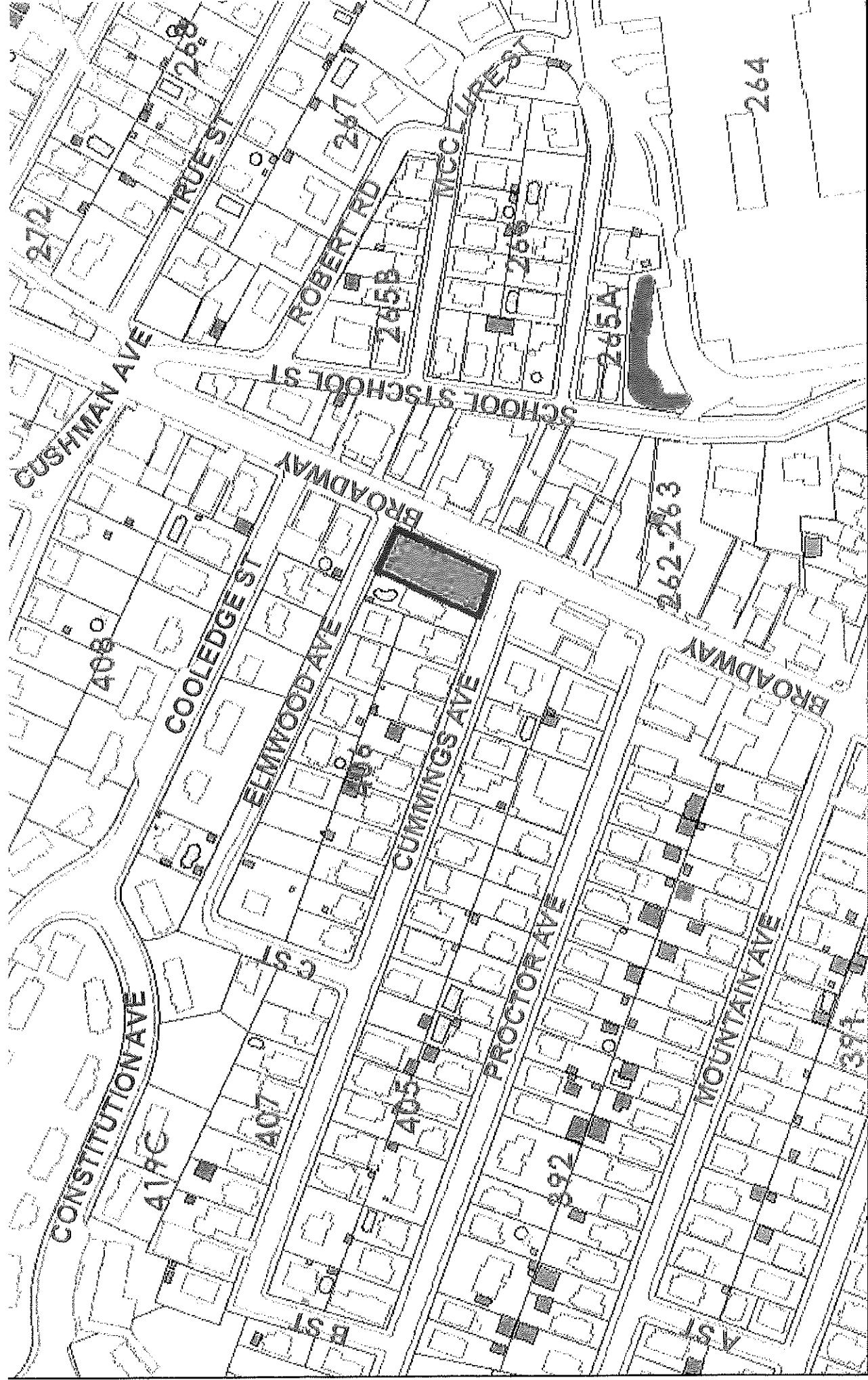
Thank you for your recent permit application for addition for storage. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). Please note that you may receive additional comments from other city departments as your application is reviewed. 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

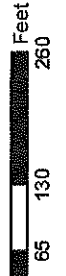
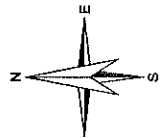
- This plan has been denied for the following reasons: In accordance with Section 17.40.030 of the Revised Revere Zoning Ordinance, the expansion and alteration of an existing nonconforming structure may only be allowed by special permit of the City Council. The City Council may award a special permit only if it determines that such extension and alteration shall not be more substantially detrimental than the existing nonconforming structure to the neighborhood.

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

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



570 Broadway Locus Map



Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use of or reliance upon GIS information.

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

PROPOSED 2ND FLOOR STORAGE ADDITION 570 BROADWAY REVERE, MA

PLANS PREPARED FOR:
EL PONEI 2 RESTAURANT

DRAWING LISTS

- I. T-1 TITLE SHEET
- II. G-1 NOTES AND ABBREVIATIONS
- III. A-1 TO A-5 ARCHITECTURAL DRAWINGS
- IV. C-1 CIVIL DRAWINGS
- V. S-1 TO S-5 STRUCTURAL DRAWINGS

STRUCTURAL DRAWINGS:

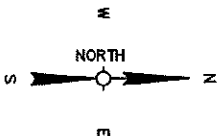
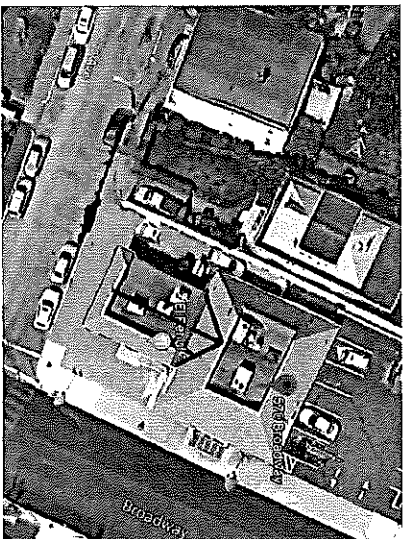
- S-1 PROPOSED ROOF FRAMING PLAN (2ND FLOOR)
- S-2 PROPOSED ROOF DETAILS
- S-3 PROPOSED ROOF OVERHANG FRAMING PLAN
- S-4 PROPOSED ROOF STAIR FRAMING DETAILS
- S-5 PROPOSED STRUCTURAL DETAILS

ARCHITECTURAL DRAWINGS:

- A-1 EXISTING & PROPOSED SOUTH ELEVATIONS
- A-2 PROPOSED NORTH, WEST AND EAST ELEVATIONS
- A-3 EXISTING FIRST FLOOR LAYOUT
- A-4 PROPOSED SECOND FLOOR LAYOUT
- A-5 EXISTING CONDITIONS

SITE CIVIL DRAWINGS:

- C-1 PROPOSED SITE PLAN



PROJECT NAME: 570 Broadway 2ND FLOOR STORAGE ADDITION REVERE, MA							
CLIENT: MR. YOUSSEF BOURJEU 570 BROADWAY REVERE, MA							
PRODUCT ADDRESS: 570 Broadway, Revere, MA 01251							
DESIGNER: SAA DESIGN GROUP 200 STATE ST. CAMBRIDGE, MA 02142 TEL: 617 452 7878							
REGISTERED PROFESSIONAL ENGINEER: JOHN J. BOURJEU LICENSE NO. 10000 EXPIRES 12/31/2020 REGISTERED PROFESSIONAL ARCHITECT: JOHN J. BOURJEU LICENSE NO. 10000 EXPIRES 12/31/2020							
DATE: 9-5-2019							
REVISIONS: <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION					
TITLE SHEET T-1 570 BROADWAY							

1 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (ORIG. DRAWING)

PROJECT NAME: 570 Broadway and Floor Storage Addition Restaurant
CLIENT: Mr. Yousef Soukhalil
570 Broadway
Revere, MA 01251

CONSULTANTS: SAA DESIGN GROUP
370 Broadway
Lynn, MA 01902
TEL (978) 542-2115

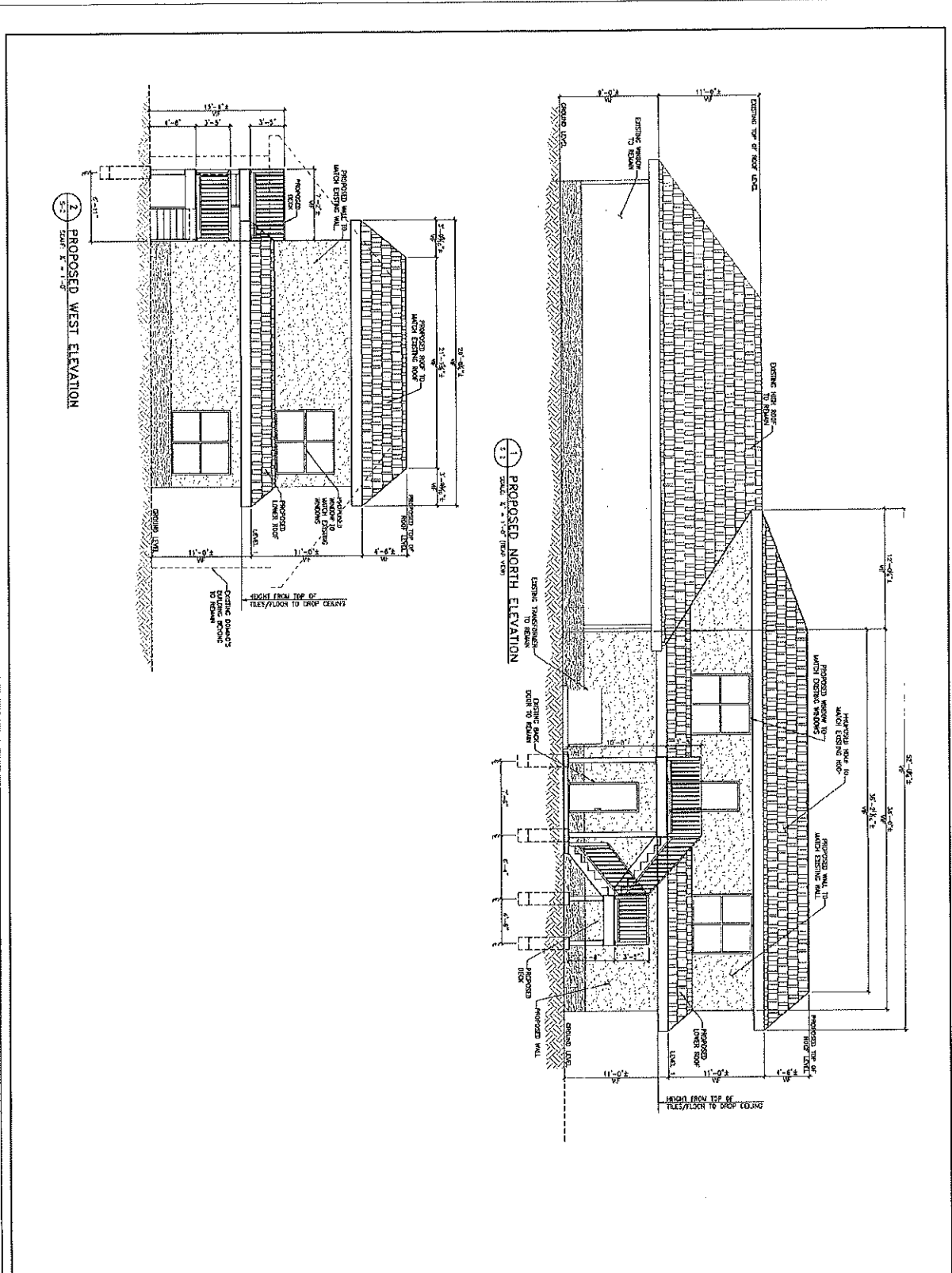
FOR PERMITTING ONLY

REGISTRATION:
Professional seal and signature of the architect, dated 9-5-2019.

NO.	DATE	REVISIONS

A-1
Existing and Proposed Elevations
570 Broadway

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



PROJECT NAME:
570 Broadway
2ND FLOOR STORAGE
ADDITION 2 RESIDENT

PROJECT ADDRESS:
570 Broadway
Revere, MA 01251

CLIENT:
MR. YOUSSEF BOURJELIA
578 BROADWAY
REVERE, MA

DESIGNER:
SAA DESIGN GROUP
1100 STATE STREET
TEMPERANCE, MA 01865
TEL: (617) 423-7118

REGISTERED PROFESSIONAL ENGINEER:
CORNELL, VAN DYKE & ASSOCIATES, INC.
1100 STATE STREET
TEMPERANCE, MA 01865
TEL: (617) 423-7118

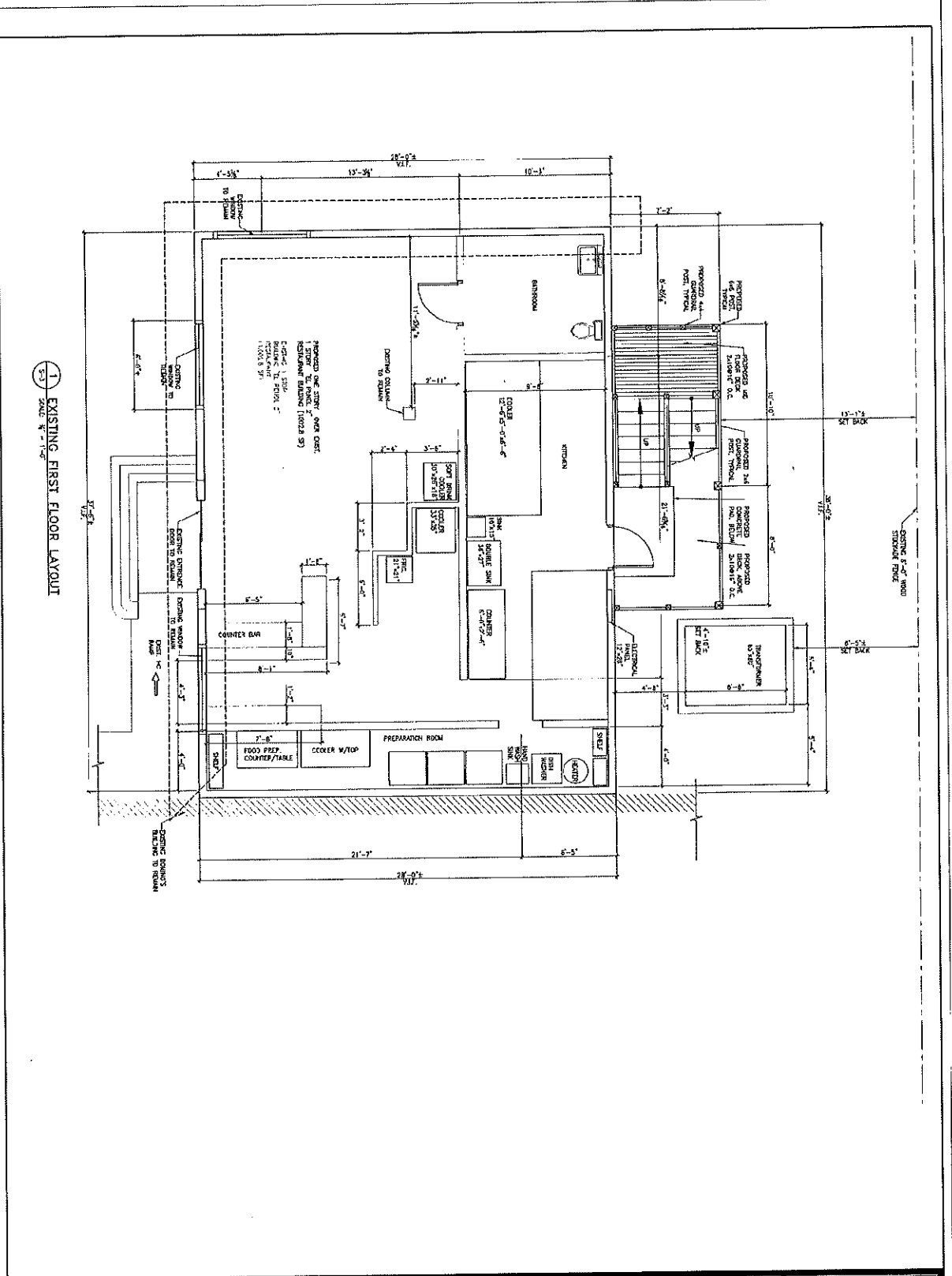
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0" (TRUE SCALE)

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0" (TRUE SCALE)

PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0" (TRUE SCALE)

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0" (TRUE SCALE)

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



PROJECT NAME
 570 Broadway
 2ND FLOOR STORAGE
 EL. BUILD. 2 RESTAURANT

PROJECT ADDRESS
 570 Broadway,
 Revere, MA 01251

CLIENT
 Mr. Yousef Bourjellil
 570 BROADWAY
 REVERE, MA

ARCHITECT
 SAA DESIGN GROUP
 2 CHESTER LANE
 NEWBOROUGH, MA 01875
 TEL: (978) 642-7172

DESIGNER
 [Signature]

DATE
 5-2019

CONTRACT NUMBER
 570 Broadway 2nd Floor Storage

DATE OF CONTRACT
 5/2019

DATE OF THIS DRAWING
 5/2019

PROJECT NO.
 570 Broadway 2nd Floor Storage

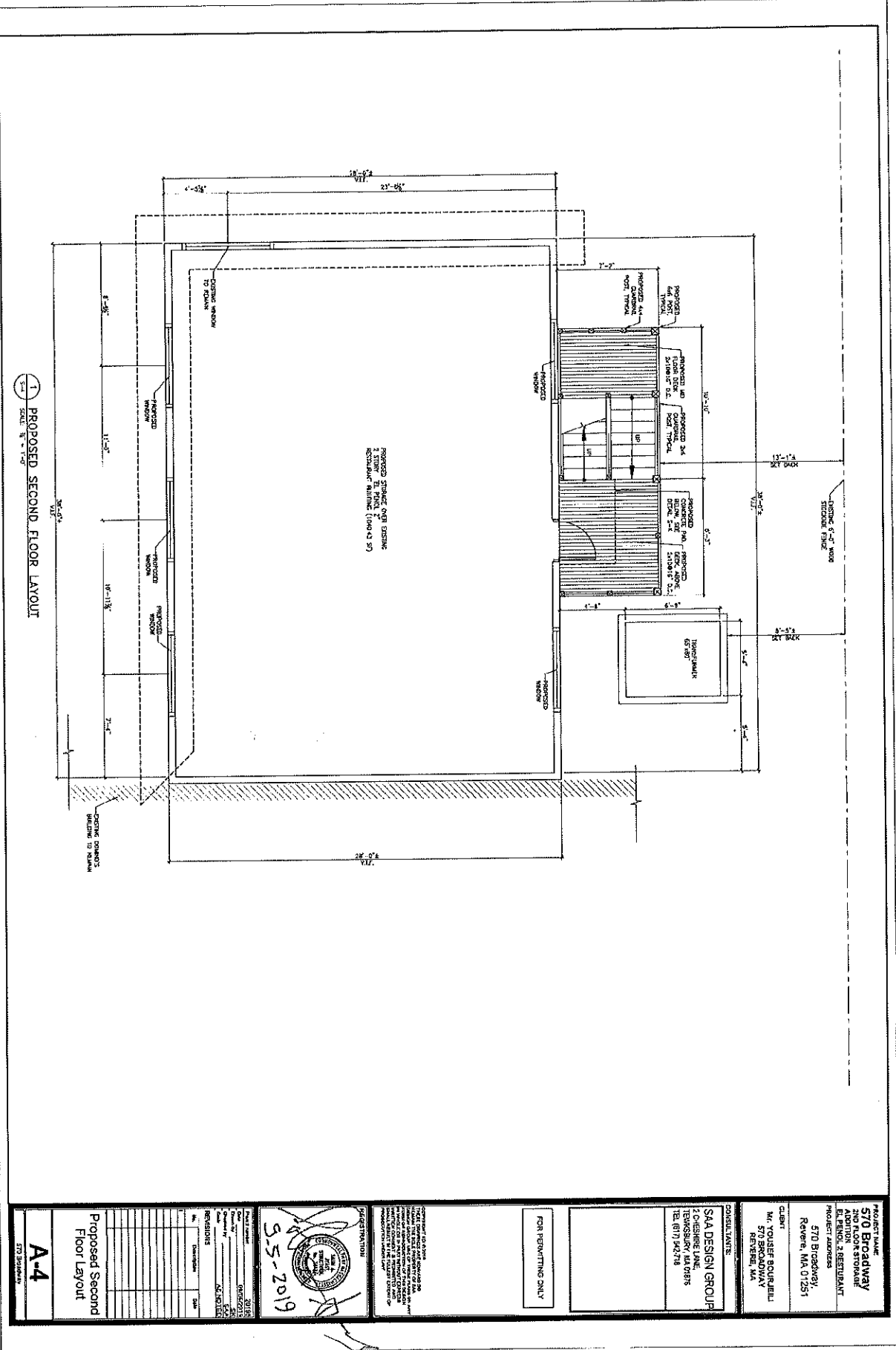
SCALE
 1/8" = 1'-0"

REVISIONS

No.	Description	Date
1		
2		
3		
4		
5		
6		
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FOR PERMITTING ONLY

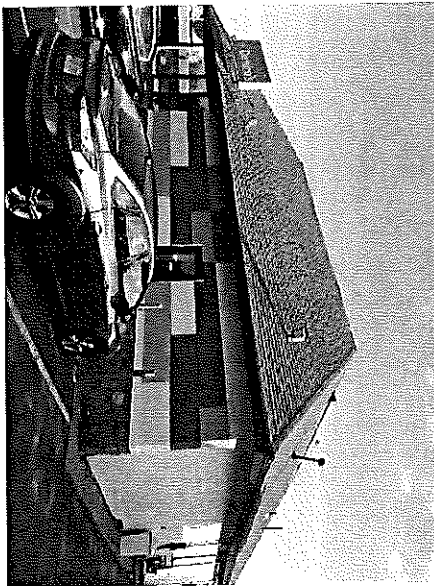
REVISIONS



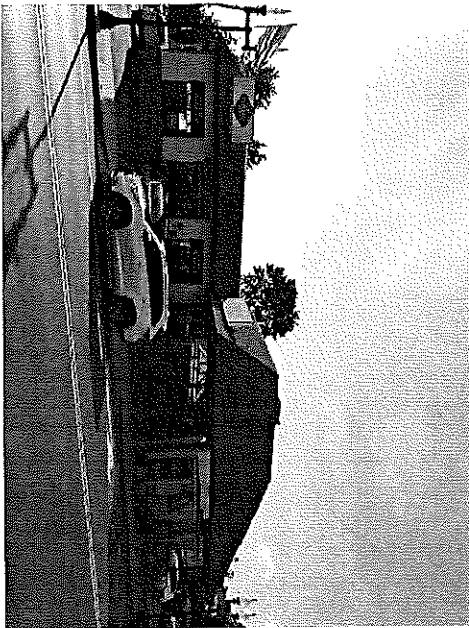
PROPOSED SECOND FLOOR LAYOUT
SCALE: 1/8" = 1'-0"

<p>PROJECT NAME: 570 Broadway 2ND FLOOR STORAGE</p> <p>PROJECT ADDRESS: 570 Broadway, Revere, MA 01251</p> <p>CLIENT: MR. YOUSSEF BOURJELI 570 BROADWAY REVERE, MA 01251</p>		<p>CONSULTANTS: SAA DESIGN GROUP 1 CHESTER LANE, TEWKSBURY, MA 01878 TEL: (617) 942718</p>
<p>DATE: 5-5-2019</p> <p>SCALE: A-4</p> <p>PROJECT: Proposed Second Floor Layout</p>		

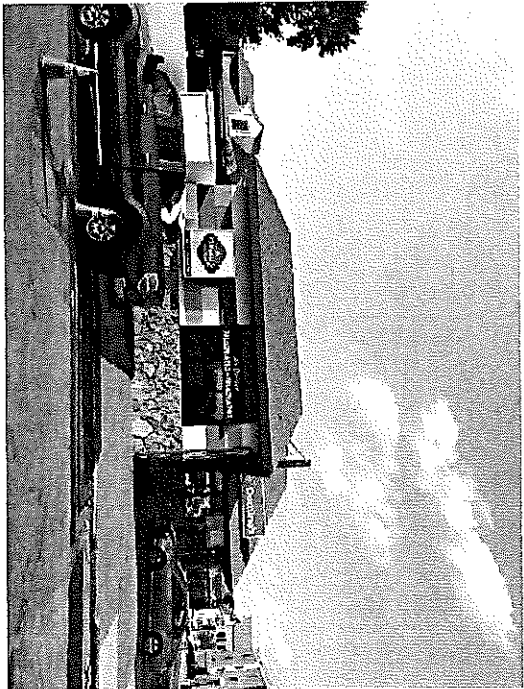
Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



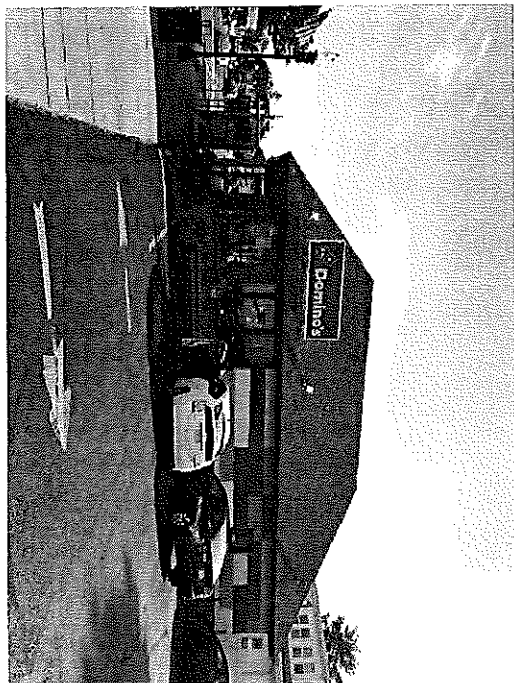
1 EXISTING CONDITION - NORTH VIEW
SCALE: 1/8" = 1'-0"



2 EXISTING CONDITION - SOUTH VIEW
SCALE: 1/8" = 1'-0"



3 EXISTING CONDITION - WEST VIEW
SCALE: 1/8" = 1'-0"



4 EXISTING CONDITION - EAST VIEW
SCALE: 1/8" = 1'-0"

PROJECT NAME:
570 Broadway
 2ND FLOOR STORAGE
 EL PINO, 2 RESTAURANT
 PROJECT ADDRESS:
 570 Broadway,
 Revere, MA 01251

CLIENT:
 MR. YOUSSEF BOURJAIL
 570 BROADWAY
 REVERE, MA

CONSULTANTS:
 SAA DESIGN GROUP
 120 SHIRLEY LANE
 FENICKSBURY MA 01825
 TEL: (817) 842718

FOR PERMITTING ONLY

GENERAL NOTES:
 1. THIS SET OF PERMITTING DRAWINGS IS THE PROPERTY OF SAA DESIGN GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAA DESIGN GROUP.

PREPARED BY:

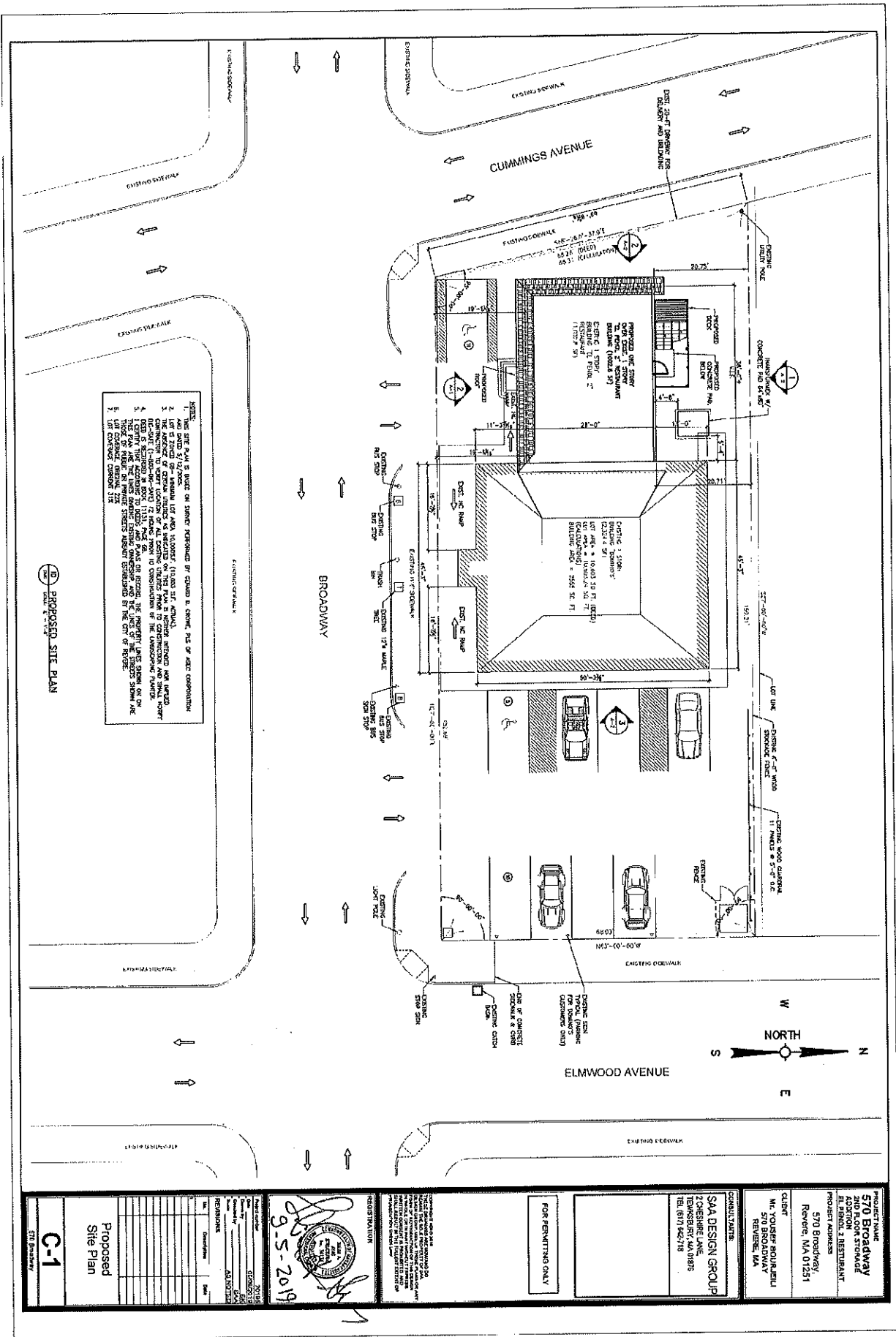
 5-5-2019

Project Name:	570 Broadway
Client:	MR. YOUSSEF BOURJAIL
Project Address:	570 Broadway, Revere, MA 01251
Scale:	AS SHOWN
Drawn By:	
Checked By:	
Approved By:	
Date:	5-5-2019

Existing Conditions

A-5

570 Broadway

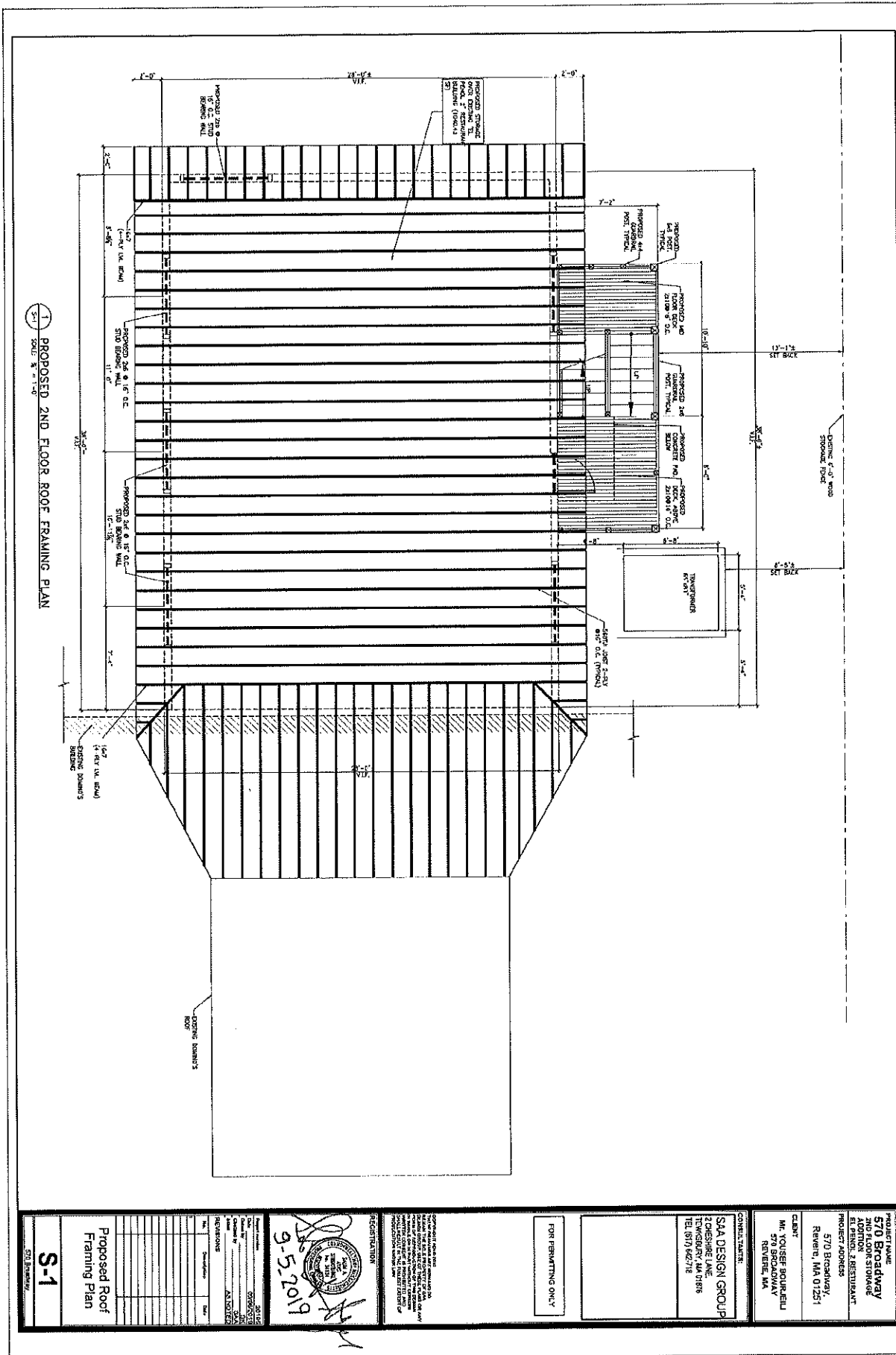


- NOTES:**
1. THIS SITE PLAN IS BASED ON SURVEY PERFORMED BY STANLEY B. CHONG, P.E. OF AECI CORPORATION.
 2. LOT 12 ZONED RS - RESIDENTIAL LOT AREA (10,000 SQ. FT. APPROX.).
 3. THE EXISTING BUILDING IS LOCATED ON THE PARK & RECREATION ZONING DISTRICT AND SHALL BE DEMOLISHED AND THE LOT REDEVELOPED AS A RESTAURANT AND PIZZA PASTRY BAKERY.
 4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BOARD OF BUILDING REGULATIONS (780 CMR) AND THE CITY OF REVERE ZONING ORDINANCE (Z.O. 12).
 5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF REVERE ZONING ORDINANCE (Z.O. 12).
 6. LOT 12 CONVEYED UNDER 222.

PROPOSED SITE PLAN

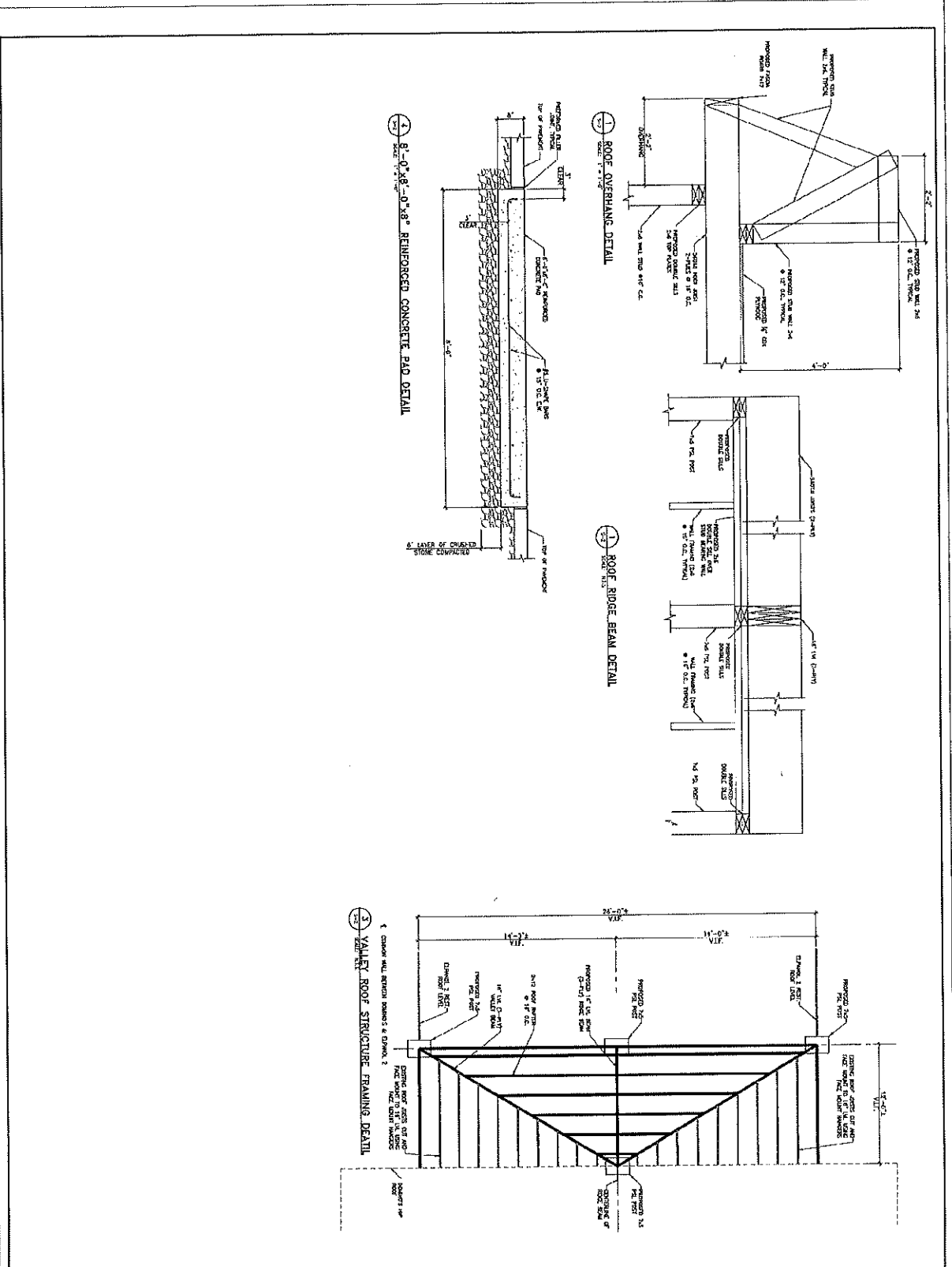
<p>PROJECT NAME 570 BROADWAY AND ROOM STRAWD RESTAURANT</p> <p>PROJECT ADDRESS 570 Broadway, Revere, MA 01251</p> <p>CLIENT MR. YOUSSEF ROULEAU REVERE, MA</p> <p>CONSULTANTS: SAA DESIGN GROUP 170 SHREVE LANE NEWBURY, MA 01885 TEL: (617) 662-7118</p> <p>DATE: 9-5-2019</p> <p>REGISTRATION: Professional Seal and Stamp of Stanley B. Chong, P.E., No. 10115, State of Massachusetts, expires 12/31/2020.</p>	<p>FOR PERMITTING ONLY</p>
--	-----------------------------------

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

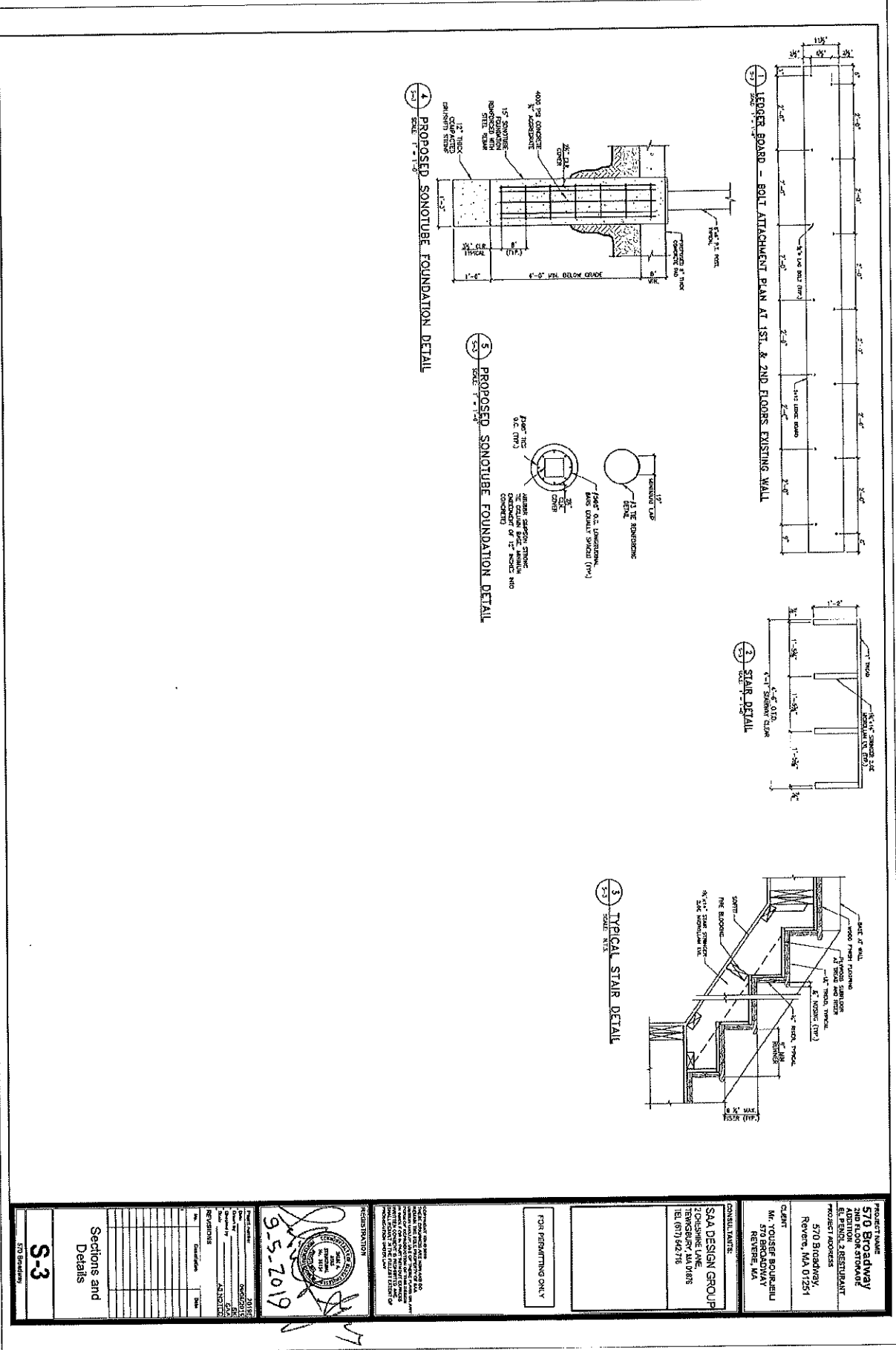


<p>PROPOSED 2ND FLOOR ROOF FRAMING PLAN</p> <p>S-1</p> <p>50% SUBMITTED</p>	<p>DATE: 9-5-2019</p> <p>DESIGNER: [Signature]</p>	<p>PROFESSIONAL SEAL</p> <p>9-5-2019</p>	<p>FOR PERMITTING ONLY</p>	<p>PROJECT NAME: 770 BROADWAY 7TH FLOOR STORAGE</p> <p>PROJECT ADDRESS: 770 Broadway, Riverside, MA 01251</p> <p>CLIENT: MR. YOUSSEF BOURKELI 770 BROADWAY RIVERSIDE, MA</p> <p>DESIGNER: SAA DESIGN GROUP 2 CHESTER LANE TOWNSHIRE, MA 01876 TEL: (978) 620-7716</p>
	<p>PROFESSIONAL SEAL</p> <p>9-5-2019</p>	<p>PROFESSIONAL SEAL</p> <p>9-5-2019</p>	<p>PROFESSIONAL SEAL</p> <p>9-5-2019</p>	<p>PROFESSIONAL SEAL</p> <p>9-5-2019</p>

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



PROJECT NAME 570 Broadway 2ND FLOOR 2ND FLOOR, 2ND FLOOR PROJECT ADDRESS 570 Broadway, Revere, MA 01251		CLIENT MR. YOUSEF FOURJANI REVERE, MA	
CONSULTANTS SAA DESIGN GROUP 2 CHESTER LANE TEMPOSBURY, MA 01865 TEL: (978) 462-7118			
FOR PERMITTING ONLY			
REGISTERED PROFESSIONAL ENGINEER STATE OF MASSACHUSETTS LICENSE NO. 10000 EXPIRES 12/31/2019			
9-5-2019			
S-2 570 Broadway			



ALLOWABLE HOLES - TJI® Joists

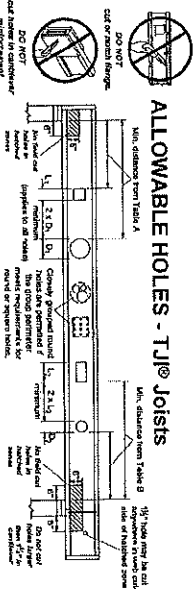


Table A - End Support

Minimum distance from edge of hole to inside face of bearing and support

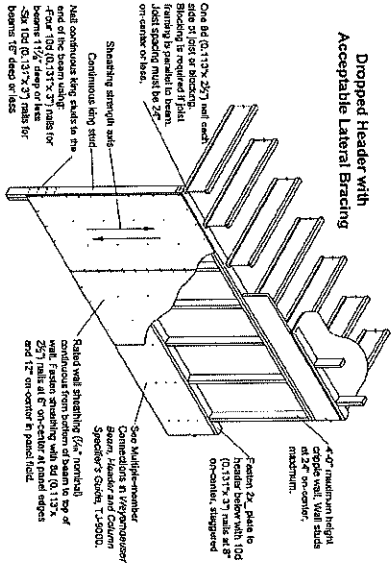
JOIST DEPTH	ROUND HOLE SIZE				SQUARE OR RECTANGULAR HOLE SIZE			
	1 1/2"	2"	2 1/2"	3"	1 1/2"	2"	2 1/2"	3"
1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
2"	2"	2"	2"	2"	2"	2"	2"	2"
2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
3"	3"	3"	3"	3"	3"	3"	3"	3"

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	ROUND HOLE SIZE				SQUARE OR RECTANGULAR HOLE SIZE			
	1 1/2"	2"	2 1/2"	3"	1 1/2"	2"	2 1/2"	3"
1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
2"	2"	2"	2"	2"	2"	2"	2"	2"
2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
3"	3"	3"	3"	3"	3"	3"	3"	3"

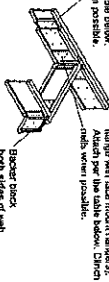
Dropped Header with Acceptable Lateral Bracing



L18

When framed as shown above, the following dropped headers are considered fully braced under uniform-load, single-span conditions:

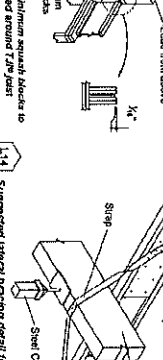
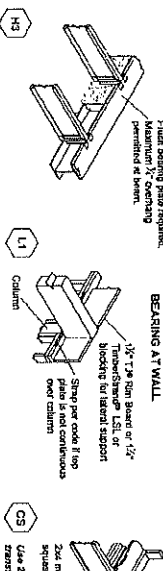
- 1 1/2" deep headers, 11 1/2" span or less.
- 2" deep headers, 18" span or less, with maximum span of 18'-6"
- 2 1/2" deep headers, 18" span or less, with maximum span of 18'-6"
- 3" deep headers, 18" span or less, with maximum span of 18'-6"



TJI® Depth, D	Block Width	Block Type	Block Size	Block Qty
1 1/2"	8 1/2"	Block	106(D) 128" x 37"	10"
2"	11"	Block	146(D) 158" x 37"	10"
2 1/2"	13 1/2"	Block	186(D) 198" x 37"	10"
3"	16"	Block	226(D) 238" x 37"	10"

L11 For multibeam applications

With top-mount hangers, bottom block required only for conditions. For filler and header block sizes see Weyerhaeuser Installation Guide for Floor and Roof Framing, Table 1.



Product Name	Product Size	Product Weight	Product Length
SA4	2x8	15.5	16.0

SA4

Sections and Details

218 Broadway

Product Name
570 Broadway
 2-CHESTER LANE
 REVERE, MA 01251

Client
M. YOUSSEF BOURQUEL
 REVERE, MA

SA4 DESIGN GROUP
 2-CHESTER LANE
 REVERE, MA 01251
 TEL: (617) 342-7878

FOR PERMITTING ONLY

9-5-2019

SA4

JOIST DETAILS

1. ATW
2. JAW
3. JAW with nail plate

BEAM DETAILS

1. BEAM TO JOIST
2. BEAM TO BEAM
3. BEAM TO COLUMN
4. BEAM TO WALL

COLUMN DETAILS

1. COLUMN TO BEAM
2. COLUMN TO COLUMN
3. COLUMN TO WALL

Weyhaeuser

ALLOWABLE HOLES - TIE BRACKETS

ALLOWABLE HOLES - Headers and Beams

WARNING

DO NOT CUT OR DRILL THROUGH ANY OF THE FOLLOWING MEMBERS WITHOUT THE WRITTEN APPROVAL OF THE DESIGN ENGINEER:

- 1. JOISTS
- 2. BEAMS
- 3. HEADERS
- 4. WALLS
- 5. FLOORS
- 6. CEILING
- 7. ROOFING
- 8. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

NO.	DATE	DESCRIPTION
1	9-5-2019	ISSUED FOR PERMITTING

PROJECT NAME: 570 BROADWAY
2ND FLOOR STORAGE
PROJECT ADDRESS: 570 Broadway, Revere, MA 01251
CLIENT: MR. YOUSSEF BOURJEU
 570 BROADWAY
 REVERE, MA 01251

DESIGNER: SAA DESIGN GROUP
 ZONSHIRE LANE
 TOWNSEND, MA 01469
 TEL: (617) 642718

FOR PERMITTING ONLY

SECTIONS AND DETAILS

S-5

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

Handwritten: Paid MM

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

Request for Abutters List

Date: 8-19-2023

Property Location: 570 Broadway

Map: _____ Block: _____ Parcel: _____

Property Owner: Touma & Elias Realty Group

Is request for special permit or variance? YES _____ NO _____

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

Requested Distance:

300 FT

Fee: \$80.00

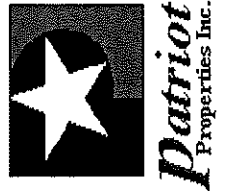
Please make checks payable to City of Revere

Requester Information:

Name: Youssef ABOURKHALIL

Address: P.O. Box 16
Revere MA 02157

Telephone: 617-466-8254



APPROXIMATE:
USE VALUE:
ASSESSMENT:
904,900/ 904,900/ 904,900

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
326	0.243	497,800	7,500	399,600	904,900
Total Card	0.243	497,800	7,500	399,600	904,900
Total Parcel	0.243	497,800	7,500	399,600	904,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
570		BROADWAY, REVERE

OWNERSHIP

Owner 1:	570 BROADWAY REALTY TRUST
Owner 2:	ABOURJALI YOUSSEF TRUSTEE
Owner 3:	

Street 1: POST OFFICE BOX 16
Street 2:

Twn/City: REVERE

St/Prov: MA

Postal: 02151

Legal Description
SW COR ELIMWOOD AV & N W COR CUMMINGS AV LOT A

Entered Lot Size: 904,900
Total Land: 10603
Land Unit Type: SF

User Acct: 24/406/20
GIS Ref
Insp Date: 06/13/22

Parcel ID 24-406-20

Year	End	Roll	Year	End	Roll
2023	326	FV	1/6/2023	Year end	1/6/2023
2023	326	NC	10/21/2022	Year End Roll	10/21/2022
2022	326	FV	12/30/2021	Year End Roll	12/30/2021
2022	326	NC	11/9/2021	Year End Roll	11/9/2021
2021	326	FV	12/15/2020	Year End Roll	12/15/2020
2021	326	PTCH	8/19/2020	Year End Roll	8/19/2020
2020	326	FV	12/18/2019	Year End Roll	12/18/2019
2020	326	NC	10/30/2019	Year End Roll	10/30/2019

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	326	FV	497,800	7,500	243	399,600	904,900	904,900	Year end	1/6/2023
2023	326	NC	497,800	7,500	243	399,600	904,900	904,900	Year End Roll	10/21/2022
2022	326	FV	430,800	6,900	243	358,600	796,300	796,300	Year End Roll	12/30/2021
2022	326	NC	430,800	6,900	243	358,600	796,300	796,300	Year End Roll	11/9/2021
2021	326	FV	375,700	6,900	243	327,800	710,400	710,400	Year End Roll	12/15/2020
2021	326	PTCH	369,300	6,900	243	327,800	704,000	704,000	704,000 patch	8/19/2020
2020	326	FV	389,300	6,900	243	327,800	704,000	704,000	Year End Roll	12/18/2019
2020	326	NC	369,300	6,900	243	327,800	704,000	704,000	Year End Roll	10/30/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
570 BROADWAY RE	29180-105		8/21/2002	480,000	No	No		
UNKNOWN	1/1		8/29/1984		No	No		

TAX DISTRICT: PAT ACCT. 10767

USER DEFINED

Prior id # 1:	GB
Prior id # 2:	
Prior id # 3:	
Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
ASR Map:	24

PRINT

Date	Time
08/29/23	14:56:55

LAST REV

Date	Time
09/22/22	22:26:32

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
570 BROADWAY RE	29180-105		8/21/2002	480,000	No	No		
UNKNOWN	1/1		8/29/1984		No	No		

NARRATIVE DESCRIPTION
This parcel contains .243 Acres of land mainly classified as RST/BAR with a FAST FOOD Building built about 1950, having primarily STUCCO Exterior and 3259 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int.

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2022	PERMIT	336	MATT MCGRATH
9/13/2021	PERMIT	336	MATT MCGRATH
8/9/2016	PERMIT	TO	Town
3/3/2015	MEAS & INSP	372	Patrick W
9/29/2006	MEAS & INSP	197	MIKE CASSIDY
9/29/2005	PERMIT	197	MIKE CASSIDY

BUILDING PERMITS

Date	Number	Descrp	Amount	ClO	Last Visit	Fed Code	F. Descrip	Comment
3/18/2022	B20000308	KITCHEN	6,700	C			REPLACE PIZZA OVEN	
11/27/2020	B20001542	SIGN	4,122	C			NEW AWNING SIGN	
6/14/2017	16478	SIGN	1,000	C			ALUMINUM SIGN	
5/20/2016	15107	Commercial	10,000	C			INSTAL NEW EFS VEN	
1/21/2016	14652	Commercial	2,000	C			GENERAL REPAIRS/INE	
7/21/2014	12275	SIGN	5,000	C			ALUM AND ACRYLIC	
5/20/2014	12080	Commercial	32,500	C			RENOVATE FRT LOBBY	
12/5/2005	3763	SIGN	4,000	C			SIGN FOR SUBWAY	
9/7/2005	3500	SIGN	600	C			44"X9" SIGN	
9/2/2005	3501	OTHER	1,000	C			CLEAN UP AREA FOR	

NEIGHBORHOOD

LT	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Neigh Infr1	%	Infr2	%	Infr3	%	Appraised Value
326 RST/BAR	1.0	0	19.5	1.93	CA							399,557

LAND SECTION (First 7 lines only)

Use Code	LUC Description	No of Units	Depth/Price/Units	Land Type	Sq Feet	Site	Notes
326 RST/BAR		10603					399,800

Sign: VERIFICATION OF VISIT NOT DATA

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water				
O		Sewer				
n		Electri				
		Exempt				
D		Topo				
S		Street				
T		Gas.				

LAND SECTION (First 7 lines only)

Use Code	LUC Description	No of Units	Depth/Price/Units	Land Type	Sq Feet	Site	Notes
326 RST/BAR		10603					399,800

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OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int.

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3/3/2015	MEAS & INSP	372	Patrick W
9/29/2006	MEAS & INSP	197	MIKE CASSIDY
9/29/2005	PERMIT	197	MIKE CASSIDY

533 BROADWAY 529 BROADWAY LLC 52 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-11 LUC: 325	589 BROADWAY BROADWAY EAST CONDO ASSOC POST OFFICE BOX 108 REVERE, MA 02151	16-262-263-23-000 LUC: N/A	589 BROADWAY 7 XU YU LI HUI 6114 HANSEN DR PLEASANTON, CA 94566	16-262-263-23-7 LUC: 102
543 BROADWAY ALTAVILLE JOANNE BIANCHI MARIE 130 SCHOOL ST REVERE, MA 02151	16-262-263-12 LUC: 106	589 BROADWAY 1 PRKOS RUSMIR PRKOS MERIMA 1304 LEWIS OGRAY DRIVE SAUGUS, MA 01906	16-262-263-23-1 LUC: 102	589 BROADWAY 8 BISIGNANI ANDREW 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23 LUC: 102
549 BROADWAY PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-13 LUC: 013	589 BROADWAY 10 589 BROADWAY UNIT 10 RLTY TRUS GLOVSKY LIA TRUSTEE 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23-10 LUC: 102	589 BROADWAY 9 BISIGNANI ANDREW R 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23 LUC: 102
551 BROADWAY B AND G COLELLA REALTY TRUST COLELLA ROBERT D JR TRUSTEE 551 BROADWAY REVERE, MA 02151	16-262-263-14 LUC: 013	589 BROADWAY 11 BISIGNANI ANDREW 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23-11 LUC: 102	589 BROADWAY A BURKE DAVID 4 SAINT JAMES PLACE WEST TOWNSEND, MA 01474	16-262-263-23 LUC: 102
BROADWAY B AND G COLELLA REALTY TRUST COLELLA ROBERT D JR TRUSTEE 551 BROADWAY REVERE, MA 02151	16-262-263-15 LUC: 132	589 BROADWAY 12 DEYOUNG THOMAS JR 589 BROADWAY UNIT 12 REVERE, MA 02151	16-262-263-23-12 LUC: 102	589 BROADWAY B BISIGNANI ANDREW 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23 LUC: 102
557 BROADWAY BENECCHI FAMILY NOMINEE TRUST BENECCHI JOHN L TRUSTEE 262 PROSPECT AVE REVERE, MA 02151	16-262-263-16 LUC: 031	589 BROADWAY 2 COLANGELO JOSEPH COLANGELO LYNETTE 44 CAMBRIDGE ST REVERE, MA 02151	16-262-263-23-2 LUC: 102	589 BROADWAY C MEDINA WILLIAM 589 BROADWAY UNIT C REVERE, MA 02151	16-262-263-23 LUC: 102
140 SCHOOL ST BENECCHI FAMILY NOMINEE TRUST BENECCHI JOHN J TRUSTEE 262 PROSPECT AVE Revere, MA 02151	16-262-263-17 LUC: 342	589 BROADWAY 3 DUDLEY JO ANNE E DUDLEY-GIARLA C/O JO ANNE 220 WINTHROP AVE REVERE, MA 02151	16-262-263-23-3 LUC: 102	589 BROADWAY D BSHARAT MOHAMMAD BSHARAT HANAN NAJI 502 AVALON WAY SHREWSBURY, MA 01545	16-262-263-23 LUC: 102
575 BROADWAY EAST BOSTON SAVINGS BANK ATTN: ACCOUNTING DEPT 10 MERIDIAN ST EAST BOSTON, MA 02128	16-262-263-18A LUC: 341	589 BROADWAY 4 VOZZELLA MICHAEL J SICOTTE ROBERTA 589 BROADWAY UNIT 4 REVERE, MA 02151	16-262-263-23-4 LUC: 102	130 SCHOOL ST PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-27 LUC: 104
BROADWAY LOPEZ JAIME 585 BROADWAY REVERE, MA 02151	16-262-263-21 LUC: 132	589 BROADWAY 5 PACI PAUL 2 MYLES STANDISH DR UNIT 2 BRADFORD, MA 01835	16-262-263-23-5 LUC: 102	529 BROADWAY 529 BROADWAY LLC 52 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-9A LUC: 332
585 BROADWAY LOPEZ JAIME 585 BROADWAY REVERE, MA 02151	16-262-263-22 LUC: 104	589 BROADWAY 6 DE SOUZA MARCO ANTONIO COELHO RENATA DE SOUZA 589 BROADWAY UNIT 6 REVERE, MA 02151	16-262-263-23-6 LUC: 102	133 SCHOOL ST MENDOZA WALTER A PINEDA PINEDA PASTORA 133 SCHOOL ST REVERE, MA 02151	16-265A-1 LUC: 104

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

137 SCHOOL ST 16-265A-2
LUC: 104
NASCIMENTO SUELI
137 SCHOOL ST
REVERE, MA 02151

167 SCHOOL ST 16-265B-7
LUC: 101
CAVALLO ROCCO M
167 SCHOOL ST
REVERE, MA 02151

2 BELGRADE ST 16-266-1
LUC: 101
CHINOS MAURICIO
VASQUEZ RAMIRO
2 BELGRADE ST
Revere, MA 02151

151 SCHOOL ST 16-266-2
LUC: 104
MILLER MARJORIE A
MILLER JAMES R
151 SCHOOL ST
REVERE, MA 02151

155 SCHOOL ST 16-266-3
LUC: 104
BONO JEANNE E
BONO MICHAEL J
155 SCHOOL ST
REVERE, MA 02151

157 SCHOOL ST 16-266-4
LUC: 101
REYES AURA
PRIETO HECTOR
157 SCHOOL ST
REVERE, MA 02151

516 BROADWAY 24-392-65
LUC: 332
512 BROADWAY REALTY TRUST
DEFEO NEVA TRUSTEE
512 BROADWAY
REVERE, MA 02151

540 BROADWAY 24-405-1
LUC: 333
520 BROADWAY REALTY TRUST
ELKHAOULI ELIAS TRUSTEE
6 JEFFREY ST
SAUGUS, MA 01906

15 PROCTOR AVE 24-405-2
LUC: 111
15 PROCTOR AVENUE TRUST
STEWART ROBERTA TRUSTEE
17 PROCTOR AVE
Revere, MA 02151

17 PROCTOR AVE 24-405-3
LUC: 104
17 PROCTOR AVENUE REALTY TRUST
STEWART ROBERTA TRUSTEE
17 PROCTOR AVE
REVERE, MA 02151

16 CUMMINGS AVE 24-405-35A
LUC: 104
DOMINGOS ROSALBA
16 CUMMINGS AVE
REVERE, MA 02151

9 CUMMINGS AVE 24-406-1
LUC: 101
GUZMAN HECTOR O
PORTILLO DELMY D
9 CUMMINGS AVE
REVERE, MA 02151

20 ELMWOOD AVE 24-406-18
LUC: 104
CRESTA MICHAEL
CRESTA JEANNE F
20 ELMWOOD AVE
REVERE, MA 02151

10 ELMWOOD AVE 24-406-19
LUC: 104
JARAMILLO EDWARD R
JARAMILLO KEISHA M
10 ELMWOOD AVE
REVERE, MA 02151

13 CUMMINGS AVE 24-406-2
LUC: 104
GUZMAN WALTER A
GUZMAN HECTOR O
186 CHARGER ST
REVERE, MA 02151

570 BROADWAY 24-406-20
LUC: 326
570 BROADWAY REALTY TRUST
ABOURJAILI YOUSSEF TRUSTEE
POST OFFICE BOX 16
REVERE, MA 02151

17 CUMMINGS AVE 24-406-3
LUC: 104
GUZMAN HECTOR
GUSMAN MARIA GLORIA
15-17 CUMMINGS AVE
REVERE, MA 02151

23 CUMMINGS AVE 24-406-4
LUC: 104
VILLALTA RENE
VILLALTA MARIA
23 CUMMINGS AVE
REVERE, MA 02151

584 BROADWAY 24-407-1
LUC: 104
ZELAYA HECTOR
NAJARRO ISABEL
584 BROADWAY
REVERE, MA 02151

592 BROADWAY 24-407-2
LUC: 112
COOLEGE CORNER LLC
P O BOX 365
REVERE, MA 02151

12 COOLEGE ST 24-407-3
LUC: 109
CHIRICHELLO JOHN LIFE ESTATE
VILLA JOHN REMAINDERMAN
12 COOLEGE ST
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

Susan Shaffer
DATE: 8-29-23

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, October 4, 2023 3:53 PM
To: saadesigngroup@yahoo.com; Ashley Melnik
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: October 04, 2023
Application #: SPR20-000044
Address: 570 BROADWAY
Description: addition for storage
Review Status: Pending

The following conditions have been made with respect to the special permit request for a second story addition at 570 Broadway:.

1. The second floor area shall be used for office and storage only.
2. Any dumpster on site shall be screened on all sides and shall be at least 10 feet from any residential property line.
3. A street and sidewalk bond must be placed on file with the DPW to secure performance for the installation of utilities, construction of concrete sidewalks and granite curbing, construction of driveways, construction of retaining walls (if applicable), and landscaping. A copy of the street and sidewalk bond receipt must be filed with the Building Inspector prior to the issuance of a building permit.
4. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
5. The plans must be reviewed and approved by the Fire Dept.
6. All rooftop mechanical units shall be set back from building's perimeter in a manner that limits visibility from the street level and abutting residential properties and include acoustical mitigation and/or noise baffle devises.

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.

Attachment: 570BroadwaySPConditions (23-211 : C-23-05, 570 Broadway, Special Permit)

City of Revere, Massachusetts

Engineering Department

Nicholas J. Rystrom, P.E. - *City Engineer*

281 Broadway, Revere MA 02151 | 781. 286. 8152



Patrick M. Keefe Jr.
Acting Mayor

July 19, 2023

Revere City Council
City Hall
281 Broadway
Revere, MA 02151

Re: *Whitin Avenue EXT, name change*

Honorable Revere City Council,

Per section **12.04.020** of the City Ordinances entitled **Street names**, I write today to request that the City Council rename a travelled way in the Point of Pines – Riverside neighborhood. Currently known as *Whitin Avenue EXT*, this way is a dead-end, served from North Shore Road (southbound), and proceeding West. See attached map. Currently, only one property utilizes an address on Whitin Avenue EXT. This property being the former towing yard and current multi-use development at 22 Whitin Ave EXT. The existing City owned Gibson Park, the soon to be completed multi-use development at Gibson Point, and the larger, encompassing Gibson Point Shoreline Project has prompted me to request that the City Council rename Whitin Avenue EXT to *Gibson Way*. This name change will also eliminate any confusion with Whitin Avenue itself, which is located on the other side of North Shore Rd., a distant proximity from Whitin Avenue EXT and wholly inaccessible from Whitin Avenue. Please contact me directly with any questions you may have. Thank you very much for your consideration of this request.

Regards,

Nicholas J. Rystrom, P.E.
City Engineer

Attachment: Whitin Ave EXT-Gibson Way_071923 (23-217 : Street Name Change - Whitin Avenue Extension to Gibson Way)



Gibson Park

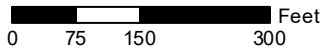
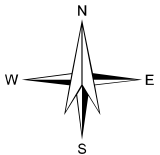
Whitin Avenue EXT

Whitin Avenue

1925

1920

Whitin Avenue EXT - Gibson Way



Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use of or reliance upon GIS information.



Attachment: Whitin Ave EXT-Gibson Way_071923 : Street Name Change - Whitin Avenue

COMMONWEALTH OF MASSACHUSETTS

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

ESTADO DE MASSACHUSETTS

WILLIAM FRANCIS GALVIN
SECRETARIO DEL ESTADO

SS. SUFFOLK COUNTY
CONDADO DE SUFFOLK

To the City Clerk of the City of Revere
A la secretaria de la Ciudad De Revere

GREETINGS:
SALUDOS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the CITY OF REVERE who are qualified to vote in a City Election to vote at:

En nombre del Estado de Massachusetts, se requiere que usted notifique y avise a los habitantes de la CIUDAD DE REVERE que estén calificados para votar en una Elección de la Ciudad que lo hagan en:

WARD 1, PRECINCTS 1, 2	Beachmont Veterans Memorial School 15 Everard Street, Gymnasium, Bennington Street Entrance
WARD 1, PRECINCT 3	American Legion Post 61 249 Broadway
WARD 2, PRECINCT 1	Garfield Magnet School 176 Garfield Avenue, Gymnasium
WARD 2, PRECINCTS 2, 3 AND 3A	Carl Hyman Towers 50 Walnut Avenue
WARD 3, PRECINCTS 1, 2 AND 3	Revere High School 101 School Street, Gymnasium, Fieldhouse Entrance
WARD 4, PRECINCTS 1, 2 AND 3	Staff Sargent James J. Hill Elementary School 51 Park Avenue, Parking Lot Entrance
WARD 5, PRECINCT 1	Point of Pines Yacht Club 28 Rice Avenue
WARD 5, PRECINCT 1A	Jack Satter House 420 Revere Beach Boulevard
WARD 5, PRECINCT 2 AND 3	Paul Revere School 395 Revere Street, Gymnasium
WARD 6, PRECINCT 1, 2, 3	West Revere Complex, A.C. Whelan School 107 Newhall Street, Gymnasium, Sargent Street Entrance

On **TUESDAY, THE SEVENTH DAY OF NOVEMBER 2023** from 7:00 A.M. to 8:00 P.M. for the following purpose:

el **martes, 7 de noviembre de 2023**, de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:

To cast their votes in the City Election for the candidates for the following offices:
Para emitir sus votos en la elección de la ciudad para los candidatos de las siguientes oficinas:

- MAYOR.....CITYWIDE
- ALCALDE.....DE LA CIUDAD

- COUNCILLOR AT LARGE.....CITYWIDE
- CONCEJAL GENERAL.....DE LA CIUDAD

- WARD 1 COUNCILLOR.....WARD 1
- NÚMERO DE DISTRITO ELECTORAL 1

- WARD 2 COUNCILLOR.....WARD 2
- NÚMERO DE DISTRITO ELECTORAL 2

- WARD 3 COUNCILLOR.....WARD 3
- NÚMERO DE DISTRITO ELECTORAL 3

- WARD 4 COUNCILLOR.....WARD 4
- NÚMERO DE DISTRITO ELECTORAL 4

- WARD 5 COUNCILLOR.....WARD 5
- NÚMERO DE DISTRITO ELECTORAL 5

- WARD 6 COUNCILLOR.....WARD 6
- NÚMERO DE DISTRITO ELECTORAL 6

- SCHOOL COMMITTEE.....CITYWIDE
- COMITÉ DE LA ESCUELA.....TODA LA CIUDAD

You are hereby directed to deliver an attested copy to the precinct wardens.
Por la presente, se le indica que entregue una copia certificada a los guardias del recinto.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.
No se incumpla este mandato y devuélvalo con sus respuestas en el momento y lugar dichos para votar.

Given under our hands this 16th day of October 2023.
Dado por nuestras manos este 16 día de octubre de 2023.

ATTEST:
ATESTIGUA:

ASHLEY E. MELNIK
CITY CLERK
SECRETARIA DE LA CUIDAD

Attachment: Warrant - November 7, 2023 Municipal Election (23-218 : Warrant for November 7, 2023 Municipal Election)

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Acting Mayor

TO: Honorable City Council
 FR: Frank Stringi, City Planner *FS*
 RE: Zoning amendments
 DATE: October 3, 2023

Attached please find amendments to Title 17 of the Revised Ordinances of the City of Revere. Regarding restaurants and outdoor dining, see new Section 17.08.655 which will define “Restaurant, outdoor dining” as it pertains to the use of public space (e.g. a sidewalk or street) by patrons of a restaurant. The City has been operating under the extended guidelines that were issued during the COVID-19 public health emergency, and as the PHE declaration ended on May 11, 2023, the City now looks to put permanent measures in place governing the use of a public way for outdoor dining. The attached amendments propose adding Outdoor dining as a use in Section 17.16.040 – Table of Uses, as well as strict conformance with all state and municipal codes, and Americans with Disabilities Act (ADA) requirements.

The Department of Planning and Community Development will work with restaurant owners throughout the application process, which includes presenting an outdoor dining plan to the Site Plan Review Committee, before ultimately requesting an expansion of their licensed premises from the City of Revere License Commission.

Please also find attached small amendments to Title 17 regarding prequalified lots, signage, and driveways.

As always, I will be available to answer any questions regarding these proposed zoning amendments that are designed to benefit the economic growth and sense of community within the City.

C: Acting Mayor Patrick M. Keefe, Jr.
 Tom Skwierawski, Chief of Planning and Community Development

AN ORDINANCE CREATING OUTDOOR DINING ZONING
REGULATIONS FOR THE CITY OF REVERE

Section 1. Title 17, Chapter 17.08 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section:

17.08.654 – Restaurant.

“Restaurant” means an establishment where the primary business is the service, by a waiter or waitress, of food and beverages to be consumed exclusively at tables or a bar or counter on the premises.

Section 2. Title 17, Chapter 17.08, Section 17.08.655 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

17.08.655 – Restaurant, outdoor dining.

“Restaurant, outdoor dining” means a covered or uncovered but not fully enclosed portion of a restaurant which is located in a public space that is outside of a wholly enclosed building or structure, including but not limited to a sidewalk, street, or municipal parking lot, and is used for the service and consumption of food and drinks by the patrons of the restaurant.

Section 3. Title 17, Chapter 17.16, Section 17.16.040 of the revised ordinances of the City of Revere is hereby amended by removing “sp” in the TED district following “Restaurant” and inserting in place thereof “yes” within the Table of Uses.

Section 4. Title 17, Chapter 17.16, Section 17.16.040 of the Revised Ordinances of the City of Revere is hereby amended by placing a new entry for “Restaurant, outdoor dining” in the Table of Uses, which shall be inserted directly beneath “Restaurant,” and which shall be followed by “no” in the RA, RA1, RB, RB1, RC3, and LI Districts, and “yes” in the RC2, PDD1, PDD2, GB, CB, HB, TED, and IP Districts, and “yes%” in the RC, RC1, NB, and GB1 Districts.

Section 5. Title 17, Chapter 17.16, Section 17.16.040 of the Revised Ordinances of the City of Revere is hereby amended by inserting footnote “%=See 17.16.310(B)(1) for outdoor dining in Districts where Restaurants are allowed by Special Permit” below the Table of Uses.”

Section 6. Title 17, Chapter 17.16, Section 17.16.310 of the revised ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

17.16.310 – Restaurants (non-fast food).

- A. Restaurant (non-fast food) establishments are allowed by right in the RC2, PDD1, PDD2, GB, CB, HB, TED, and IP districts. In the RC, RC2, NB, and GB1 districts restaurants (non-fast food) may be erected, constructed, placed, altered, converted, or otherwise changed only by special permit granted by the city council in conformance with the dimensional and parking control requirements of this title, and the following minimum requirements:
1. The use in question shall be located and principally assessed from the frontage (street address) portion of the lot in question.
 2. The minimum frontage utilized by the use in question shall be at least sixty feet.
 3. Restaurant (non-fast food) establishments must utilize a space equivalent to fifty percent of the first-floor gross square footage of the building (building footprint) in which it's located.
 4. Parking requirements set forth in Section 17.28.020 pertaining to restaurants (non-fast food) i.e., one space per four seats, shall be provided on-site and in addition to any other parking spaces required for commercial or residential uses. In no instance shall any other commercial or residential parking spaces be counted or shared by the restaurant (non-fast food) establishment.
 5. The above criteria, subsections 1-3, shall pertain to restaurant (non-fast food) establishments on the first three stories of buildings in the RC1 district and shall not apply to restaurant (non-fast food) establishments above the fourth floor.
- B. Outdoor dining in the public way.
- Food and/or alcoholic beverages shall not be served outside of the licensed premises without written approval of the License Commission expanding the license's premises. All outdoor dining areas in the public way shall comply with all applicable state and municipal codes, and the American with Disabilities Act (ADA) requirements.
1. In the RC, RC1, NB, and GB1 districts, outdoor dining in the public way shall be an allowable use in conformance with the conditions set by the city council in the establishment's Special Permit.
 2. Site Plan Review Committee shall review applications for Outdoor dining and make recommendations for conformance prior to approval from the License Commission expanding the license's premises.
- C. Every license and permit issued shall contain a condition that the person accepting the same shall conform to the laws of the commonwealth, the provisions of this revision, and all other ordinances of the City of Revere and the

specifications in the license or permit; that the license or permit may be revoked at any time by the authority issuing it unless otherwise provided by law; that the licensee will indemnify and hold harmless the city from any damages it may sustain or be required to pay by reason of performing the work licensed or permitted, or by reason of any act or neglect by the licensee or permittee, or by any of the licensee's or permittee's employees relating to such work, or by reason of the violation of any specification contained in the license or permit; provided, that nothing contained in this section shall be construed to prevent the insertion of any other specification deemed advisable by the authority issuing the license or permit.

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCE OF THE CITY OF REVERE REGARDING
PREQUALIFIED LOTS, SIGNAGE, AND DRIVEWAYS.

- Section 1.** Title 17, Chapter 17.24, Section 17.24.030(D) of the Revised Ordinances of the City of Revere is hereby amended by removing the third sentence and inserting in place thereof the following two sentences, "The term 'vacant' means that no structure existed on the lot, including but not limited to a garage, shed (larger than 200 square feet), deck, cabana, inground swimming pool or any other accessory structure. For the purpose of this Section, an above ground swimming pool shall not be considered a permanent structure."
- Section 2.** Title 17, Chapter 17.28, Section 17.28.110 of the Revised Ordinances of the City of Revere is hereby amended by removing the words "eight percent" and inserting in place thereof the words "nine percent."
- Section 3.** Title 17, Chapter 17.36, Section 17.36.042(B)(2) of the Revised Ordinances of the City of Revere is hereby amended by removing the words "thirty feet" and inserting in place thereof the words "twenty feet."
- Section 4.** Title 17, Chapter 17.36, Section 17.36.060(A)(2) of the Revised Ordinances of the City of Revere is hereby amended by removing the words "beyond the face of any wall or building, or."



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

September 20, 2023

Joanne McKenna, City Council President Pro Tempore
Revere City Hall
281 Broadway
Revere, MA 02151

RE: CIT appropriation – Traffic Control

Dear Councilor McKenna,

Please find attached a certification of funds for an appropriation of \$45,000 for the installation of radar signs and blinking stop signs for Ward 5. This appropriation will allow the police department to strategically install equipment that will help keep pedestrians and drivers safe.

I will be in attendance at Monday's city council meeting to answer any further questions on this request.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Patrick Keefe, Acting Mayor
John Powers, City Councilor Ward 5
David Callahan, Chief of Police
Assunta Newton, Assistant Budget Director

Attachment: CIT Appropriation Stop Signs (23-220 : CIT appropriation - Traffic Control)



City of Revere
CFO/City Auditor
281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Acting Mayor Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: September 20, 2023
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Community Improvement Trust (84051-596000) <i>Available Balance: \$ 910,304.95</i>	\$ 45,000
TO:	Ward 5 Traffic Control (43981-587300) <i>Original Certification: \$ 0.00</i>	45,000

Based on the amount available as of September 20, 2023, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: CIT Appropriation Stop Signs (23-220 : CIT appropriation - Traffic Control)



CITY OF REVERE

Patrick M. Keefe Jr.
Acting Mayor

September 20, 2023

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

RE: CIT Funding Request: Landscaping at Burbank Ave and The Dale/ Vale Triangle

Dear Councilors:

In accordance with Revere Revised Ordinances 17.47.020, I hereby request your approval for the expenditure of \$15,250 from the Community Improvement Trust Fund to support the improved landscape of Burbank Street and the Dale/Vane Street triangle. This approval would advance the improvement of these overgrown spaces and the aesthetics of the respective neighborhoods.

We respectfully request the appropriation of \$15,250 from the Community Improvement Trust account to specifically support these community improvements. The Revere DPW will manage the project oversight.

The appropriation would fund the clean-out of the debris in the area, new mulch, decorative stone, and perennial plantings providing a significant enhancement to the area.

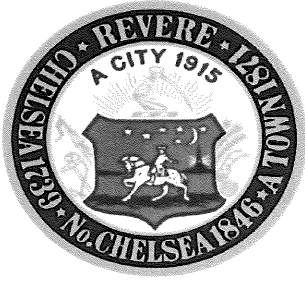
This request conforms to the appropriation purpose of Revere Revised Ordinance 17.47.030. Thank you for your consideration.

Regards,

Patrick M. Keefe Jr

Cc:

Richard Viscay, Director of Finance
Don Ciaramella, Chief of Infrastructure



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor



MEMORANDUM

To: Acting Mayor Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: September 20, 2023
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Community Improvement Trust (84051-596000)	\$ 15,250
	<i>Available Balance:</i> \$ 910,337.45	
TO:	Ward 4 Landscaping (43981-587300)	15,250
	<i>Original Certification:</i> \$ 0.00	

Based on the amount available as of September 20, 2023, there are sufficient funds to support such a transfer.

Account verified by  _____
Reviewed by  _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: Ward4LandscapingVerificationofFunds (23-221 : CIT Request Ward 4)

**A RESOLUTION EXPRESSING THE REVERE CITY COUNCIL'S
SUPPORT FOR THE STATE OF ISRAEL**

WHEREAS, THE REVERE CITY COUNCIL IN THE CITY OF REVERE, MASSACHUSETTS RECOGNIZES THE RIGHT OF THE STATE OF ISRAEL TO EXIST AS A SOVEREIGN AND INDEPENDENT NATION, WITH THE FULL RIGHTS AND PRIVILEGES AFFORDED TO ALL SOVEREIGN NATIONS, AND

WHEREAS, ON OCTOBER 7, 2023, THE PALESTINIAN TERRORIST GROUP HAMAS LAUNCHED AN UNPRECEDENTED ATTACK ON THE STATE OF ISRAEL, WHICH INCLUDED FIRING OVER 2,500 ROCKETS INTO THE NATION AND RESULTED IN HUNDREDS OF ISRAELIS BEING MURDERED, WITH THE DEATH TOLL EXPECTED TO RISE, MAKING THIS ONE OF THE DEADLIEST ATTACKS ON JEWISH PEOPLE SINCE THE HOLOCAUST, AND

WHEREAS, THE TIMING OF THIS HAMAS ATTACK TO COINCIDE WITH THE OBSERVANCE OF THE JEWISH SABBATH AND CELEBRATION OF THE SUKKOTH HOLIDAY DEMONSTRATES THE INTENT TO MAXIMIZE CIVILIAN CASUALTIES, AND

WHEREAS, THE REVERE CITY COUNCIL STANDS FIRMLY IN SOLIDARITY WITH THE STATE OF ISRAEL AND ITS EFFORTS TO SAFEGUARD ITS CITIZENS, PROTECT ITS BORDERS, AND ENSURE THE SAFETY AND SECURITY OF ITS PEOPLE; NOW THEREFORE BE IT

RESOLVED, THAT THE REVERE CITY COUNCIL CONDEMNS THIS UNPROVOKED ATTACK BY HAMAS AGAINST ISRAEL AND ITS CITIZENS AND SUPPORTS ISRAEL'S RIGHT TO DEFEND ITSELF AND PROTECT ITS CITIZENS FROM INDISCRIMINATE VIOLENCE AND TERRORISM, AND BE IT FURTHER

RESOLVED, THAT THE REVERE CITY COUNCIL CONVEYS ITS MOST HEARTFELT CONDOLENCES TO ALL ISRAELI VICTIMS, AS WELL AS THEIR FAMILIES AND COMMUNITIES, ESPECIALLY TO THE ISRAELI-AMERICAN AND JEWISH POPULATIONS OF THE CITY OF REVERE, AND BE IT FURTHER

RESOLVED, THAT THE REVERE CITY COUNCIL ENCOURAGES ALL OTHER MUNICIPALITIES IN THE COMMONWEALTH TO LIKEWISE CONDEMN HAMAS AS WELL AS ANY OFFICIAL BODY THAT REFUSES TO RECOGNIZE ISRAEL'S RIGHT TO ACT DECISIVELY IN SELF-DEFENSE TO PROTECT ITS CITIZENS, AND BE IT FURTHER

RESOLVED, THAT A COPY OF THIS RESOLUTION BE TRANSMITTED TO THE GOVERNOR OF THE COMMONWEALTH OF MASSACHUSETTS AND THE CONSULATE GENERAL OF ISRAEL TO NEW ENGLAND.