

City of Revere, Massachusetts



City Hall

281 Broadway
Revere, MA 02151
(781) 286-8160

Anthony T. Zambuto

Councillor-at-Large

Office of the City Council

To: The Honorable Members of the Zoning Sub-Committee
From: Anthony T. Zambuto, Chairman
Zoning Sub-Committee
Re: Committee Meeting
Date: November 26, 2024

Please be advised that the Zoning Sub-Committee will hold a meeting on **Monday evening, December 9, 2024 beginning at 5:00PM** in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 for the purpose of discussing the following Council Order(s):

24-330 Judith Palomino, 942 Winthrop Avenue, Revere, MA 02151 requesting a special permit from the City Council to enable the appellant to convert a non-conforming mixed-use structure comprised of two residential units and one commercial unit to a three-family residential structure at 942 Winthrop Avenue, Revere, MA 02151.

24-331 Daniel Sica and Andrew Sica, Sica Family Realty Trust, 21 Green Street, Revere, MA 02151 requesting a Planned Unit Development special permit to enable the appellant to construct an apartment building consisting of twenty-nine (29) one (1) bedroom units within the TED District at 21 Green Street, Revere, MA 02151.

24-332 Edgar Ospina, Ospina Family Trust, 53 Centennial Avenue, Revere, MA to terminate the following deed restriction for the property located at 51 Centennial Avenue, Revere, MA 02151: “No residential and/or commercial building or structure for habitation and/or occupancy shall be constructed or placed upon the premises. The foregoing restriction shall be construed as a covenant running with the land is binding upon future grantees, heirs, executors, administrators, assigns, and transferees of said premises or any part or parts thereof. This restriction cannot be altered by any variance.”

24-333 Edgar Ospina, Ospina Family Trust, 53 Centennial Avenue, Revere, MA requesting a special permit from the City Council to enable the appellant to construct a three-story addition consisting of six (6) apartments to the preexisting, nonconforming residential apartment building on the property known as 51-53 Centennial Avenue, Revere, MA 02151.

Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, November 13, 2024 1:04 PM
To: Ashley Melnik
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Completed

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: November 13, 2024
Application #: SPR24-000100
Address: 942 WINTHROP AVE
Description: change occupancy from a two-family and store to a three family dwelling.
Review Status: Pending

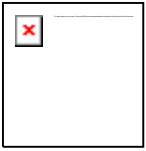
Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit request with respect to 942 Winthrop Ave. and recommends the following findings and conditions:

1. This special permit is for the alteration of a nonconforming structure for the conversion of a former store to a residential apartment within the Neighborhood Business District.
2. The 3 residential units must be brought into compliance with building, plumbing, and electrical codes as well as fire safety codes.

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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Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, November 13, 2024 1:23 PM
To: Ashley Melnik
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: November 13, 2024
Application #: SPR24-000118
Address: 21 GREEN ST
Description: Proposed 29 Unit Multiresidential 5-Story Building
Review Status: Pending

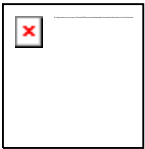
Please be advised that the Project Review Committee has reviewed the above referenced PUD located at 21 Green St. and offers the following findings and conditions:

1. The principle entrance of the structure shall be on Lee Burbank Hwy
2. 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. The plans must be reviewed and approved by the Fire Dept.
3. 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.
4. The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. Based on the proposed 29 bedrooms, the sewer mitigation fee shall be \$41,470. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
5. All existing drains, water lines and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
6. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee. These plans shall be filed as part of the building permit application.
7. A traffic impact analysis shall be prepared for the proposed development and the developer shall be responsible for undertaking all pedestrian and traffic safety measures recommended in the traffic study.
8. The developer shall establish a Transportation Demand Management (TDM) Program for the proposed project to be approved by the Site Plan Review Committee. The elements of the TDM program shall include: (a) off street parking shall be limited by leasehold agreements with tenants to the number of off-street parking spaces approved with the project; (b) the leasehold agreements with tenants shall state that the parking charge will be included in the apartment lease; (c) The tenants of this development will not be eligible for residential parking stickers.

9. 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 increased density of the project as a result of the FAR. Therefore, the CIT fee is established at \$46,680.
10. The grading of the lot shall be such that no runoff is diverted to abutting properties.

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Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, November 20, 2024 4:37 PM
To: noneil@dambrosiollp.com; Ashley Melnik; Louis Cavagnaro; Paul Cheever
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Completed

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: November 20, 2024
Application #: SPR24-000116
Address: 51 CENTENNIAL AVE
Description: Construction of residential addition at 51-53 Centennial Avenue
Review Status: Pending

The Site Plan Review Committee has reviewed the above referenced special permit request for the expansion of a nonconforming structure and nonconforming use at 51-53 Centennial Ave. The following findings and conditions have been made with respect to this special permit request:

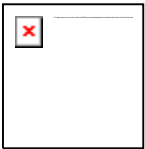
- Fire separation shall be provided which will require that the structure be setback at least 5 feet from the side property lines and 10 feet from the rear property line.
- All existing units shall be brought into compliance with current building, plumbing, electrical, and fire safety codes.
- A sewer 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.
- The plans must be reviewed and approved by the Fire Dept. including any additional measures deemed necessary for fire safety.
- 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.
- The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. The sewer mitigation fee shall be based on the additional bedrooms proposed. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
- Concrete sidewalks with granite curbing shall be installed along the full frontage of the property including the planting of street trees as required by the SPR Committee.

- All existing water lines, drains and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
- The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee.
- The developer shall establish a Transportation Demand Management (TDM) Program for the proposed project to be approved by the Site Plan Review Committee. The elements of the TDM program shall include: (a) off street parking shall be limited by leasehold agreements with tenants to the number of off-street parking spaces approved with the project; (b) the leasehold agreements with tenants shall state that the parking charge will be included in the apartment lease; (c) This building tenants shall not be eligible for city parking stickers; (d) the project shall provide for bicycle parking in the garage at no additional charge to the tenants.
- 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 increased density of the project as a result of the increased FAR.

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