

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.24.025 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing via remote participation on Monday evening, March 22, 2021 at 6:00 P.M. on the application of Core States Group (Alan Roscoe) on behalf of and with permission from record owner, 9 Galen St., Suite 117, Watertown, MA 02472 seeking permission from the Revere City Council to allow for the erection of more than one principal nonresidential structure on a single lot to enable the appellant to construct a bank at Northgate Shopping Center, 339 Squire Road, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-05) 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.

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

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #31834
03/03/2021
03/10/2021

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: February 11, 2021
Application #: SPR21-000017
Address: 339 SQUIRE RD
Description: Proposed Chase Bank Branch
Review Status: Denied

Thank you for your recent permit application for Proposed Chase Bank Branch. I have completed my initial review and my comments are listed below. you [portal](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of the online portal above and signing into your account.

Community Development: Frank Stringi

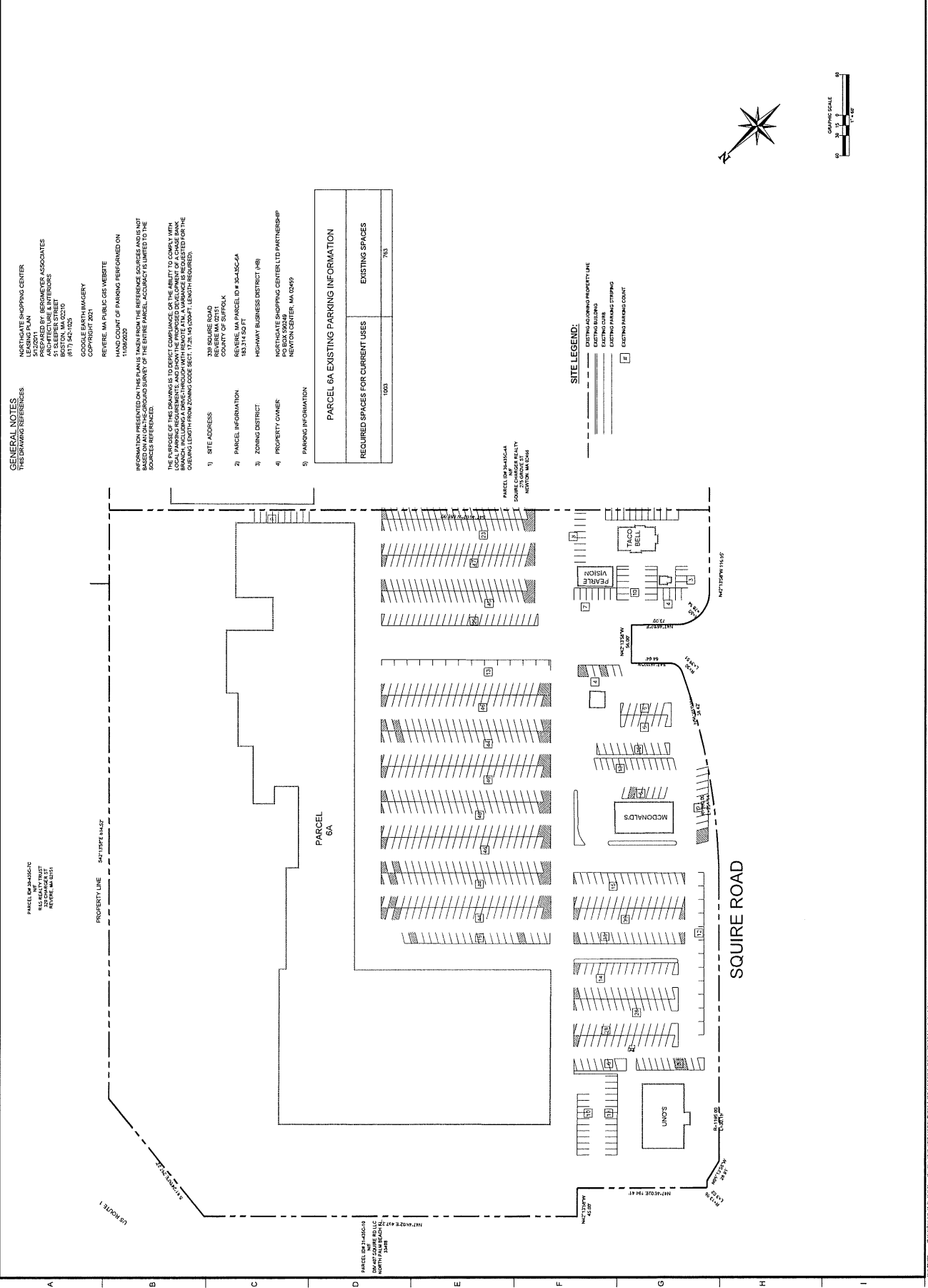
- This plan has been denied for the following reasons: 1) In accordance with Section 17.24.025 of the Revised Revere Zoning Ordinance with respect to nonresidential structure may be erected on a single lot other than by special permit of the City Council; 2) Noncompliance with Section 17.28.025 of the Revised Revere Zoning Ordinance with respect to stacking lanes for all drive-up windows shall be a minimum of two hundred feet in length and in no such instance shall the stacking lane extend onto the on-site parking circulation lane.

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



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GENERAL NOTES
THE DRAWING REFERENCES

NORTHGATE SHOPPING CENTER
SITE PLAN
3/7/2021
PREPARED BY: BERDMENY ASSOCIATES
1100 WASHINGTON STREET
51 SLEEPER STREET
ROXBURY, MASSACHUSETTS
02119-4400
GOOGLE EARTH IMAGERY
COPYRIGHT 2021
REVERE, MA PUBLIC GIS WEBSITE
11/09/2020
HAND COUNT OF PARKING PERFORMED ON
2/23/2021
INFORMATION PRESENTED ON THIS PLAN IS TAKEN FROM THE REFERENCE SOURCES AND IS NOT
BASED ON AN INDEPENDENT SURVEY OF THE ENTIRE PARCEL. ACCURACY IS LIMITED TO THE
SOURCE OF THE INFORMATION.

THE PURPOSE OF THIS DRAWING IS TO DEPICT COMPLIANCE, OR THE ABILITY TO COMPLY WITH,
THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE APPLICABLE REGULATORY
BRANCH INCLUDING A DRIVE THROUGH WITH RESPECT TO THE ADVANCE REQUEST FOR THE
DRAINAGE LENGTH FROM ZONING CODE SECT. 17.23.145 (DRAFT, LENGTH REQUIRED).

- 1) SITE ADDRESS
339 SQUIRE ROAD
REVERE, MA 02151
COUNTY OF SUFFOLK
- 2) PARCEL INFORMATION
REVERE, MA PARCEL ID # 3045KCA
163,174 SQ FT
- 3) ZONING DISTRICT
HIGHWAY BUSINESS DISTRICT (H8)
- 4) PROPERTY OWNER
NORTHGATE SHOPPING CENTER/LLP PARTNERSHIP
PO BOX 900249
NEWTON CENTER, MA 02459
- 5) PARKING INFORMATION

PARCEL 6A EXISTING PARKING INFORMATION	
REQUIRED SPACES FOR CURRENT USES	1003
EXISTING SPACES	703

SITE LEGEND:

- EXISTING DRIVEWAY PROPERTY LINE
- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING PARKING STRIP
- EXISTING PARKING SPACE

PARCEL 6A (PARTIAL)
SOURCE: LANDGIS REVERE
MAY 2018, MA GIS

REV	DATE	COMMIT	BY
1	4/27/21	PROJECT/PAID	AK
2			
3			
4			
5			
6			
7			

NORTHGATE SHOPPING CENTER
CHASE BANK
339 SQUIRE ROAD
REVERE, MA
ENGINEER/SEAL

PARKING PLAN

DATE	PROJECT
SCALE	DATE
DRAWN BY	CHK
CHECKED BY	AK

FORM B

APPLICATION NO. C-21-05
DATE: 2/25/2021

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

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

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

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

- A. **Application for Special Permit in accordance with Revised Ordinances of the City of Revere, Title 17' Section 17.24.025 to allow for the erection of more than one principal nonresidential structure on a single lot.**

1. Applicant submitting this application is:

Name: Core States Group (Alan Roscoe) On Behalf of and with Permission from Record Owner

Address: 9 Galen Street Suite 117 Watertown, MA 02472

Tel. #: 857-262-0191

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

Civil Engineer

FILED
2021 FEB 25 PM 3:44
OFFICE CITY CLERK
REVERE, MASS

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.):

Parcel #30-435C-6A is a 898,933 sq. ft. parcel with an existing shopping center. There are 5 existing buildings and existing access to sewer, water, electricity, and telephone lines.

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

In accordance with Revised Ordinances of the City of Revere, Title 17, Section 17.24.025 to allow for the erection of more than one principal nonresidential structure on a single lot.

Date of denial by Building Inspector and/or Planning Board

February 11, 2021

**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: Core States Group

Address: 9 Galen Street Suite 117 Watertown MA 02472

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

Name: Northgate Shopping Center Ltd Partnership

Address: PO Box 590249 Newton Center, MA 02459

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 see item #9

Address: _____

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

Name: Core States Group

Address: 9 Galen Street Suite 117 Watertown, MA 02472

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 see item #9

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: N/A see item #9

Address: _____

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

Request for Finding of Fact – Special Permit


Now comes the applicant Core States Group who has applied to this Honorable City Council for a special permit for property located at 339 Squire Road 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) **The proposed use is allowed as of right within a Highway Business (HB) zoning district;**
 - (b) **The proposed structure will conform to all applicable dimensional requirements;**
 - (c) **The proposed principal building will not be located in relation to another principal building on the same or adjacent lot so as to cause danger from fire;**
 - (d) **All principal buildings on the lot will be served by access ways suitable for fire, police and emergency vehicles;**
 - (e) **All of the multiple principal buildings on the same lot will be accessible via pedestrian walkways, connected to the required parking for the premises and to each principal building.**
2. That the specific site is an appropriate location for such use for the following reasons:

The use and structure are appropriately located within a Highway Business (HB) zoning district.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) **There are adequate facilities and utilities to be accessed and to accommodate the use;**
 - (b) **City sewer and water facilities are in place to service the proposed use and structure.**
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) **The proposed use is located in the middle of the very extensive Northgate Shopping Center;**
 - (b) **No new curb cuts onto Squire Road will be necessitated.**
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using **Squire Road** for the following reasons:
 - (a) **There will be orderly pedestrian and vehicular traffic upon the property as shown on the site plans;**
 - (b) **Existing curb cuts will regulate access and egress;**
 - (c) **The use will not significantly intensify vehicle and pedestrian flow.**

OWNER'S AUTHORIZATION

Northgate Shopping Center L.P., is the Owner of the Property located at 339 Squire Road in the City of Revere, MA and hereby grants permission to Alan Roscoe of Core States Group to sign land use applications on behalf of Northgate Shopping Center, L.P. specifically related and limited to Zoning Board of Appeals (ZBA) and City Council Applications with the City for the Proposed Chase Bank development at the referenced location.

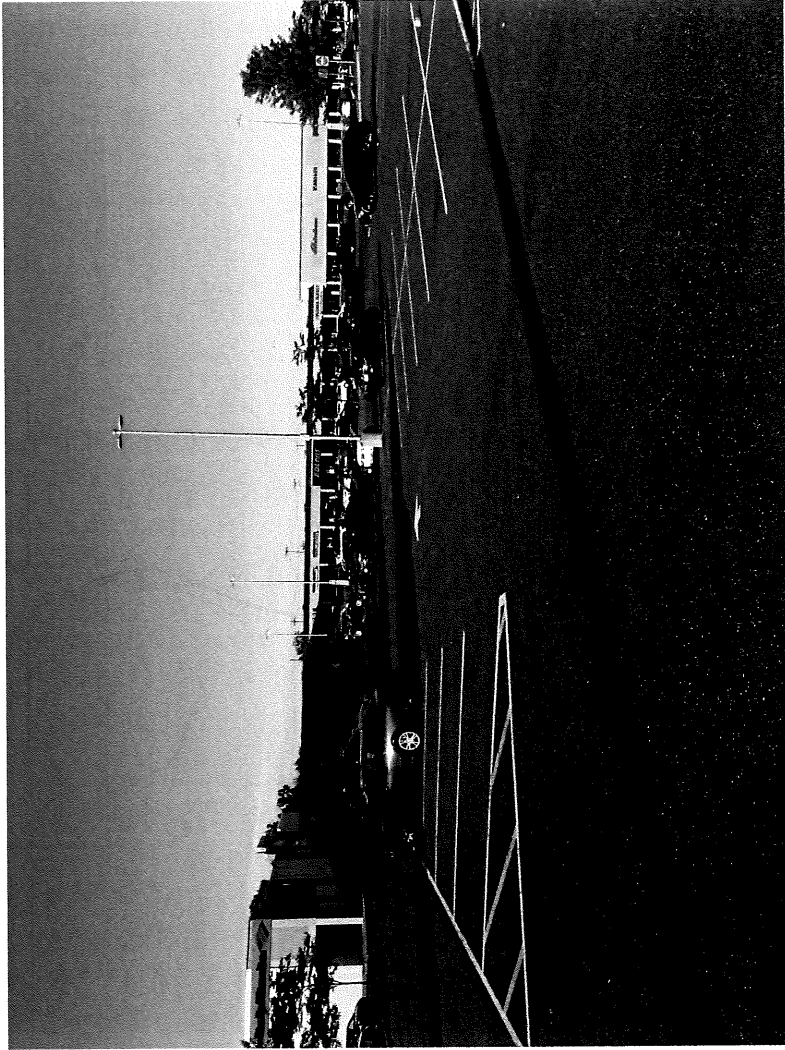


Signature of Owner:

Northgate Shopping Center LP
by: Northgate Shopping Center, Inc., its Sole General Partner
Douglas W. Allen, President

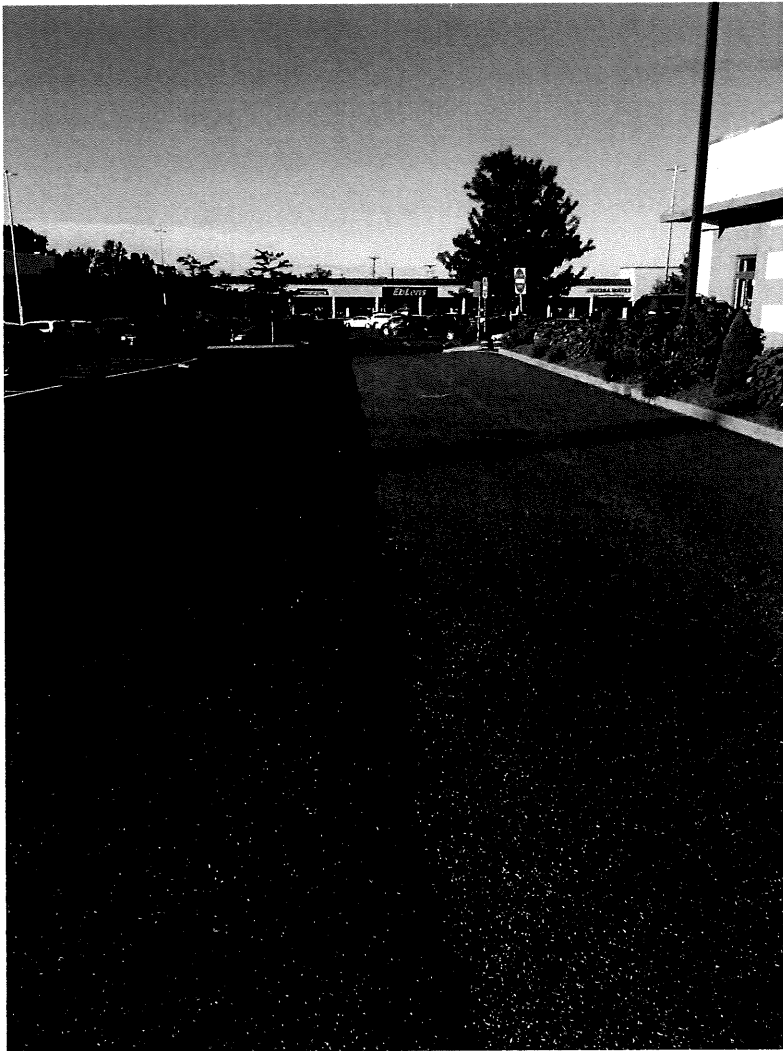
Douglas W. Allen
Allen Associates Properties Inc.
PO Box 590249
(1320 Centre St, Ste 403)
Newton Centre, MA 02459-0003

617/962.8815

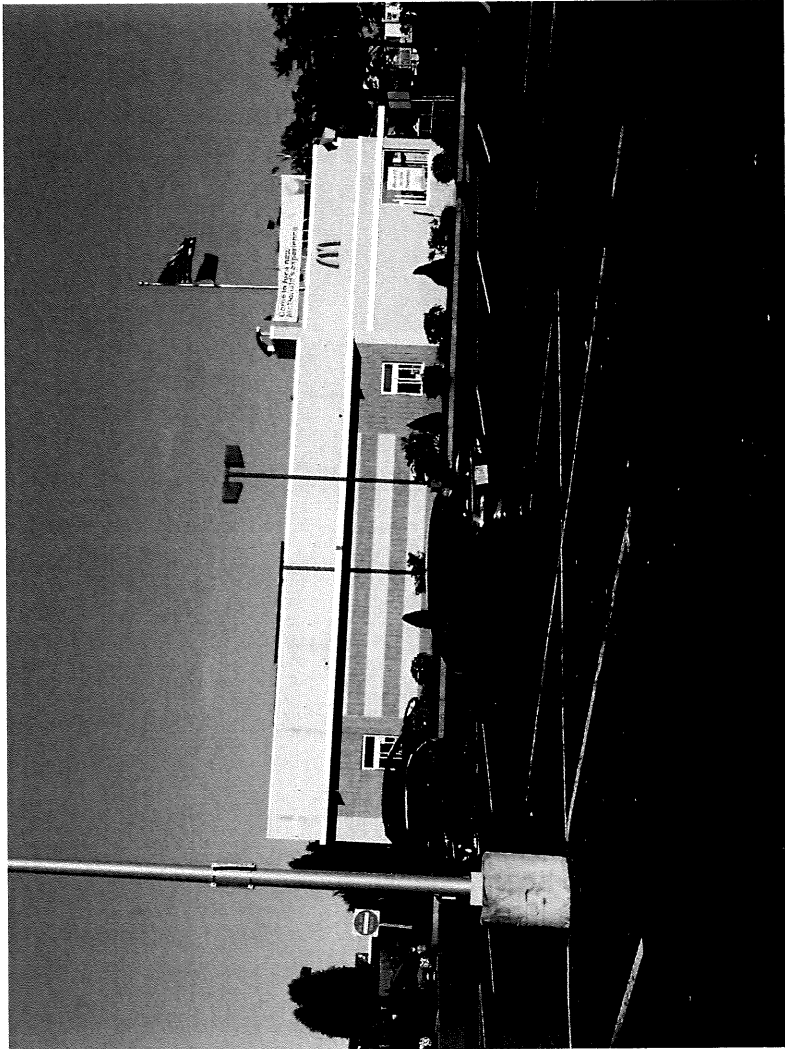


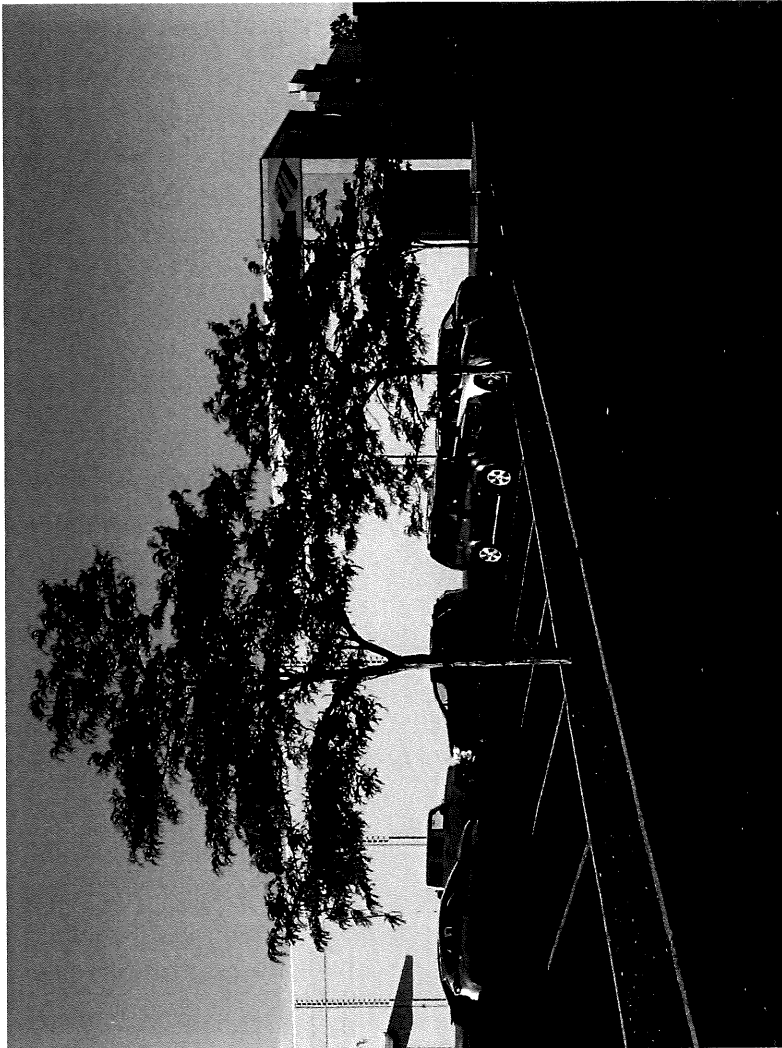


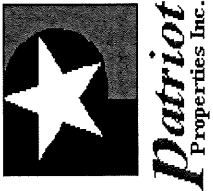












PROPERTY LOCATION		Legal Description	
No	Alt No	Direction/Street/City	
339		SQUIRE RD, REVERE	
OWNERSHIP		User Acct	
Owner 1:	NORTHGATE SHOPPING CENTER LTD	30/435C/6A/	
Owner 2:	PARTNERSHIP	GIS Ref	
Owner 3:	C/O ALLEN ASSOCIATES	GIS Ref	
Street 1:	POST OFFICE BOX 590249	Insp Date	10/08/20
Street 2:			

IN PROCESS APPRAISAL SUMMARY		Parcel ID 30-435C-6A	
Use Code	Land Size	Building Value	Total Value
323	19,510	9,231,900	20,036,500
		Yard Items	Land Value
		669,900	10,134,700
		Total Value	20,036,500
		Entered Lot Size	
		669,900	10,134,700
		Total Land: 43560	
		Land Unit Type: SF	
		/Parcel: 111.67	

PREVIOUS ASSESSMENT		TAX DISTRICT	
Tax Yr	Use	Legal Ref	Type
2021	323	531-6	CONVENIENCE
2020	323		
2019	323		
2018	323		
2017	323		
2016	323		

PREVIOUS OWNER		NARRATIVE DESCRIPTION	
Owner 1:	REVERE NORTHGATE REALTY TRUST -	This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a SHOP CTR C Building built about 1966, having primarily CONC BLOCK Exterior and 183314 Square Feet, with 22 Units, 0 Bath, 0 3/4 Bath, 40 HalfBaths, 0 Rooms, and 0 Bdrms	
Owner 2:	ALLEN ASSOCIATES -	OTHER ASSESSMENTS	
Street 1:	POST OFFICE BOX 590249	Code	Description/No
Street 2:		Amount	Com. Int

SALES INFORMATION		TAX DISTRICT	
Grantor	Legal Ref	Type	Date
REVERE NORTHGATE	531-6		3/5/1993
UNKNOWN			7/7/1980

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Date	Result
8/12/2020	B20000908	10/8/2020	PERMIT
1/29/2020	B20000056	8/14/2019	PERMIT
5/30/2019	B19000236	9/26/2018	INSPECTED
11/13/2018	B18001130	8/24/2017	PERMIT
10/15/2018	E18000647	3/13/2015	MEAS & INSP
10/4/2018	B18000838	9/17/2008	PERMIT
9/24/2018	B18000822	12/1/2006	MEAS & INSP
5/15/2018	B18000214	9/29/2006	MEAS & INSP
11/9/2017	17118	9/21/2005	PERMIT
10/18/2017	17001		

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Date	Result
8/12/2020	B20000908	10/8/2020	PERMIT
1/29/2020	B20000056	8/14/2019	PERMIT
5/30/2019	B19000236	9/26/2018	INSPECTED
11/13/2018	B18001130	8/24/2017	PERMIT
10/15/2018	E18000647	3/13/2015	MEAS & INSP
10/4/2018	B18000838	9/17/2008	PERMIT
9/24/2018	B18000822	12/1/2006	MEAS & INSP
5/15/2018	B18000214	9/29/2006	MEAS & INSP
11/9/2017	17118	9/21/2005	PERMIT
10/18/2017	17001		

PROPERTY FACTORS		LAND SECTION (First 7 lines only)	
Item	Code	LUC	No of Units
Z		479160	8.51
o			
n			
D			
s			
t			

SALES INFORMATION		TAX DISTRICT	
Grantor	Legal Ref	Type	Date
REVERE NORTHGATE	531-6		3/5/1993
UNKNOWN			7/7/1980

LAND SECTION (First 7 lines only)		APPRaisal	
Use Code	Description	Alt Class	% Value
323	SHOPCTR	0	10,062,360
323	SHOPCTR	0	72,335

30 435C 6A Lot 2 of 5 COMMERCIAL CARD Lot3 Lot2 Lot
 211,900/ 21,936,800
 211,900/ 21,936,800
 211,900/ 21,936,800



PROPERTY LOCATION
 No 339 Direction/Street/City
 SQUIRE RD, REVERE

OWNERSHIP
 Owner 1: NORTHGATE SHOPPING CENTER LTD
 Owner 2: PARTNERSHIP
 Owner 3: C/O ALLEN ASSOCIATES
 Street 1: POST OFFICE BOX 590249
 Street 2:
 Twn/City: NEWTON CENTER
 St/Prov: MA Cntry
 Postal: 02459

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry
 Postal:

NARRATIVE DESCRIPTION
 This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a STORE Building built about 2008, having primarily STUCCO Exterior and 1650 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrfm.

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electr
 Exmpt
 Flood Haz:
 D Topo
 S Street
 t Gas:

LAND SECTION (First 7 lines only)
 LUC No of Units Depth / Price/Units
 333 SHOPCTR 0 Sq Feet SITE

IN PROCESS APPRAISAL SUMMARY
 Use Code Land Size Building Value Yard Items Total Value
 323 0.000 211,900 211,900

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value
 11/14/18! 30-435C-6A

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif
 TAX DISTRICT PAT ACCT.

BUILDING PERMITS
 Date Number Descrpt Amount C/O Last Visit Fed Code F. Descrpt Comment
 9/26/2019 B19001172 SIGN 14,800 C NEW WALL SIGN
 12/26/2017 17253 Commerci 187,928 C CARPET INSTALL, FI
 11/1/2017 17079 SIGN 1,155 C POLY PANELS W/VINY
 6/1/2017 16515 SIGN 5,000 C
 6/1/2016 15149 SIGN 3,000 C FLAT ACRYLIC

ACTIVITY INFORMATION
 Date Result By Name
 10/08/2020 PERMIT 336 MATT MCGRATH
 10/1/2018 PERMIT 336 MATT MCGRATH
 8/24/2017 PERMIT 336 MATT MCGRATH
 3/13/2015 MEAS & INSP 372 Patrick W
 12/1/2006 MEAS & INSP 336 MATT MCGRATH

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units Sq Feet SITE
 333 SHOPCTR 0

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electr
 Exmpt
 Flood Haz:
 D Topo
 S Street
 t Gas:

LAND SECTION (First 7 lines only)
 LUC No of Units Depth / Price/Units
 333 SHOPCTR 0

SALES INFORMATION
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 333 SHOPCTR 0

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 Item Code Description % Item Code Description
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 D Topo
 S Street
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 LUC No of Units Depth / Price/Units
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LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units Sq Feet SITE
 333 SHOPCTR 0

PROPERTY FACTORS
 Item Code Description % Item Code Description
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LAND SECTION (First 7 lines only)
 LUC No of Units Depth / Price/Units
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SALES INFORMATION
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LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units Sq Feet SITE
 333 SHOPCTR 0

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
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 Exmpt
 Flood Haz:
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LAND SECTION (First 7 lines only)
 LUC No of Units Depth / Price/Units
 333 SHOPCTR 0

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif
 TAX DISTRICT PAT ACCT.

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 3/13/2015 MEAS & INSP 372 Patrick W
 12/1/2006 MEAS & INSP 336 MATT MCGRATH

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units Sq Feet SITE
 333 SHOPCTR 0



PROPERTY LOCATION
 No Alt No Direction/Street/City
 339 SQUIRE RD, REVERE
 Unit #:
OWNERSHIP
 Owner 1: NORTHGATE SHOPPING CENTER LTD
 Owner 2: PARTNERSHIP
 Owner 3: C/O ALLEN ASSOCIATES
 Street 1: POST OFFICE BOX 590249
 Street 2:
 Town/City: NEWTON CENTER
 St/Prov: MA Cntry
 Own Occ:
 Type:

IN PROCESS APPRAISAL SUMMARY
 Use Code Land Size Building Value Yard Items Land Value Total Value
 323 0.000 596,800 4,000 600,800
 Total Card 0.000 596,800 4,000 600,800
 Total Parcel 19.510 11,121,300 680,800 10,134,700 21,936,800
 Source: Market Adj Cost Total Value per SQ unit /Card: 103.87 /Parcel: 111.67
 Land Unit Type: SF

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value
 Parcel ID 30-435C-6A
 114148!

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif
 TAX DISTRICT PAT ACCT.
 Notes

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Street 2:
 Town/City:
 St/Prov:
 Postal:

NARRATIVE DESCRIPTION
 This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a RESTAURANT Building built about 1992, having primarily BRICK Exterior and 5784 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrn.

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electri
 Exmpt
 Flood Haz:
 Topo
 Street
 Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 323 SHOPCTR 0 1.0

LEGAL DESCRIPTION
 TO BNDRY OF NORTHEAST EXPY LOT 8
 Entered Lot Size
 Total Land: 0
 Land Unit Type: SF

PRINT
 Date Time
 02/23/21 12:44:25
LAST REV
 Date Time
 10/02/18 15:39:42
 apro
 14148

ACTIVITY INFORMATION
 Date Result By Name
 10/1/2018 PERMIT 336 MATT MCGRATH
 8/24/2017 PERMIT 336 MATT MCGRATH
 3/13/2015 MEAS & INSP 372 Patrick W
 12/11/2006 MEAS & INSP 336 MATT MCGRATH

BUILDING PERMITS
 Date Number Descrp Amount C/O Last Visit Fed Code F. Descrp Comment

APPROVALS
 Sign: VERIFICATION OF VISIT NOT DATE

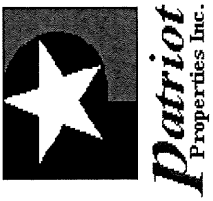
APPRaisal SUMMARY
 Use Code Land Size Building Value Yard Items Land Value Total Value Asses'd Value
 323 0.000 596,800 4,000 600,800
 Total Card 0.000 596,800 4,000 600,800
 Total Parcel 19.510 11,121,300 680,800 10,134,700 21,936,800
 Source: Market Adj Cost Total Value per SQ unit /Card: 103.87 /Parcel: 111.67
 Land Unit Type: SF

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value
 Parcel ID 30-435C-6A
 114148!

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif
 TAX DISTRICT PAT ACCT.
 Notes

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electri
 Exmpt
 Flood Haz:
 Topo
 Street
 Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Land Type Unit Type Sq Feet SITE
 323 SHOPCTR 0 1.0



PROPERTY LOCATION
 No Alt No Direction/Street/City
 339 SQUIRE RD, REVERE
 Unit #:
OWNERSHIP
 Owner 1: NORTHGATE SHOPPING CENTER LTD
 Owner 2: PARTNERSHIP
 Owner 3: C/O ALLEN ASSOCIATES
 Street 1: POST OFFICE BOX 590249
 Street 2:
 Twn/City: NEWTON CENTER
 St/Prov: MA Cntry
 Own Occ:
 Postal: 02459 Type:

IN PROCESS APPRAISAL SUMMARY
 Use Code 323
 Building Value 707,700
 Yard Items 3,800
 Land Value 711,500
 Total Value 711,500
 Total Parcel 19,510
 Total Value 21,936,800
 /Parcel: 111.67
 Source: Market Adj Cost
 Total Value per SQ unit /Card: 190.85
 /Parcel: 111.67

PREVIOUS ASSESSMENT
 Parcel ID 30-435C-6A
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value
 !14148!

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Ist Verif Notes
 TAX DISTRICT PAT ACCT.

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry
 Postal:

NARRATIVE DESCRIPTION
 This parcel contains 19.51 Acres of land mainly classified as SHOPCTR with a FAST FOOD Building built about 2009, having primarily CONC BLOCK Exterior and 3728 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

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

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / PriceUnits
 Code Description Fact Sq Feet SITE
 323 SHOPCTR 0

USER DEFINED
 Prior Id # 1: HB
 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: 30
 Fact Dist:
 Reval Dist:
 Year:
 Land Reason:
 Bid Reason:
 Civil District:
 Ratio:

PRINT
 Date Time
 02/23/21 12:44:35
LAST REV
 Date Time
 08/22/19 11:54:50
 apro
 14148

ACTIVITY INFORMATION
 Date Result By Name
 10/1/2018 PERMIT 336 MATT MCGRATH
 8/24/2017 PERMIT 336 MATT MCGRATH
 3/13/2015 MEAS & INSP 372 Patrick W

BUILDING PERMITS
 Date Number Descr Amount C/O Last Visit Fed Code F. Descrip Comment
 11/20/2018 B18001112 SIGN 15,000 C
 7/17/2015 13866 Commerci 336,923 C
 8/13/2008 6400 SIGN 15,000 C
 JOIST REPAIRS

Use Code	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Neigh Infl	Neigh Mod	Appraised Value	Alt Class	% Land	Spec J Code	Fact Use Value	Notes
323	SHOPCTR	0		Sq Feet	SITE	1.0	0	0	0.00	CG									

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Ist	Verif	Notes
TAX DISTRICT								PAT ACCT.

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2018	B18001112	SIGN	15,000	C				
7/17/2015	13866	Commerci	336,923	C				JOIST REPAIRS
8/13/2008	6400	SIGN	15,000	C				

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Neigh Infl	Neigh Mod	Appraised Value	Alt Class	% Land	Spec J Code	Fact Use Value	Notes
323	SHOPCTR	0		Sq Feet	SITE	1.0	0	0	0.00	CG									

145 DERBY RD ROACH JESSICA M 145 DERBY RD REVERE, MA 02151	28-438I-11 LUC: 101	137 KEAYNE ST SHERMAN JAMES SHERMAN DONNA M 137 KEAYNE ST REVERE, MA 02151	28-438O-11 LUC: 101	372 SQUIRE RD 372 SQUIRE ROAD REALTY TRUST HELMS MARK T TRUSTEE 372 SQUIRE RD Revere, MA 02151	29-438Q-12A LUC: 031
147 DERBY RD JIMENEZ NIXON 296 SQUIRE RD REVERE, MA 02151	28-438I-12A LUC: 104	143 KEAYNE ST PETRILLO GEORGE PETRILLO FRANCES M 143 KEAYNE ST REVERE, MA 02151	28-438O-12 LUC: 101	138 KEAYNE ST DJUIKOUO EDWIGE KE 8717 ARBOR LAKE DR APT 1423 INDIANAPOLIS, IN 46268	29-438Q-17A LUC: 101
139 SIGOURNEY ST DERBY REALTY TRUST PEDICINI JERRY TRUSTEE 535 BROADWAY REVERE, MA 02151	28-438K-12 LUC: 104	350 SQUIRE RD 418 RE-350 SQUIRE LLC 250 DORCHESTER AVE SOUTH BOSTON, MA 02127	28-438O-13 LUC: 390	135 PEMBERTON ST GALVIS CRISTIAN C HENAO NATALIA A 135 PEMBERTON ST REVERE, MA 02151	29-438Q-17B LUC: 101
SIGOURNEY ST DERBY REALTY TRUST PEDICINI JERRY TRUSTEE 535 BROADWAY REVERE, MA 02151	28-438K-13 LUC: 337	142 AUGUSTUS ST DEFRANCESCO ANDREW DEFRANCESCO SHARON 142 AUGUSTUS ST REVERE, MA 02151	28-438O-14 LUC: 101	255 SQUIRE RD 255 SQUIRE RD CO, LLC C/O PRICE RITE 236 RARITAN CENTER PKWY EDISON, NJ 08837-3610	30-435C-3 LUC: 324
318 SQUIRE RD M J M TRUST MONGIELLO ALBERT J TRUSTEE 201 CLIFF AVE WINTHROP, MA 02152	28-438K-14 LUC: 325	134 AUGUSTUS ST LAMBORGHINI SUSAN C BERNIER THERESA G 134 AUGUSTUS ST REVERE, MA 02151	28-438O-15 LUC: 101	275 SQUIRE RD SQUIRE CHARGER REALTY, LLC 275 GROVE ST BLDG 2-400 NEWTON, MA 02466	30-435C-4A LUC: 324
304 SQUIRE RD DERBY REALTY TRUST PEDICINI JERRY 535 BROADWAY REVERE, MA 02151	28-438K-15 LUC: 326	138 STEVENS ST DUQAUE JOHN JAIRO 138 STEVENS ST REVERE, MA 02151	29-437I-12 LUC: 101	339 SQUIRE RD NORTHGATE SHOPPING CENTER LTD PARTNERSHIP POST OFFICE BOX 590249 NEWTON CENTER, MA 02459	30-435C-6A LUC: 323
DERBY RD DERBY REALTY TRUST PEDICINI JERRY TRUSTEE 535 BROADWAY REVERE, MA 02151	28-438K-16 LUC: 337	141 STEVENS ST PALERMO ANTHONY J PALERMO CHERYL 141 STEVENS ST REVERE, MA 02151	29-437J-13 LUC: 101	SQUIRE REAR RD R & S REALTY TRUST CARUSO JR RALPH 320 CHARGER ST REVERE, MA 02151	30-435C-7C LUC: 316
338 SQUIRE RD 338 SQUIRE ROAD LLC 338 SQUIRE RD REVERE, MA 02151	28-438M-13A LUC: 333	145 STEVENS ST SQUIRE ROAD REALTY LLC 1 HUNT DR STOUGHTON, MA 02074	29-437J-14 LUC: 104	320 CHARGER ST R & S REALTY TRUST CARUSO JR RALPH 320 CHARGER ST REVERE, MA 02151	30-435C-9A LUC: 316
SIGOURNEY ST 338 SQUIRE ROAD LLC 338 SQUIRE RD REVERE, MA 02151	28-438M-23A LUC: 130	386 SQUIRE RD RIGONATTI NILSON BENATTI ANGELICA C 1200 SALEM ST UNIT 114 LYNNFIELD, MA 01940	29-437J-15 LUC: 316	407 SQUIRE RD DVI 407 SQUIRE ROAD LLC 11770 US HIGHWAY ONE EAST TOWER SUITE 202 NORTH PALM BEACH, FL 33408	31-435C-10 LUC: 300
127 AUGUSTUS ST NGUYEN TU QUANG 127 AUGUSTUS ST REVERE, MA 02151	28-438M-9A LUC: 104	140 PEMBERTON ST ROTA MARGARET LIFE ESTATE MESSINA SALVATORE REMAINDERMAN 140 PEMBERTON ST REVERE, MA 02151	29-437J-16 LUC: 101		

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

DATE: 2/24/21