



CITY COUNCIL
Regular Meeting

City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar

Monday, February 9, 2026, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org. La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico translation@revere.org.

5:00PM Ways & Means Sub-Committee Meeting

5:30PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of January 29, 2026
3. **26-011** Motion presented by Councillor Giannino, Councillor Guarino-Sawaya: That the City Council formally recognize and commend the following public safety officials for their extraordinary life-saving actions on October 10, 2025. During a medical emergency involving a 9-year-old child in cardiac arrest, members of the Revere Fire Department, Revere Police Department, and Cataldo EMS responded in the early morning hours and provided immediate, coordinated, and high-quality life-saving care. Due to their rapid actions and teamwork, the child regained cardiac function and has reportedly made a positive neurological recovery. Be it further resolved that the City Council commend Lieutenant Michael Forte, Firefighter George Levasseur, and Firefighter Garret McMahon of Revere Engine 5 for their professionalism, leadership, and exemplary performance under pressure, actions which are a true credit to the Revere Fire Department and the City of Revere. Be it further resolved that the City Council also recognize Revere Police Officers Daniel Redding and Jagger DiCenso; Cataldo EMS Paramedics Kathan Ramnath and Josef Holmes; and EMTs Rose Morgan and Nolan Stimpson for their outstanding interagency collaboration and shared commitment to public safety.
4. **26-025** Motion presented by Councillor Giannino, Councillor Guarino-Sawaya: That the City Council present a Certificate of Commendation to Fire Fighter Frank Barry in recognition of his retirement after 29 years of dedicated service to the City of Revere.
5. **26-031** Motion presented by Councillor Cogliandro: That the City Council award a Certificate of Merit to Asani Anderson, a 2nd Grader at the Whelan School, in recognition of his quick life-saving actions on January 13th to save a classmate who was choking during lunch.

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Ways & Means Sub-Committee Report

6. **26-006** Bond authorization for the renovation of the McKinley School in the amount of \$37,000,000.

Zoning Sub-Committee Report

7. **26-016** Capri, LLC, 1559 North Shore Road, Revere, MA 02151 requesting a special permit to reconstruct, alter, and extend the pre-existing non-conforming single-story structure by constructing a two-floor addition consisting of eight residential one-bedroom units at 1559 North Shore Road, Revere, MA 02151.
8. **26-017** Ardit Kraja, 500 Governor's Dr., Unit 26, Winthrop, MA 02152 requesting a special permit to reconstruct, alter, and extend the pre-existing non-conforming structure (garage) by constructing a two and half story, two-family dwelling on Lot A Elmwood Street, Revere, MA 02151.

Communications

9. **26-033** Communication from the Mayor relative to the reappointment of Matthew Wolfer to the Affordable Housing Trust Fund Board
10. **26-034** Communication from the City Auditor relative to bond authorization in the amount of \$1,250,000 for MassDEP CWSRF Planning Project #19200.
11. **26-035** Communication from the City Auditor relative to a bond authorization in the amount of \$500,000 for MassDEP CWSRF Planning Project #19201.
12. **26-036** Communication from the City Auditor requesting approval of a Resolution relative to Design of Wonderland Area Sewer Improvements MassDEP CY-2025 CWSRF Project #19185.

Motions

13. **26-037** Motion presented by Councillor Guarino-Sawaya, Councillor Novoselsky, Councillor McKenna: That the City Council award a Certificate of Commendation to Linda DeMaio on the occasion of her retirement and in recognition of her years of service to the City of Revere.

14. **26-038** Motion presented by Councillor Kelley: That the City Council amend the City Council Rules of Order by inserting new Rule 47 - Community Meetings, as follows, for the purpose of requiring internal notification among Councillors regarding community meetings held by private applicants or other non-City entities, in order to ensure transparency among all Councillors, promote equal access to information for both Ward and At-Large Councillors, and avoid Open Meeting Law concerns: Rule 47 - Community Meetings, Any Councillor who schedules, hosts, or becomes aware of a community meeting held by a private applicant or other non-City entity concerning matters that may come before the City Council shall provide notice to all City Councillors via email through the City Clerk at least seventy-two (72) hours in advance of such meeting, when practicable. Such notice shall be for informational purposes only and shall include the date, time, location, and subject matter of the meeting, if known. Councillors who intend to attend such a meeting shall reply to the notice email indicating their intent to attend, in order to promote coordination and to avoid quorum-related concerns. Attendance at any such community meeting shall be limited so as not to constitute a quorum of the City Council or quorum of any sub-committee of the City Council, in order to avoid any violation of the Open Meeting Law. Nothing in this rule shall be construed to require, regulate, or impose notice obligations upon private applicants or non-City entities, nor shall it convert any private community meeting into a public meeting subject to the Open Meeting Law.
15. **26-039** Motion presented by Councillor Guarino-Sawaya: That the Mayor, through the appropriate departments, include a dedicated line item in the Parking Enforcement budget to fund the purchase and implementation of body-worn cameras for twelve (12) Parking Enforcement Officers, as well as dashboard cameras for six (6) Parking Enforcement vehicles, to enhance transparency, accountability, and trust between Parking Enforcement and the residents they serve. Further, that Chief Financial Officer Rich Viscay provide information on potential funding sources, including revenues generated from parking meters, and that input be requested from Revere Police Chief LaVita to ensure the program follows best practices and prioritizes resident safety, clear policies, and the protection of both the public and city employees.

16. **26-040** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Revere Police Department, in coordination with Traffic, Parking Enforcement, and the Traffic Advisory Committee, to increase targeted traffic enforcement on Pomona Street and the surrounding area during peak hours. Such enforcement shall focus on: 1. Vehicles using Pomona Street as a cut-through to bypass highway traffic controls and traffic signals; 2. Vehicles traveling at excessive speeds on Pomona Street in an effort to reach Revere Street; and 3. Vehicles exiting Blanchard's parking lot and making illegal left turns in violation of posted "No Left Turn" signage, which is routinely ignored and contributing to traffic congestion and safety concerns. This request is made due to ongoing gridlock, unsafe driving behavior, and quality-of-life and safety impacts on residents, including residents being unable to safely exit their driveways. Further, that the Traffic Advisory Committee be requested to review and report on the feasibility of installing a speed table or other appropriate traffic-calming measures on Pomona Street to slow vehicle speeds and discourage cut-through traffic.
17. **26-041** Motion presented by Councillor Silvestri: That the Mayor be requested to send a communication to MassDOT advising the department that state-maintained roadways and sidewalks have not been cleared of snow. Additionally, that the communication requests MassDOT to clear sidewalks within twenty-four hours of a snowstorm.
18. **26-042** Motion presented by Councillor Silvestri: That the Mayor request the City Solicitor and Policy Writer & Analyst to provide the City Council with an update on a proposed ordinance amendment banning cryptocurrency ATMs in the City of Revere. A motion was approved in October 2025 requesting the same.

Adjournment



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Thursday, January 29, 2026

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Anthony T. Zambuto presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Anthony Cogliandro	Councillor	Present	
Chris Giannino	Councillor	Absent	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Jim Mercurio	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Council President	Present	

2 Approval of the Journal of the Regular Meeting of January 12, 2026

RESULT: ACCEPTED

Public Hearings

- 3 26-006 Hearing called as ordered on a bond authorization for the renovation of the McKinley School in the amount of \$37,000,000.

Proponent

Mayor Patrick M. Keefe, Jr.
Tom Skwierawski, Chief of Planning
Rich Viscay, Director of Finance

Opponents

None

The City proposes renovating the long-vacant McKinley School into a shared municipal facility housing a regional 911 dispatch center, an expanded early childhood education center, and offices for the Parking Department and Retirement Office. The plan reuses an existing City

building to centralize services now spread across multiple locations, reduce leased space, improve coordination, and reactivate a deteriorating property on Yeamans Street. The site will function as two connected but operationally separate buildings: the older structure for classrooms and municipal offices, and the newer structure for the regional 911 center. Site upgrades include required preschool outdoor space, improved pedestrian connections, and a combined total of 48 parking spaces.

The regional 911 dispatch center will serve Revere, Winthrop, and Chelsea, with room for future expansion. Planned features include the dispatch floor, training and emergency operations space, bunk rooms, fitness space, and administrative offices. The early childhood component will add eight classrooms—doubling current capacity—plus administrative offices and a multipurpose indoor play/event space accessible for community use. Relocating the Parking Department and Retirement Office to City property will improve public access and cost for leases. Anticipated benefits include modernized emergency response, regional cost sharing, annual operating savings to Revere, expanded preschool access, and neighborhood revitalization.

Total project cost is estimated at \$43.5 million. Funding assumptions include roughly \$6.5 million in school-related grants and about \$19 million in state 911 grant reimbursements, leaving an estimated net City cost of \$17.5 million. The City seeks authorization to borrow up to \$37 million to satisfy procurement requirements before construction, with the expectation that grants will reduce final borrowing. Estimated average annual debt service is about \$1.1 million, subject to rates and timing. Costs cover construction, project management, design, contingencies, and 911-related technology expected to be grant-eligible. Abatement is complete, bids have been received, and construction is targeted to begin in late winter with completion projected for summer or fall 2027. Council discussion focused on the communications tower's height and appearance, long-term school funding responsibility, regional cost sharing, staffing and language capacity in dispatch, and parking adequacy.

Mixed Use Facility Bonds Proposed Bond Authorization

That \$37,000,000 is hereby appropriated to pay costs of the renovation and reconstruction of the McKinley Elementary School as a mixed-use space, including a Revere Public Schools early education center, the Revere Parking Department, Revere Retirement and the Metro North Regional Emergency Communication Center (the "MNRECC"), and including the payment of all costs incidental and related thereto, including the oversight of the construction (the "Project"); and 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 apply for, accept and expend any grants or aid available for the Project or for the financing thereof, provided that the amount of the borrowing authorized by this order shall be reduced by any amount received by the City from the MNRECC and/or The Commonwealth of Massachusetts (the "Commonwealth") as grants or reimbursement for costs of the Project.

That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and

execute such documents as such officials of the Commonwealth may require in connection therewith.

After the public hearing concluded, Council President Zambuto referred the loan order to Ways & Means on February 9, 2026.

RESULT:	REFERRED TO WAYS & MEANS	Next: 2/9/2026 6:00 PM
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- 4 26-015 Hearing called as ordered on the application of Mazen Seleem, Lama CO, LLC, 25 Moore St., Chelmsford, MA 01824 requesting a special permit from the Revere City Council enable the appellant to operate a commercial auto storage/parking use for 289 vehicles on Lots 17 & 18 Green Street, Revere, MA 02151.

Proponents

Mazem Seleem, 25 Moore St., Chelmsford, MA

Opponents

none

The applicant, Mr. Seleem, requested that he be allowed to withdraw the application without prejudice.

"SHALL THE CITY COUNCIL ALLOW THE APPLICANT TO WITHDRAW THE APPLICATION WITHOUT PREJUDICE?"

RESULT:	WITHDRAWN WITHOUT PREJUDICE [UNANIMOUS]
AYES:	Argenzio, Cogliandro, Guarino-Sawaya, Haas, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
ABSENT:	Giannino

- 5 26-016 Hearing called as ordered on the application of Capri, LLC, 1559 North Shore Road, Revere, MA 02151 requesting a special permit to reconstruct, alter, and extend the pre-existing non-conforming single-story structure by constructing a two-floor addition consisting of eight residential one-bedroom units at 1559 North Shore Road, Revere, MA 02151.

Proponents

Attorney Nancy O'Neil for the applicant
Tom Skwierawski, Chief of Planning

Opponents

Hakim Ouaalam, 1539 North Shore Rd., Revere, MA

Attorney Nancy O'Neil, representing Capri LLC and owner Claudia Gallego, presented a proposal to add two residential stories above Capri Bistro at 1559 North Shore Road while keeping the restaurant on the first floor. The plan creates eight one-bedroom units of about 360

square feet each (about 3,000 square feet total). The project does not expand the building footprint and results in an overall height of about 29 feet, described as below district allowances and smaller than some nearby developments. The applicant characterized the project as reinvestment in a roughly 125-year-old structure and as support for continued economic activity along Shirley Avenue, emphasizing proximity—about a three-minute walk—to Beachmont station and framing the apartments as transit-oriented housing.

Chief of Planning Tom Skwierawski supported the proposal, stating it aligns with City's Shirley Avenue TDI Build on Your Business initiative, which encourages small property owners to add housing above commercial spaces to increase housing supply and strengthen local businesses. No residents spoke in opposition at the hearing, though the chair noted one written letter of opposition on file from a nearby resident who was concerned about parking.

Council discussion addressed the zoning process and infrastructure capacity. Councillor Novoselsky, who lives nearby, said he worked with the applicant over two years on revisions and supports the project, noting it will proceed the Zoning Sub-Committee and likely include a condition barring tenants from obtaining resident parking permits. Councillor Kelly questioned the application's claim that water and sewer capacity are adequate, stating she had not seen supporting studies. Councillor Kelly also raised concern about the cumulative infrastructure impact of multiple small housing projects citywide. Council President referred the special permit application to the Zoning Sub-Committee meeting of February 9th.

RESULT:**REFERRED TO ZONING****Next: 2/9/2026 6:00 PM**

- 6 26-017 Hearing called as ordered on the application of Ardit Kraja, 500 Governor's Dr., Unit 26, Winthrop, MA 02152 requesting a special permit to reconstruct, alter, and extend the pre-existing non-conforming structure (garage) by constructing a two and half story, two-family dwelling on Lot A Elmwood Street, Revere, MA 02151.

Proponents

Attorney Nancy O'Neil for the applicant
Danielle Otolu, 71 Elmwood St., Revere, MA

Opponents

None

Testimony in support of the Elmwood Street proposal emphasized that replacing the long-deteriorated commercial garage with a two-family home would remove a neighborhood eyesore, eliminate a nonresidential use in a predominantly one- and two-family area, and improve property values and overall streetscape conditions. Councillor Guarino-Sawaya cited reported unanimous backing at a community meeting, a letter of support from a nearby resident, and the provision of four required off-street parking spaces on a nearby lot under the same ownership, with planned easements to ensure permanent access. They also argued the lot size reflects the historic development pattern of the neighborhood, where other homes exist on similarly sized parcels.

Opposition from Councillor Kelly focused on zoning precedent and neighborhood scale. Several councilors argued the approximately 2,250-square-foot lot is far below typical zoning standards and that approving a two-family structure could set a citywide precedent for intensified development on undersized lots, potentially creating legal and consistency issues in future cases. Questions were raised about the long-term reliability of required parking located on a separate parcel if ownership changes. Councillor Cogliandro cited that the proposed structure would be too close to the abutting structure where one could reach out a window and touch the abutting structure.

Councillor President Zambuto referred the special permit to the Zoning Sub-Committee for further discussion.

RESULT: REFERRED TO ZONING

Next: 2/9/2026 6:00 PM

Public Comment Pursuant to Chapter 402 of the Acts of 1965

There were no participants for public comment.

Communications

- 7 26-018 Communication from the Mayor relative to the appointment of Lily Martinez to the Parks and Recreation Commission.

RESULT: REFERRED TO APPOINTMENTS

- 8 26-019 Communication from the City Auditor requesting various amendments to the Revere Revised Ordinances - Table of Fees.

RESULT: ORDERED TO PUBLIC HEARING - CC

Next: 2/23/2026 6:00 PM

- 9 26-020 Communication from the Chief of Police requesting approval of a five-year contract with Axon Enterprises for the procurement of body-worn cameras for sworn police officers.

Police Chief LaVita addressed the City Council on the contract.

The Revere City Council considered two five-year procurement contracts requested by the Chief of Revere Police Department with Axon Enterprises, Inc.: a body-worn camera program and an upgrade of less-lethal control devices. For the body-worn cameras, the Chief stated the department is ready to implement the long-discussed program to increase public trust and transparency by providing objective video evidence that can protect officers from false accusations, hold officers accountable for misconduct, and reduce frivolous complaints and unwarranted lawsuits. The Chief also described operational benefits, including documenting crime scenes on arrival, capturing spontaneous utterances, and recording victim and witness statements, and highlighted a real-time translation feature for over 50 languages. In response to questions, the Chief explained the system is cloud-based and integrated with an existing digital evidence management system; footage would be subject to public records requests with review

for exemptions and redaction when required, supported by redaction software to obscure items such as license plates and faces. Retention would follow an incident-type-based schedule: low-level training videos may be deleted quickly at department discretion, while more serious incident categories would be retained per state guidance, with the department emphasizing it will follow prescribed retention rules rather than create new ones. A councilor asked about funding, and the Chief stated the contract spans five years and the department applied for a grant expected to cover the first year (identified as roughly \$250,000), after which the contract continues across the full term.

“SHALL THE CITY COUNCIL APPROVE THE 5-YEAR CONTRACT BETWEEN AXON ENTERPRISES, INC. AND THE CITY OF REVERE FOR RELATIVE TO BODY-WORN CAMERAS FOR SWORN REVERE POLICE OFFICERS?”

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Cogliandro, Guarino-Sawaya, Haas, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
ABSENT:	Giannino

- 10 26-021 Communication from the Chief of Police requesting approval of a five-year contract with Axon Enterprises for the procurement of less lethal control devices, Taser 10.

Police Chief LaVita addressed the City Council on the contract.

For the less-lethal devices, the Chief requested approval to renegotiate and upgrade from current Taser 7 devices (in year four of an existing five-year contract) to the Taser 10, citing performance and safety features intended to improve effectiveness and support de-escalation: a shift from requiring two probes to a single-probe deployment, an increase from one cartridge to ten deployment opportunities, expanded effective distance from about 25 feet to about 45 feet, and a light-and-sound warning that can act as a deterrent and de-escalation cue. The Chief also stated the devices integrate with the body-worn cameras so the camera can activate via Bluetooth if an officer did not turn it on before deployment, and that the package includes reality-based/virtual training scenarios to improve decision-making in use-of-force situations. The CFO and Chief provided cost figures comparing the existing contract to the proposed upgrade, noting the new agreement reflects a credit for early conversion and would be funded through the capital plan as a recurring annual appropriation with a modest increase typical for this equipment category. Councillors asked whether every officer would have a device; the Chief responded that not all officers would be issued tasers under this funding level and described the program as elective, with about 50 taser officers selected and distributed across shifts to maintain coverage while keeping the equipment with motivated, trained patrol personnel.

“SHALL THE CITY COUNCIL APPROVE THE 5-YEAR CONTRACT BETWEEN AXON ENTERPRISES, INC. AND THE CITY OF REVERE RELATIVE TO UPGRADING LESS LETHAL CONTROL DEVICES TO THE TASER 10?”

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Cogliandro, Guarino-Sawaya, Haas, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
ABSENT:	Giannino

Motions

- 11 26-022 Motion presented by Councillor Cogliandro: That the Mayor be requested to direct the Chief of Police to install a traffic camera at the intersection of Cushman Avenue and Adams Street, on utility pole #1370. This request was previously submitted under Motion 24-237 in July 2024 and was unanimously approved by the Council; however, the camera was not installed due to the lack of available funding.

RESULT:	PLACED ON FILE
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- 12 26-023 Motion presented by Councillor McKenna: That the City Council request Tammy Saporito, National Grid to appear before the City Council to address city-wide issues of double poles and street light outages. Further, that all City Councillors be requested to compile a list of National Grid work orders and issues to present Ms. Saporito at the proposed meeting.

RESULT:	ORDERED - VOICE VOTE
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- 13 26-024 Motion presented by Councillor McKenna: That the City Council order to a public hearing, An Ordinance Further Amending Title 12 of the Revere Revised Ordinances Relative to Construction Procedures for Street and Sidewalk Openings. (attached)

AN ORDINANCE FURTHER AMENDING TITLE 12 OF THE REVERE REVISED ORDINANCES RELATIVE TO CONSTRUCTION PROCEDURES FOR STREET AND SIDEWALK OPENINGS

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

Section 1. Section 12.04.080(C)(9) Construction Procedures - Street and Sidewalk Openings of the Revere Revised Ordinances is hereby amended by deleting the last paragraph and inserting in place thereof the following new paragraph:

The permittee shall be responsible for curb-to-curb restoration of the affected street, including all necessary appurtenant measures such as complete surface reconstruction, curbing, resetting utility structures (“bar holes”), compatible crack filling, tack coating, and infrared thermal integration of the pavement. The length of the required curb-to-curb restoration and all construction procedures shall be determined by a site inspection conducted with an authorized representative of the Department of Public Works. All restoration procedures shall be performed at the sole financial obligation of the permittee.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 2/23/2026 6:00 PM
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- 14 26-025 Motion presented by Councillor Giannino, Councillor Guarino-Sawaya: That the City Council present a Certificate of Commendation to Fire Fighter Frank Barry in recognition of his retirement after 29 years of dedicated service to the City of Revere.

RESULT:	ORDERED - VOICE VOTE
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- 15 26-026 Motion presented by Councillor Argenzio, Councillor McKenna, Councillor Mercurio: That the Mayor and Superintendent of Public Works be requested to include a line item in the upcoming public works budget preparation specifically for the planting of street trees and installation of tree pits along city streets. The planting of trees in an urban area such as Revere is vitally important to the air quality and quality of life. A suggested amount for the FY2027 budget is between \$10,000 and \$20,000 with a goal of increasing this amount in subsequent budgets.

Supporters of the motion argued the City has fallen behind on planting even though it maintains removal and trimming, and that the City should not rely primarily on the Department of Conservation and Recreation program; one councillor cited data showing 217 trees planted in 2024–2025, but only 22 on City streets, with most planted on private property. Multiple councillors emphasized that street trees are “urban infrastructure” tied to air quality, heat reduction, stormwater management, walkability, public health, and neighborhood pride, and they criticized recent roadway and sidewalk projects—including Chapter 90 work—for not restoring tree pits or planting trees when streets were rebuilt. They also argued the City should use vacant pits, address hazards created by empty pits, and adopt modern smaller tree varieties and tree pit systems designed to limit sidewalk damage. Councillor Mercurio added that a local landscape company agreed to donate and demonstrate two tree pit cover options (poured-in-place rubber and a plastic grid system) to improve sidewalk safety, protect roots, lower maintenance costs, and help the City choose best practices while keeping costs down. Concerns raised during debate focused on resident impacts and consent: some councillors insisted residents should have input because they shovel sidewalks, worry about future root damage, and may not want trees that block ocean/river views in areas such as Point of Pines and Oak Island; others argued the City should take greater control because sidewalks are City property and risks becoming a “concrete city” without shade. Discussion also focused on whether the proposed dollar amount is sufficient, the backlog of resident tree requests, location strategies (placing trees at property lines rather than directly in front of windows), and utility constraints such as avoiding planting under wires or near gas lines.

RESULT:	ORDERED - ROLL CALL [8 TO 1]
AYES:	Argenzio, Cogliandro, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
NAYS:	Guarino-Sawaya
ABSENT:	Giannino, Haas

- 16 26-027 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Department of Planning & Community Development to provide the City Council with an update on the usage results of QuantAQ monitors to study air quality in Ward 5.

RESULT:	ORDERED - VOICE VOTE
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- 17 26-028 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission and the Department of Public Works to evaluate and, if deemed appropriate, install and/or paint “Do Not Block the Box” pavement markings and appropriate signage at the intersection of Revere Street and North Shore Road, following a resident’s continued complaints regarding vehicles frequently blocking the intersection, creating safety concerns for pedestrians, emergency vehicles, and motorists.

RESULT:	ORDERED - VOICE VOTE
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- 18 26-029 Motion presented by Councillor Guarino-Sawaya: That the Mayor and the Inspectional Services Department, in coordination with Public Works and the Police Department, to develop and implement a standardized Construction Accountability and Neighborhood Protection Plan for all active construction or infrastructure upgrade projects citywide. Such plan shall include, but not be limited to: 1. A publicly accessible compliance checklist outlining requirements related to noise, hours of operation, debris control, safety fencing, sidewalk access, and on-street parking impacts; 2. A requirement that each construction site designate a clearly identified on-site compliance contact, available to the City Council, residents and city departments; 3. Routine and documented inspections throughout the duration of construction, not solely at project commencement; 4. A graduated enforcement process with meaningful penalties for repeat or ongoing violations, including fines and potential work stoppages where applicable; and 5. A mechanism for residents to report violations in real time, with clear response protocols and follow-up. Further, that the Administration provide the City Council with a status update and implementation timeline within a reasonable time frame.

RESULT:	ORDERED - VOICE VOTE
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- 19 26-030 Motion presented by Councillor Guarino-Sawaya, Councillor Giannino: That the Mayor request Julie DeMauro and the Traffic Advisory Committee to draft a proposed ordinance amendment to Title 10 of the

Revised Ordinances of the City of Revere establishing clear definitions, standards, and procedures for the use of speed tables and portable speed bumps, including but not limited to: 1. Definitions distinguishing speed tables from portable speed bumps; 2. Criteria and guidelines for placement, including roadway type, traffic volume, proximity to schools, parks, senior housing, and pedestrian-heavy areas; 3. A formal application and approval process; 4. A schedule and inventory listing within Title 10 identifying approved locations and duration of use; and 5. Maintenance, removal, and seasonal use protocols to ensure consistency, safety, and transparency citywide.

RESULT: ORDERED - VOICE VOTE

Late Motions

- 20 26-031 Motion presented by Councillor Cogliandro: That the City Council award a Certificate of Merit to Asani Anderson, a 2nd Grader at the Whelan School, in recognition of his quick life-saving actions on January 13th to save a classmate who was choking during lunch.

RESULT: ORDERED - VOICE VOTE

- 21 26-032 Motion presented by Councillor Zambuto: That the City Council order to a public hearing, A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Relative to Special Permits.

A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Relative to Special Permits

Be it ordained by the City of Revere as follows:

Section 1. Section 17.16.040 Generally - Table of Uses, NB District of the Revised Ordinances of the City of Revere is hereby amended by changing the following uses from “yes” to “sp”: dwelling, two-family; dwelling, apartment; dwelling, townhouse; and dwelling, duplex.

Section 2. Section 17.16.040 Generally - Table of Uses, GB District of the Revised Ordinances of the City of Revere is hereby amended by changing the following uses from “yes” to “sp”: dwelling, two-family; dwelling, apartment; dwelling, townhouse; and dwelling, duplex.

Section 3. Section 17.16.040 Generally - Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by changing dwelling, apartment from “yes” to “sp” in the RC, RC1, RC2, and RC3 zoning districts.

Section 4. Section 17.16.060 Townhouses in RB, RB1, CB, and LI Districts is hereby amended by deleting “RC, RC1, RC2, RC3, NB and GB” and inserting in place thereof, “RC, RC1, RC2, and RC3”.

Section 5. Section 17.16.060 Townhouses in RB, RB1, CB, and LI Districts is hereby amended by deleting “RB, RB1, CB and LI ” and inserting in place thereof, “RB, RB1, CB, LI, NB and GB”.

Section 6. Section 17.40.030(A) Modification of nonconforming structures of the Revere Revised Ordinances is hereby amended by deleting, “(excluding single and two-family residential structures)”

Section 7. Section 17.40.040 Modification of nonconforming single and two-family residential structures of the Revere Revised Ordinances is hereby deleted in its entirety.

RESULT: ORDERED TO PUBLIC HEARING - CC

Next: 2/23/2026 6:00 PM

Adjournment

Ordered adjourned at 8:02 PM.

Attest:

City Clerk



City of Revere

CFO/City Auditor/Budget Director

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

Richard Viscay
CFO/City Auditor/Budget Director

January 7, 2026

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

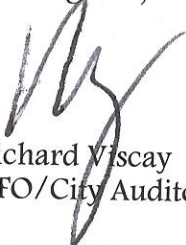
RE: Bond Authorization – McKinley School Renovation

Dear Council President Zambuto,

Please find attached bond authorization language for the renovation of the McKinley School for creating a mixed-use facility for the City of Revere, Revere Retirement Board, and the Metro North Regional Emergency Community Center

I will be available for Monday's meeting to discuss the financing of this project. Tom Skwierawski will present a presentation of the construction of the McKinley for your benefit.

Best regards,



Richard Viscay
CFO/City Auditor/Budget Director

Cc: Patrick M. Keefe Jr., Mayor
Cathy Bowden, Treasurer/Collector
Tom Skwierawski, Chief of Planning and Community Development
Assunta Newton, Assistant Budget Director

Attachments

Attachment: Bond Authorization McKinley School Renovation (26-006 : Bond Authorization McKinley School Renovation)

City of Revere, Massachusetts
Suggested Form of Loan Order

\$37,000,000 Mixed Use Facility Bonds

Ordered: That \$37,000,000 is hereby appropriated to pay costs of the renovation and reconstruction of the McKinley Elementary School as a mixed-use space, including a Revere Public Schools early education center, the Revere Parking Department, Revere Retirement and the Metro North Regional Emergency Communication Center (the "MNRECC"), and including the payment of all costs incidental and related thereto, including the oversight of the construction (the "Project"); and 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 apply for, accept and expend any grants or aid available for the Project or for the financing thereof, provided that the amount of the borrowing authorized by this order shall be reduced by any amount received by the City from the MNRECC and/or The Commonwealth of Massachusetts (the "Commonwealth") as grants or reimbursement for costs of the Project.

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

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, February 3, 2026 4:04 PM
To: qosullivan@dambrosiollp.com; Ashley Melnik; Frank Stringi
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Flagged

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: February 03, 2026
Application #: SPR25-000238
Address: 1559 NORTH SHORE RD
Description: Residential Addition to Existing Commercial Structure
Review Status: Pending

The following findings and conditions have been made with respect to the above referenced special permit request:

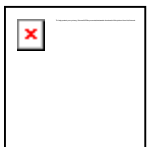
1. In accordance with Section 10.34.020 this development shall not be eligible for resident parking stickers.
2. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
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 8 bedrooms, the sewer mitigation fee shall be \$11,440. 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. Concrete sidewalks with granite curbing shall be installed along the full frontage of the property including the planting of four street trees (minimum caliper of 2 1/2") along the North Shore Road frontage and Dehon Street frontage.
6. An exterior grease trap shall be installed for the existing restaurant use to be approved by the Plumbing Inspector.
7. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee.
8. 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 devices.

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 of 2.3.

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: Tuesday, February 3, 2026 3:32 PM
To: qosullivan@dambrosiollp.com; Ashley Melnik
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: February 03, 2026
Application #: SPR25-000193
Address: ELMWOOD ST
Description: New Two-Family
Review Status: Pending

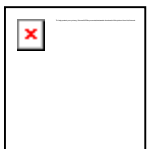
The following findings and conditions have been recommended with respect to the above referenced special permit application

1. An easement agreement must be recorded for the encroachment of the existing developed structure located at 55 Elmwood which encroaches on Lot A.
2. The proposed residential structure on Lot A shall be classified as a single family with an ADU not to exceed 900 gsf rather than a two family.
3. The parking area proposed on Lot B shall be screened on all sides where abutting adjacent residential properties.
4. A sewer connection and water connection permit must be obtained from the DPW. 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.
5. At least 40% of the front yard of the proposed dwelling on Lot A shall be landscaped including the planting of two trees (minimum caliper of 2 1/2") within the front yard.
6. Two street trees (minimum caliper of 2 1/2") shall be planted within the sidewalk along the frontage of the proposed parking area on Lot B.
7. Concrete sidewalks with granite curbing and granite curb butts at all driveways shall be installed along the full frontage of the property comprising Lot A, 55 Elmwood, and Lot B.
8. All existing drains, water lines and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
9. The grading of the lot shall be such that no runoff is diverted to abutting properties.

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: C2603.SitePlanReviewConditions.ElmwoodStreet (26-017 : Special Permit C-26-03, Elmwood Street)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 3, 2026

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Matthew Wolfer to the Affordable Housing Trust Fund Board in accordance with Revere Ordinance Chapter 2.90 and MGL Chapter 44 Section 55C. I am reappointing Matthew to a two year term, effective the date of the oath of office.

Matthew has been an integral member of the AHTFB since 2024. I am confident that he has the knowledge and skillset to continue his work.

Regards,



Patrick M. Keefe Jr.

Attachment: M. Wolfer AHTFB Reappointment Letter (26-033 : Reappointment of Matt Wolfer to the AHTFB)



CITY OF REVERE

Patrick M. Keefe Jr.

Mayor

February 4, 2026

The Honorable Revere City Council
c/o Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Re: Planning Project #1 – Inflow and Conveyance
MassDEP CWSRF Planning Project No. 19200
Field Investigations and 2026 Report Preparation

Dear Council Members:

I am writing to request a public hearing for a new Loan Order for borrowing under the Massachusetts Department of Environmental Protection's (MassDEP's) Clean Water State Revolving Fund ("CWSRF"). The CWSRF was established to provide a low-cost funding mechanism to assist municipalities in complying with federal and state water quality requirements. The City is seeking to borrow \$1,250,000 for CWSRF Planning Project No. 19200 (Planning Project #1 – Inflow and Conveyance).

As with previous CWSRF projects, to take advantage of these low interest loans, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loan; and second – approve the Loan Order for the project. I have attached copies of the required Resolution and Loan Order. The planning work associated with this new fund will assist the City commitments required by the City's Consent Decree with the U.S. Dept. of Justice, to remedy historic violations of the Federal Clean Water Act.

Specifically, the work proposed with the planning funds will be utilized for the following:

- (1) To investigate the condition and operation of the sanitary sewer and stormwater systems.
- (2) To continue with citywide supplemental field investigations and activities associated with illicit discharge detection and elimination (IDDE).

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Tel. (781) 286-8111 • www.revere.org

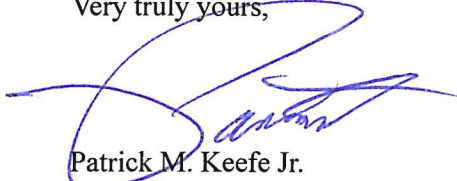
(3) To continue to develop and implement a house-to-house inspection program for the purpose of identifying sump pumps, flat roofs and other sources of inflow into the sewer system for removal or redirection.

(4) To conduct flow metering of the wastewater system to enhance the capabilities of the hydraulic model.

(5) To prepare a recommended plan and implementation schedule for submittal to US EPA and MassDEP in December 2026 to identifying cost-effective projects to attain the target level of sewer system service in the City for a ten-year design storm as presented in the recommended plan. The recommended plan and schedule shall include but not be limited to a description of the projects, the estimated cost, all critical milestones in implementing the work, a description of the required permits and approvals for the work, and any needed collaboration or partnering with outside sewer authorities.

I ask that the City Council approve the Resolution and move this Loan Order to a public hearing at its earliest opportunity.

Very truly yours,



Patrick M. Keefe Jr.
Mayor, City of Revere

C: Richard Viscay, City Auditor
Paul Capizzi, City Solicitor
Thomas Skwierawski, DPCD
Chris Ciaramella, Superintendent of Public Works
Nicholas Rystrom, City Engineer
Michael Leon, Nutter, McClennen & Fish LLP
Robert Button, CDM Smith



CITY OF REVERE

Patrick M. Keefe Jr.

Mayor

February 4, 2026

The Honorable Revere City Council
c/o Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Re: Planning Project #2 – Inflow and Conveyance
MassDEP CWSRF Planning Project No. 19201
Waitt Park Pump Station Upgrade Project

Dear Council Members:

I am writing to request a public hearing for a new Loan Order for borrowing under the Massachusetts Department of Environmental Protection's (MassDEP's) Clean Water State Revolving Fund ("CWSRF"). The CWSRF was established to provide a low-cost funding mechanism to assist municipalities in complying with federal and state water quality requirements. The City is seeking to borrow \$500,000 for CWSRF Planning Project No. 19201 (Planning Project #2 – Inflow and Conveyance).

As with previous CWSRF projects, to take advantage of these low interest loans, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loan; and second – approve the Loan Order for the project. I have attached copies of the required Resolution and Loan Order. The planning work associated with this new fund will assist the City commitments required by the City's Consent Decree with the U.S. Dept. of Justice, to remedy historic violations of the Federal Clean Water Act.

Specifically, the work proposed with the planning funds will be utilized for the continued assessment of inflow removal required in the City, as well as planning efforts for the Waitt Park Pumping Station Upgrade Project, including a force main routing alternatives analysis to relocate this sewer force main from the marsh and an analysis of the potential to increase in-line storage upstream of the pump station.

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Attachment: Planning Project #2 Inflow and Conveyance #19201 (26-035 : MassDEP CWSRF Planning Project #19201)

I ask that the City Council approve the Resolution and move this Loan Order to a public hearing at its earliest opportunity.

Very truly yours,



Patrick M. Keefe Jr.
Mayor

C: Richard Viscay, City Auditor
Paul Capizzi, City Solicitor
Thomas Skwierawski, DPCD
Chris Ciaramella, Superintendent of Public Works
Nicholas Rystrom, City Engineer
Michael Leon, Nutter, McClennen & Fish LLP
Robert Button, CDM Smith



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 4, 2026

The Honorable Revere City Council
c/o Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Re: Design of Wonderland Area Sewer Improvements MassDEP CY-2025 – CWSRF Project No. 19185

Dear Council Members:

I am writing to request the City Council's approval to submit a 2025 Financial Assistance Application to the Clean Water Sewer Overflow and Stormwater Reuse Municipal Grants (OSG) Program under the Massachusetts Department of Environmental Protection (MassDEP). The OSG Program was established to provide a grant mechanism to assist disadvantaged communities to comply with federal and state water quality requirements. The City intends to utilize the \$250,000 in grant funding for the proposed Wonderland Area Sewer Improvements project.

In order to take advantage of the grant provided through the OSG Program the City Council must approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the grant. I have attached a copy of the required Resolution.

I ask that the City Council approve the Resolution at its earliest opportunity.

Very truly yours,
Patrick M. Keefe Jr.

Mayor

C: Richard Viscay, City Auditor
Paul Capizzi, City Solicitor
Thomas Skwierawski, DPCD
Chris Ciaramella, Superintendent of Public Works
Nicholas Rystrom, City Engineer

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Attachment: MassDEP CY-2025 CWSRF Project #19185 (26-036 : MassDEP CY-2025 CWSRF Project #19185)

AUTHORITY TO FILE

Whereas, the City of Revere, after thorough investigation, has determined that the work activity consisting of: Design of Wonderland Area Sewer Improvements is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Clean Water Trust (the Trust) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth (Chapter 21 and Chapter 29C) are authorized to provide financial assistance to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects and Drinking Water Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a grant application.

NOW, THEREFORE, BE IT RESOLVED by Revere City Council as follows:

1. That Mayor Patrick M. Keefe Jr. is hereby authorized on behalf
(Title of Official)
of the Applicant to file applications and execute agreements for grant assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said grant(s), if awarded, shall be to fund design activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.