



CITY COUNCIL  
Regular Meeting

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City Councillor Joseph A. DelGrosso  
City Council Chamber – 2<sup>nd</sup> Floor  
Revere City Hall  
Revere, MA 02151  
Calendar

Monday, March 10, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing [translation@revere.org](mailto:translation@revere.org).

**5:00PM Zoning Sub-Committee Meeting**

**Salute to the Flag**

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of February 24, 2025

**Communications**

3. **25-066** Communication from the Mayor relative to the proposed Inter-municipal RECC Agreement between Revere, Winthrop, and Chelsea.
4. **25-067** Communication from the Chief of Planning & Community Development relative to the conveyance of certain tax title properties to the Affordable Housing Trust Fund Board of Trustees.
5. **25-068** Brian Dakin, Sr. Project Manager of LeftField will provide an update on the Revere High School Building Project.

**Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965**

**Unfinished Business**

6. **25-047** Petition submitted by National Grid to install a pole across from 55 Walnut Avenue, Revere, MA 02151 beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Avenue and Walnut Avenue and continuing approximately 17 feet in an East direction. (Plan No. 30811266)
7. **25-048** Petition submitted by National Grid to install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street, Revere, MA. (Plan # 30941770)
8. **25-049** Petition submitted by National Grid to install approximately 10' of 1-3" underground conduit from existing pole #3919-0 to provide a permanent overhead to underground siphon service at 73 Gage Avenue, Revere, MA 02151. (Plan #31071852)
9. **25-050** Petition submitted by National Grid to install approximately 60' of 1-4" underground conduit from existing pole #306 at the corner of Agneous Avenue and Broad Sound Avenue to provide a permanent overhead to underground siphon service for 3 Agneous Avenue, Revere, MA 02151. (Plan # 31086694)

**Zoning Sub-Committee Report**

10. **24-269** An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.
11. **25-015** Joshua Recycling, Inc., 12 Furlong Drive, Revere, MA 02151 requesting a special permit from the Revere City Council so as to permit a contractors storage yard use within the TED District at 12 Furlong Drive, Revere, MA 02151.
12. **25-043** Nicholas Daher, 375 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to expand an existing nonconforming use and structure for the conversion of a 5-unit structure to a 6-unit structure at 30 Campbell Avenue, Revere, MA 02151.
13. **25-042** Edvin Balla, 48 Derby Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing non-conforming structure and construct a new four-story mixed used building, within the same footprint, consisting of a two-story restaurant on the ground and second floors, and two residential units on the third and fourth floors (one apartment per floor) at 63-64 Revere Beach Boulevard, Revere, MA 02151.

**Motions**

14. **25-069** Motion presented by Councillor Kelley: That the City Council request the City Solicitor to draft a home rule petition for the purpose of modifying the Zoning Act as it relates to Accessory Dwelling Units by allowing the City of Revere to maintain specific provisions of its local ordinance including but not limited to parking requirements and location restrictions—deemed essential to safeguard public welfare, citizen safety, and the character of an already congested and over-developed community, provided the City continues to support ADU development in line with the state’s housing goals.
15. **25-070** Motion presented by Councillor Argenzio: That the Mayor request the City Solicitor and Director of Planning and Community Development to explore the feasibility of challenging in court the new ADU regulations set forth by the Commonwealth of Massachusetts. Specifically lack of parking requirements, allowing ADU construction on homes greater than single family, allowing ADU construction in flood zones, and considering a bus stop as a transit station.
16. **25-071** Motion presented by Councillor Argenzio: That the Mayor request the Department of Public Works to install bollards in front of 110 Ridge Road. This house is directly across from Homer Street which is an extremely steep hill. On several occasions, during snow storms, vehicles have come down the hill and into the resident's home and property.
17. **25-072** Motion presented by Councillor Argenzio: That the Mayor request the DPW Superintendent to install a sidewalk approximately 175' in length to include curb in front of 15 Seaview Street to the corner of Mountain Avenue. This area is the only location on Seaview Street without a formal sidewalk. The area currently is grass and vegetation making it impossible to traverse.

18.    **25-073**       Motion presented by Councillor Guarino-Sawaya: That the Mayor request a representative from the Commonwealth of Massachusetts Department of Public Utilities to appear before the City Council to conduct a presentation explaining gas supply rate hikes.



## CITY COUNCIL

### Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber

### Journal

Monday, February 24, 2025

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Marc Silvestri 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	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Marc Silvestri	Council President	Present	

#### 2 Approval of the Journal of the Regular Meeting of February 3, 2025

Councillor Novoselsky took a point of personal privilege to offer a moment of silence for three young Revere residents who passed away while on vacation abroad.

The City Council is deeply saddened to learn of the deaths of Wafae El Arar, Imane Mallah, and Kaoutar Naqqad, three young women who were valued members of the Revere community. On behalf of the entire City of Revere, we extend our condolences to their families and loved ones during this time of unimaginable loss.

**RESULT: ACCEPTED**

### Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, February 24, 2025 at 5:45PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Argenzio, Guarino-Sawaya, Jaramillo, Novoselsky, and Chairman Zambuto. The following special permit was on the agenda for discussion:

Minutes Acceptance: Minutes of Feb 24, 2025 6:00 PM (Salute to the Flag)

**25-016** Stephen Caruso, Trustee of R&S Realty Trust, 320 Charger Street, Revere, MA 02151 requesting a special permit from the Revere City Council to reconstruct, alter, and extend the lawfully preexisting, nonconforming structures so as to construct a new commercial parking structure at the property located at Squire Rear Road, Revere, MA 02151 (MBP 30-435C-7E).

Site Plan Review offered the following conditions to be incorporated into the special permit if awarded:

- . A street lighting plan along the access road to the garage shall be approved by the Site Plan Review Committee.
- . The back of the site bordering Rumney Marsh shall be maintained with native trees and plant species and remain in a natural state. In addition, a wood guard rail shall be installed along the rear of the project site bordering Rumney Marsh.
- . This project is subject to the issuance of a commercial parking lot/structure license by the License Commission.
- . No digital signage either accessory or attached is allowed on the structure.
- . The installation of site security in the form of lighting, security gates and fencing shall be provided in accordance with the requirements of the Fire and Police Departments
- . 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.
- . The plans must be reviewed and approved by the Fire Dept. including the location of all electric vehicle charging stations.
- . This development is subject to an order of conditions by the Conservation Commission. The recorded copy of the order of conditions shall be filed with the Building Inspector prior to the issuance of a building permit.
- . Concrete sidewalks with granite curbing shall be installed along the full frontage of the property and 12 street trees (minimum caliper of 2 1/2") shall be planted along the frontage of the garage structure.
- . All existing drains, water lines and sewer lines within the site to be abandoned 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. These plans shall be filed as part of the building permit application.
- . A traffic impact analysis shall be prepared for the proposed development at the intersections of the project site drive and Charger St; the intersection of Charger St. and Ward St.; and the intersection of Charger St. and Squire Road and the developer shall be responsible for undertaking all pedestrian and traffic safety measures recommended in the traffic study.
- . All landscaped and open space areas are to be maintained by the owner of the property. The annual landscape maintenance program shall include the replacement of all trees and shrubs which may be damaged within the project site, weed control, mulching, grass cutting, watering, and fertilizing. The owner of the property shall also be responsible for the removal of all litter and debris within the project site.
- . A surveillance camera shall be installed on the building subject to the approval of the

Police Chief.

- . 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 number of 54 parking spaces provided within the required side yard setback area. Therefore, the CIT fee is calculated at \$32,400.
- . Since construction activities involve disturbance of more than one acre, the project is subject to regulations under the NPDES storm water program. Therefore, the NPDES general permit must be filed with EPA/DEP for storm water management. The storm water drainage system within the site shall conform to the requirements of the City of Revere storm water management ordinance and be in compliance with DEP storm water regulations. The storm water management measures outlined in the permit must be incorporated into the final site plan.

Attorney Nancy O’Neil and Attorney Gerry D’Ambrosio addressed the committee on behalf of the applicant.

Chairman Zambuto requested a roll call of the committee to provide a favorable recommendation for the granting the special permit subject to the conditions of Site Plan Review.

Councillors Argenzio, Guarino-Sawaya, Jaramillo, Novoselsky, and Chairman Zambuto voting “YES.”

- 3        25-016        Stephen Caruso, Trustee of R&S Realty Trust, 320 Charger Street, Revere, MA 02151 requesting a special permit from the Revere City Council to reconstruct, alter, and extend the lawfully preexisting, nonconforming structures so as to construct a new commercial parking structure at the property located at Squire Rear Road, Revere, MA 02151 (MBP 30-435C-7E).

President Silvestri requested suspension of the City Council Rules of Order for the purpose of taking up the Zoning Sub-Committee Report.

**"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED ON THE APPLICATION OF STEPHEN CARUSO, TRUSTEE OF R&S REALTY TRUST, 320 CHARGER STREET, REVERE, MA 02151 REQUESTING A SPECIAL PERMIT TO RECONSTRUCT, ALTER, AND EXTEND THE LAWFULLY PREEXISTING, NONCONFORMING STRUCTURES SO AS TO CONSTRUCT A NEW COMMERCIAL PARKING STRUCTURE AT THE PROPERTY LOCATED AT SQUIRE REAR ROAD, REVERE, MA 02151 SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW?"**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

### Public Hearings

4      24-269      Hearing called as ordered on, An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.

#### Proponents

none

#### Opponents

none

Councillor Kelley provided the following commentary in support of repealing the mechanical parking ordinance: The ordinance allowing mechanical parking stackers (adopted in 2020) was intended to address parking shortages creatively, but it has become a loophole that undermines parking requirements.

Developers propose these stackers to gain initial approval for projects that do not meet parking requirements with a promise to install the stackers later. Yet, as their projects near completion, the developers cite reasons like soil conditions or cost to abandon the stackers & not install them.

The Zoning Board of Appeals (ZBA) then grants variances to developers leaving the finished development with fewer parking spaces than even the reduced number originally promised.

Clear examples are: 344 Salem St. and 791 Broadway where developers proposed mechanical stackers in order to create minimum parking requirements & gain project approvals, only to later request—and receive—ZBA approval to abandon the stackers (despite opposition from the surrounding neighborhoods) — this resulted in both these projects having fewer spaces than even the original plans promised.

But this isn't about neighborhoods demanding stackers; it's about developers exploiting the ordinance as a loophole and using the same playbook. In all, there have been 3 projects requesting stackers upfront, in order to gain project approvals, but later all 3 developers asked to dodge installing the stackers with excuses like cost or feasibility. If parking promises are made, they must be enforced—and since we clearly see that they aren't, the ordinance must be repealed to prevent further exploitation.

It's a clear bait-and-switch tactic that reduces accountability, exacerbates parking scarcity in Revere, and prioritizes developer convenience over community needs. Repealing the ordinance would close this loophole, forcing developers to meet parking requirements upfront & stick by them — with feasible, enforceable plans—ensuring promises made are promises kept.

Lastly, there's the issue of safety — I've personally witnessed City Councillors speaking on behalf of developers at ZBA hearings citing that they have safety concerns with the mechanisms which support the developers' arguments for not having to install them — therefore, this is just another reason which supports the repeal of this ordinance.

First Reading –

**An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems**

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

**Section 1.** Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety.

**Section 2.** Section 17.28.035 Mechanical Parking Systems is hereby deleted in its entirety.

**RESULT:**

**REFERRED TO ZONING**

**Next: 3/10/2025 6:00 PM**

5      25-026      Hearing called as ordered on, An Ordinance Further Amending Chapter 2.57 of the Revised Ordinances of the City of Revere Relative to the Parks & Recreation Commission.

**Proponents**

Rose Burns, Mayor's Office

Claire Inzerillo, Policy Writer & Analyst

Michael Tucker, 9 Ellerton Street, Revere, MA

**Opponents**

none

Rose noted the Mayor's Office submitted an amendment to the proposed ordinance providing for the membership of the commission to include a youth resident.

First Reading -

**AN ORDINANCE FURTHER AMENDING CHAPTER 2.57 OF THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE PARKS & RECREATION COMMISSION**

*Be it ordained as follows:*

**SECTION 1.** Section 2.57.010 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

**§ 2.57.010.      Established.**

There is created and established in the city the parks and recreation department, hereinafter referred to as the “department.” The department shall be responsible for and shall promote and



manage recreational activities sponsored or conducted by the city. The department shall have delegated responsibility for all public parks of the city as well as for Harry Della Russo Stadium.

**SECTION 2.** Section 2.57.020 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

**SECTION 3.** Section 2.57.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

**§ 2.57.020 Director – Appointment.**

The parks and recreation department shall be under the general supervision of a director, hereinafter referred to as the “director,” who shall be appointed by the mayor, subject to confirmation by the city council.

**SECTION 4.** Section 2.57.040 of Title 2 of the Revised Ordinances of the City of Revere shall be re-numbered to 2.57.030.

**SECTION 5.** Section 2.57.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by re-numbering the section to 2.57.040, and by deleting the words “sometimes referred to in this chapter” and inserting in place thereof the words “hereinafter referred to.”

**SECTION 6.** Section 2.57.060 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

**§ 2.57.050 Commission – Composition and terms.**

- . The commission shall consist of seven members appointed by the mayor and subject to confirmation by the city council.
  - . All members shall be residents of the city of Revere;
  - . One member shall be the director of parks and recreation of the city of Revere, who shall serve as an *ex-officio*, non-voting member; and,
  - . The mayor shall ensure, to the extent feasible, that the composition of the commission reflects the geographic and cultural diversity that exists in the city.
- B. The terms of the commission members shall be coterminous with that of the mayor.
- C. Members shall be eligible for reappointment in the same manner as the original appointment. If a vacancy occurs, it shall be filled for the balance of the unexpired term in the same manner as the initial appointment was made.
- D. The commission shall annually elect a Chair from its members.

**SECTION 7.** Section 2.57.070 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

**§ 2.57.060 Commission – Powers and duties.**

It shall be the duty of the parks and recreation commission to advise and make recommendations to the parks and recreation department through the mayor and/or city council in relation to

matters pertaining to sports, recreation, parks, youth events and activities, and open space in the city.

**SECTION 8.** Section 2.57.080 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

**§ 2.57.070 Annual report.**

The commission shall keep a record of its recommendations and at the close of every calendar year send a report thereof to the mayor and the city council.

**SECTION 9.** This ordinance shall take effect upon its passage.

<b>RESULT:</b>	<b>REFERRED TO LEGISLATIVE AFFAIRS</b>
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6      25-028      Hearing called as ordered on, A Zoning Ordinance Further Amending Accessory Dwelling Unit Regulations in the City of Revere.

**Proponents**

Tom Skwierawski, Chief of Planning

**Opponents**

Mary Gandolfo, 619 Washington Ave., Revere, MA  
Ed Terrell, 70 Sewall St., Revere, MA

Mr. Skwierawski discussed updates to local zoning laws in response to the Affordable Homes Act, signed by Governor Healy in August 2024. This law requires all municipalities to allow accessory dwelling units (ADUs), commonly known as in-law units or granny flats, by right in single-family zones. It also restricts unreasonable regulations, such as owner-occupancy requirements, parking restrictions near transit stations, and size limitations.

The state law took effect on February 2, making existing local ordinances obsolete. While there is no strict compliance deadline, local authorities must align regulations with the new state law. Some key changes include:

A bus stop is now considered a transit station, meaning ADUs near bus stops cannot have parking requirements, which applies to most of the city.

The requirement for multiple ADUs per lot is optional, and the city plans to limit it to one per lot.

ADUs are now permitted in any structure, including apartment buildings, as long as they are in a single-family zone.

Tom emphasizes the need to wait for the state's model ADU bylaw before finalizing local amendments to ensure compliance. There are still ambiguities regarding dimensional and design standards and non-conforming lots. He suggests delaying further legislative action until the model bylaw is released to avoid multiple revisions.

Many Councillors voiced opposition about the impact of accessory dwelling units (ADUs) on parking, noise, and overcrowding. They argued that while officials believe nearby MBTA access will reduce parking issues, visitors and an already overbuilt city contribute to ongoing parking shortages. Concerned about population growth, opposition stated that new housing units could strain local schools, healthcare access, and overall infrastructure. While housing is important, the City is already overcrowded, making it difficult for its residents to navigate daily life.

**RESULT: REFERRED TO ZONING**

- 7      25-029      Hearing called as ordered on a Loan Order for Water System Improvements and MWRA Lead Replacement Project in the amount of \$1,875,000.

**CITY OF REVERE, MA  
MWRA WATER BOND  
RESOLUTION**

Whereas, the City of Revere, Massachusetts (the "Applicant"), has determined that the work activity consisting of design and construction to remove existing lead services and furnish and install new water services and address any unknown 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 Water Resources Authority (the "Authority"), the Massachusetts Department of Environmental Protection (the "MassDEP"), and the Massachusetts Clean Water Trust (the "Trust") of The Commonwealth of Massachusetts (the "Commonwealth"), pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement 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 loan application.

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

- . That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(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 loan(s), if awarded, shall be to fund the MWRA Lead Replacement Project.
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.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [10 TO 0]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Novoselsky, Zambuto, Silvestri
<b>RECUSED:</b>	Jaramillo

25-029 Hearing called as ordered on a Loan Order for Water System Improvements and MWRA Lead Replacement Project in the amount of \$1,875,000.

### **Proponents**

Rich Viscay, CFO  
Anthony Gulizia, Asst. DPW Superintendent  
Juan Jaramillo, 70 Lowe St., Revere, MA

### **Opponents**

none

### **City of Revere, MA Approved MWRA Water Bond**

**ORDERED:** That \$1,875,000 is hereby appropriated to pay costs of the design and construction to remove existing lead services and furnish and install new water services and address any unknown in various locations throughout the City eligible for financial assistance through the Massachusetts Water Resource Authority's Lead Replacement Program, including the payment of any and all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's local water system assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

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

**“SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT OF \$1,875,000 FOR THE MWRA LEAD REPLACEMENT PROJECT?”**

<b>RESULT:</b>	<b>ADOPTED - ROLL CALL [10 TO 0]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Novoselsky, Zambuto, Silvestri
<b>RECUSED:</b>	Jaramillo

8      25-034      Hearing called as ordered on, An Ordinance Relative to Improving Public Health and Accessibility to Health Care Products in the City of Revere (attached).

**Proponents**

Julia Figaroa, Vane St., Revere, MA  
 Jamie Figaroa, Vane St., Revere, MA

**Opponents**

none

First Reading -

**AN ORDINANCE RELATIVE TO IMPROVING PUBLIC HEALTH AND ACCESSIBILITY TO HEALTH CARE PRODUCTS IN THE CITY OF REVERE**

*Be it ordained by the City of Revere as follows:*

**Section 1.** Chapter 8.04 Offenses Generally is hereby amended by inserting the following new section:

Section 8.04.110 - Public health hygiene products.

- . The Mayor is directed to work with the Revere Public Schools Department, private institutions, foundations, hospitals to make accessible in each of the department's owned and operated buildings, feminine hygiene and menstrual products free of charge.

The Mayor is directed to work with the city's public health department to identify costs of a municipal program that would make accessible, free of charge, feminine hygiene and menstrual products in every city owned and operated building.

The Mayor is directed to include a line item in the city's public health department budget for the purpose of making accessible in all city owned and operated buildings, feminine hygiene and menstrual products free of charge and enter into an agreement with private organizations, foundations, or acquire federal or state grant dollars to match the municipal funds allocated for the

resources provided by this ordinance.

B. None of the feminine hygiene and menstrual products free of charge provided in any publicly owned building shall contain the following:

- i. Phthalates
- ii. Volatile organic compounds (VOCs)
- iii. Parabens
- iv. Pesticides from cotton
- v. Heavy metals like lead and arsenic, dioxins, fragrance chemicals
- vi. Certain plasticizers or any other chemical or product known to the National Institute of Health, the Massachusetts Executive Office of Health and Human Services, the Massachusetts Department of Health, or any other state's department of health or like entity to cause negative health effects including but not limited to cervical cancer toward the user.

C. The Mayor or his designee may, with the consent of the Revere Public School Department and/or the Revere School Committee divert any current or future funding destined toward the achievement of the provisions of this ordinance to enhance the efficiency of this program.

The Mayor and or his designee is directed to work with the Revere Public School Department and/or the Revere School Committee to create standard operating procedures to ensure that there:

- i. Is a person, entity, or department in charge of maintenance and refilling of dispensaries.
- ii. Is a person, entity, or department responsible for holding and receiving supplies.
- iii. Is an educational program to ensure that the public and students do not misuse products or tamper dispensaries.

<b>RESULT:</b>	<b>REFERRED TO LEGISLATIVE AFFAIRS</b>
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| 9 | <u>25-042</u> | Hearing called as ordered on the application of Edvin Balla, 48 Derby Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing non-conforming structure and construct a new four-story mixed used building, within the same footprint, consisting of a two-story restaurant on the ground and second floors, and two residential units on the third and fourth floors (one apartment per floor) at 63-64 Revere Beach Boulevard, Revere, MA 02151. |
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### **Proponents**

Florin Luca, Project Architect

### **Opponents**

Michael Tucker, 9 Ellerton St., Revere, MA

Councillor Novoselsky requested that the applicant provide floor plans for review at the next Zoning Sub-Committee meeting.

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>	<b>Next: 3/10/2025 6:00 PM</b>
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- 10      25-043      Hearing called as ordered on the application of Nicholas Daher, 375 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to expand an existing nonconforming use and structure for the conversion of a 5-unit structure to a 6-unit structure at 30 Campbell Avenue, Revere, MA 02151.

**Proponents**

Nicholas Daher, 375 Broadway, Revere, MA  
Enio Palascios, 1 Overlook Ave., Revere, MA

**Opponents**

Andrea Lentz, 17 Charles Ave., Revere, MA

Proponents cited an improvement in aesthetics to the apartment structure and 1 to 1 off-street parking. Parking and congestion issues on neighboring streets were cited in opposition to the special permit.

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>	<b>Next: 3/10/2025 6:00 PM</b>
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- 11      25-044      Hearing called as ordered on the application of Gibson Point Owner, LLC c/o Redgate, 265 Franklin St., Boston, MA 02110 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 5,005 gallons of gasoline and 358.2 gallons of oil to be contained within 199 vehicles to be parked in a parking garage of a residential development at 1 Gibson Way, Revere, MA 02151.

**Proponents**

Adam Smith, Code Red Consultants

**Opponents**

none

**“SHALL THE CITY COUNCIL APPROVE A CHAPTER 148 LICENSE FOR THE PURPOSES STATED TO BE EXECUTED AT 646 OCEAN AVENUE?”**



<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

- 12      25-045      Hearing called as ordered on the application of Revere Owner, LLC, 646 Ocean Avenue, Revere, MA requesting a Chapter 148 License from the Revere City Council for aboveground storage of 237 gallons of diesel fuel (emergency generator), and 4,840 gallons of gasoline contained within 242 vehicles to be parked in a two-level parking garage within a mixed-use development at 646 Ocean Avenue, Revere, MA 02151.

**Proponents**

none

**Opponents**

none

**“SHALL THE CITY COUNCIL APPROVE A CHAPTER 148 LICENSE FOR THE PURPOSES STATED TO BE EXECUTED AT 646 OCEAN AVENUE?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

- 13      25-046      Hearing called as ordered on petition submitted by National Grid to install underground facilities on Endicott Avenue, Revere, MA to include the installation of underground conduits to be located substantially in accordance with the plan filed herewith. (Plan # 31054587)

**Proponents**

Petraq Xheka, National Grid

**Opponents**

none

**"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUEST BY NATIONAL GRID TO INSTALL UNDERGROUND FACILITIES ON ENDICOTT AVENUE IN ACCORDANCE WITH THE PLAN ON FILE?"**

<b>RESULT:</b>	<b>GRANTED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

- 14      25-047      Hearing called as ordered on petition submitted by National Grid to install a pole across from 55 Walnut Avenue, Revere, MA 02151 beginning at a point approximately 134 feet North of the centerline of the intersection of



Shirley Avenue and Walnut Avenue and continuing approximately 17 feet in an East direction. (Plan No. 30811266)

**Proponents**

Petraq Xheka, National Grid

**Opponents**

none

<b>RESULT:</b>	<b>TABLED - NO ROLL CALL</b>	<b>Next: 3/10/2025 6:00 PM</b>
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- 15      25-048      Hearing called as ordered on petition submitted by National Grid to install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street, Revere, MA. (Plan # 30941770)

**Proponents**

Petraq Xheka, National Grid

**Opponents**

none

<b>RESULT:</b>	<b>TABLED - NO ROLL CALL</b>	<b>Next: 3/10/2025 6:00 PM</b>
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- 16      25-049      Hearing called as ordered on a petition filed by National Grid to install approximately 10' of 1-3" underground conduit from existing pole #3919-0 to provide a permanent overhead to underground siphon service at 73 Gage Avenue, Revere, MA 02151. (Plan #31071852)

**Proponents**

Petraq Xheka, National Grid

**Opponents**

none

<b>RESULT:</b>	<b>TABLED - NO ROLL CALL</b>	<b>Next: 3/10/2025 6:00 PM</b>
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- 17      25-050      Hearing called as ordered on petition submitted by National Grid to install approximately 60' of 1-4" underground conduit from existing pole #306 at the corner of Agneous Avenue and Broad Sound Avenue to provide a permanent overhead to underground siphon service for 3 Agneous Avenue, Revere, MA 02151. (Plan # 31086694)

**Proponents**

Petraq Xheka, National Grid

**Opponents**

none

**RESULT: TABLED - NO ROLL CALL**

**Next: 3/10/2025 6:00 PM**

**Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965**

Mary Gandolfo, 619 Washington Ave., Revere, MA spoke on the noise ordinance.

A resident of 250 Lantern Rd., Revere, MA spoke about National Grid.

**Legislative Affairs Sub-Committee Report**

The Legislative Affairs Sub-Committee met on Monday evening, February 24, 2025 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillor Guarino-Sawaya, Haas, Kelley, McKenna, and Chairman Argenzio. The following Council Orders were discussed by the committee:

**24-305** An Ordinance Further Amending Food Truck Locations (Revere Historical Commission Parking Lot).

Brendan O'Brien of the Historical Society contacted several Councillors in support of a food truck at this location. Additional foot traffic at this location may increase visitors at this History Museum.

Chairman Argenzio requested a roll call to provide a favorable recommendation to the City Council for approval of the proposed ordinance.

Councillor Guarino-Sawaya, Haas, Kelley, McKenna, and Chairman Argenzio voting "YES".

**24-317** Motion presented by City Councillor Giannino: That the City Council approve, An Act Providing for Violent Act Injury Retirement Benefits for Retirement Police Office Leo MacAskill. SECTION 1. Notwithstanding any general or special law to the contrary, Leo MacAskill, a retired police officer of the Revere police department and a member of the Revere retirement system, may reapply for retirement benefits pursuant to section 7 of chapter 32 of the General Laws. If the Revere retirement board determines pursuant to said section 7 of said chapter 32, as amended by chapter 149 of the acts of 2024, that Leo MacAskill was retired for a violent act injury, all of his retirement benefits dispensed after such determination shall be paid and administered in accordance with retirement for a violent act injury pursuant to said section 7 of said chapter 32, as so amended. SECTION 2. This act shall take effect upon its passage.

Police Chief Callahan, and former officers of the Revere Police Department Joe Rizzuti and Chris Giannino addressed the committee on behalf of Leo MacAskill.

Chairman Argenzio requested a roll call to provide a favorable recommendation to the City Council for approval of the proposed ordinance.

Councillor Guarino-Sawaya, Haas, Kelley, McKenna, and Chairman Argenzio voting "YES".

**24-354** An Ordinance Further Amending the Noise Control Ordinance of the City of Revere.

Minutes Acceptance: Minutes of Feb 24, 2025 6:00 PM (Salute to the Flag)

Claire Inzerillo, Policy Writer & Analyst, addressed the committee to present the proposed ordinance. An amended streamlined version of the proposed ordinance was presented to the committee and Chairman Argenzio requested a roll call to provide a favorable recommendation to the City Council for approval of the proposed ordinance, as amended.

Councillor Guarino-Sawaya, Haas, Kelley, McKenna, and Chairman Argenzio voting “YES”.

**25-005** An Ordinance Further Amending Fire Safety Regulations in the City of Revere.

Claire Inzerillo, Policy Writer & Analyst, addressed the committee to present the proposed ordinance. Chairman Argenzio requested a roll call to provide a favorable recommendation to the City Council for approval of the proposed ordinance, as amended.

Councillor Guarino-Sawaya, Haas, Kelley, McKenna, and Chairman Argenzio voting “YES”.

**25-006** Motion presented by Councillor Cogliandro: That the City Council order to a public hearing the following proposed amendment to the Revere Revised Ordinances: AN ORDINANCE FURTHER AMENDING RULES RELATIVE TO OPEN MEETINGS Be it ordained by the City of Revere as follows: Section

Section 1. Section 2.03.050E Open Meetings of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "City Council Ways & Means Sub-Committee Budget Hearings," before the word “sub-committees”.

The committee voted to recommend to the City Council that the proposed ordinance be referred to a public hearing.

Councillor Guarino-Sawaya, Kelley, McKenna, and Chairman Argenzio voting “YES”. Councillor Haas voting “NO”.

- 18      24-305      An Ordinance Further Amending Food Truck Locations (Revere Historical Commission Parking Lot).

Several Councillors offered amendments concerning access to electricity at the Revere Historical Society and hours of operation. More discussion is needed on the proposed amendments and the ordinance was referred back to Legislative Affairs.

<b>RESULT:</b>	<b>REFERRED TO LEGISLATIVE AFFAIRS</b>
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- 19      24-317      Motion presented by City Councillor Giannino: That the City Council approve, An Act Providing for Violent Act Injury Retirement Benefits for Retirement Police Office Leo MacAskill. SECTION 1. Notwithstanding any general or special law to the contrary, Leo MacAskill, a retired police officer of the Revere police department and a member of the Revere retirement system, may reapply for retirement benefits pursuant to section 7 of chapter 32 of the General Laws. If the Revere retirement board determines pursuant to said section 7 of said chapter 32, as amended by chapter 149 of the acts of 2024, that Leo MacAskill was retired for a

violent act injury, all of his retirement benefits dispensed after such determination shall be paid and administered in accordance with retirement for a violent act injury pursuant to said section 7 of said chapter 32, as so amended. SECTION 2. This act shall take effect upon its passage.

**An Act Providing for Violent Act Injury Retirement Benefits for Retirement Police Officer Leo MacAskill**

SECTION 1. Notwithstanding any general or special law to the contrary, Leo MacAskill, a retired police officer of the Revere police department and a member of the Revere retirement system, may reapply for retirement benefits pursuant to section 7 of chapter 32 of the General Laws. If the Revere retirement board determines pursuant to said section 7 of said chapter 32, as amended by chapter 149 of the acts of 2024, that Leo MacAskill was retired for a violent act injury, all of his retirement benefits dispensed after such determination shall be paid and administered in accordance with retirement for a violent act injury pursuant to said section 7 of said chapter 32, as so amended.

SECTION 2. This act shall take effect upon its passage.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

20      24-354      An Ordinance Further Amending the Noise Control Ordinance of the City of Revere.

**§ 9.08.100. Non-measured noise disturbances.**

No person shall make or cause to be made any unreasonable or excessive noises in the City, by whatever means or from whatever means or from whatever source. The following are exempt from this provision:

1. Noise from law enforcement motor vehicles;
2. Noise from emergency vehicles which is emitted during an actual emergency;
3. The sounding of any horn or signaling device on any automobile, motorcycle, bus, or other vehicle on any street or public place as a danger warning;
4. Non-commercial public speaking and public assembly activities conducted on any public space or public right-of-way;
5. Bell towers and clock towers with bells or chimes;
6. Emergency work of public service utilities; and
7. Noise which a person is making or causing to be made where such person has received and maintains a valid license or permit therefor from any department, board, or commission of the City authorized to issue such license or permit; provided, however, that such noise shall be permitted only to the extent allowed by the license or permit.

B. The following acts are permitted between the hours of eight a.m. and six p.m. Monday through Saturday, and are prohibited at any time on a Sunday or holiday:

1. Street sales. Offering for sale or selling anything by shouting or outcry within any residential or commercial area of the City, unless otherwise authorized by permit issued by the chief of police according to criteria set forth by the chief.
  - i. Nothing in this sub-section shall be construed to affect the authority of R.R.O. Title 5 as it pertains to solicitors, canvassers, hawkers, and peddlers.
2. Loading and unloading. Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects.
3. Construction, drilling, or demolition. Operating or permitting the operation of any tools or equipment used in construction, drilling, or demolition work.
4. Domestic power tools. Operating or permitting the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, or similar device used outdoors in residential areas.
5. Heliports. Operating or permitting the operation of a helicopter.

C. Refuse collection is permitted between the hours of seven a.m. and eight p.m.

1. Refuse collection includes, but is not limited to, operating or permitting the operation of the compacting mechanism of any motor vehicle which compacts refuse and collecting refuse with a refuse collection vehicle.
2. This section shall not apply to municipal trash collection.

D. The following acts are declared to be unreasonable or excessive noises in violation of this chapter, but said enumeration shall not be deemed to be exclusive:

1. The sounding of any horn or signaling device on any automobile, motorcycle or other vehicle on any street or public place of the City not as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of any such device for a unnecessary and unreasonable period of time. The use of any signaling device except the one operated by hand or electricity; the use of any horn, whistle or other device operated by engine exhaust; and the use of any such signaling device when traffic is for any reason held up.
2. Radios, music, etc. The using, operating, or permitting to be played, used, or operated any radio receiving set, musical instrument, sound amplifier, loudspeaker or public address system, unless used by the City of Revere, or other machine or device for the producing or reproducing of sound in such a manner as to be plainly audible from the building, structure, vehicle, or dwelling unit as to which the sound is originating from.
3. Animals. Owning, possessing or harboring any animal which frequently or for continued duration makes sounds which are plainly audible from the lot line of the lot on which it is located. This provision shall not apply to licensed kennels.
4. Vehicle or motorboat repairs and testing. Repairing, rebuilding, modifying, or

- testing any motor vehicle, motorcycle, or motorboat in such a manner as to be plainly audible from the lot line of the lot on which such activity is located.
5. Places of public entertainment. Operating, playing, or permitting the operation or playing of any radio, television, musical instrument, sound amplifier or similar device which produces, reproduces, or amplifies sound in any place of public entertainment in such a manner as to be plainly audible from the lot line of the lot on which such activity is located.
  6. Vibration. Operating or permitting the operation of any device that creates vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at twenty-five (25) feet from the source if on a public space or public right-of-way.
    - . For the purposes of this section, "vibration perception threshold" shall mean the minimum ground or structure borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving.

January 27, 2025      Ordered to a first reading.  
 February 24, 2025      Ordered on a second reading.  
 February 24, 2025      Ordered on a third and final reading.  
 February 24, 2025      Ordered Engrossed & Ordained on a Roll Call.

**"SHALL THE CITY COUNCIL APPROVE AN ORDINANCE FURTHER AMENDING THE REVERE REVISED ORDINANCES RELATIVE TO NOISE REGULATIONS?"**

<b>RESULT:</b>	<b>ORDERED ENGROSSED AND ORDAINED [10 TO 1]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto
<b>NAYS:</b>	Silvestri

21      25-005      An Ordinance Further Amending Fire Safety Regulations in the City of Revere.

**AN ORDINANCE FURTHER AMENDING FIRE SAFETY REGULATIONS IN THE CITY OF REVERE**

*Be it ordained by the City of Revere as follows:*

- SECTION 1.**      Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”
- SECTION 2.**      Section 2.54.030 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “powers” and inserting in place thereof the word “authority.”
- SECTION 3.**      Section 2.54.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “state department of



public safety” and inserting in place thereof the words “Board of Fire Prevention Regulations.”

**SECTION 4.**

Chapter 2.54 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section 2.54.070:

**§ 2.54.070. Fire watches.**

. Definitions.

1. “Chief of the fire department” or “Chief” shall mean the Chief of the Revere Fire Department.
  2. “Fire watch” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or portion thereof by one or more trained and qualified professionals, pursuant to State Fire Law and Code.
  3. “Fire watch detail” shall mean a temporary measure intended to ensure continuous (24-hour) and systematic surveillance of a property or activity by one or more Revere firefighters who are trained and qualified to carry out a fire watch pursuant to State Fire Law and Code.
  4. “State Fire Law” shall mean M.G.L. c. 148, as amended.
  5. “Fire Code” or “Code” shall mean 527 CMR 1.00, as amended.
- B. The Chief of the fire department is hereby authorized to order a fire watch if, in their judgement, such fire watch is necessary for the protection against fire or other hazard and the preservation of public health and safety.
1. It shall be the function of the fire watch to observe that all safety precautions are taken and that any and all work is done in strict conformance with all applicable rules and regulations of the Revere Fire Department and State Fire Law and Code.
    - i. A fire watch shall continuously monitor and observe the structure and/or grounds at intervals determined by the type of occupancy and the hazards and special conditions associated with the building, property, or structure. A fire watch shall provide, but not be limited to, the inspection or monitoring of the following: potential fire ignition sources; fire extinguisher operation and placement; exits, stairwells, and corridors; properly illuminated exit signs; and sprinkler system operation. A record of the monitoring, times, and conditions shall be kept by the fire watch personnel and maintained by the management or owner of such building, structure or property for future review by the Office of the Fire Marshal and Chief of the fire department.
  2. A fire watch detail may be required for the following types of work:
    - i. Demolition work: where any contractor is doing demolition work within the City of Revere, and where said work is taking place within one hundred (100) feet of a dwelling unit or other building that is occupied, said contractor shall produce, at their own expense, sufficient fire watch details, as in the opinion of the Chief may be needed and under such terms and conditions the Chief may prescribe.
    - ii. Work on gas lines: when any work is being performed on charged or uncharged gas lines or gas mains in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the

function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

- iii. Blasting: when blasting is to be done in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.
- iv. Pyrotechnics: when pyrotechnics are being displayed, stored, or assembled in the City of Revere, the Chief may order a fire watch detail with or without a charged hose line. It shall be the function of the fire watch detail to observe that all safety precautions are taken and that all work is done in strict conformance with State Fire Law and Code.

C. The expense of a fire watch and fire watch detail shall be borne by the owner of the property where the fire watch or fire watch detail has been ordered.

- 1. Payment of a fire watch detail is due within thirty (30) days of service. Interest at the rate of 6% per annum will accrue on overdue balances from the due date until payment is made.
- 2. The rate of a fire watch detail is subject to provisions of the collective bargaining agreement between the Revere Firefighters Local 926 and the City of Revere. Such rates shall be made available to anyone upon request.

D. Nothing in this section shall be construed to affect the authority or regulations of Federal and State agencies, including but not limited to the Massachusetts Department of Fire Services and the Department of Environmental Protection.

**SECTION 5.** Chapter 8.32 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by repealing this chapter in its entirety.

**SECTION 6.** This ordinance shall take effect upon its passage.

January 27, 2025	Ordered to a first reading.
February 24, 2025	Ordered on a second reading.
February 24, 2025	Ordered on a third and final reading.
February 24, 2025	Ordered Engrossed & Ordained on a Roll Call.

**"SHALL THE CITY COUNCIL APPROVE AN ORDINANCE FURTHER AMENDING THE REVERE REVISED ORDINANCES RELATIVE TO FIRE SAFETY REGULATIONS?"**

<b>RESULT:</b>	<b>ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

22      25-006      Motion presented by Councillor Cogliandro: That the City Council order to a public hearing the following proposed amendment to the Revere Revised Ordinances: AN ORDINANCE FURTHER AMENDING RULES RELATIVE TO OPEN MEETINGS Be it ordained by the City of



Revere as follows: Section 1. Section 1. Section 2.03.050E Open Meetings of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "City Council Ways & Means Sub-Committee Budget Hearings," before the word "sub-committees".

**RESULT: ORDERED TO PUBLIC HEARING - CC** **Next: 3/24/2025 6:00 PM**

### Communications

- 23      25-051      Communication from the Mayor relative to the appointment of Diana Cardona to the Public Art Commission.

**RESULT: REFERRED TO APPOINTMENTS**

- 24      25-032      Motion presented by Councillor Novoselsky: That the Mayor request the City Solicitor to draft an ordinance regulating the placement, installation, and removal of satellite dishes.

**RESULT: REFERRED TO ECONOMIC DEVELOPMENT**

- 25      25-052      Communication from the City Auditor relative to a financial analysis for the proposed legislation concerning Leo MacAskill.

Ordered received and attached to Council Order 24-317.

**RESULT: PLACED ON FILE**

- 26      25-053      Communication from the City Auditor relative to the American Rescue Plan Act (ARPA) State and Local Recovery Fund Financial Summary.

**RESULT: PLACED ON FILE**

- 27      25-054      Communication from the Mayor relative to the appointment of Nina DeFreitas to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**

- 28      25-055      Communication from the Mayor relative to the appointment of Lucretia Duran to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**

- 29      25-056      Communication from the Mayor relative to the appointment of Nancy Monkiewicz to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**

- 30      25-057      Communication from the Mayor relative to the appointment of Kathleen Smith to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**

- 31      25-058      Communication from the Mayor relative to the appointment of Ann Marie Droukis to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**

- 32      25-059      Communication from the Mayor relative to the appointment of Lois Internicola D'Ambrosio to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**

- 33      25-060      Communication from the Mayor relative to the reappointment of Eleanor Vieira to the Council on Elder Affairs

**RESULT: REFERRED TO APPOINTMENTS**

- 34      25-061      Communication from the Mayor relative to the reappointment of Denise Rampleberg to the Council on Elder Affairs

**RESULT: REFERRED TO APPOINTMENTS**

- 35      25-062      Communication from the Mayor relative to the reappointment of Sandy Lozier to the Council on Elder Affairs

**RESULT: REFERRED TO APPOINTMENTS**

- 36      25-063      Communication from the Mayor relative to the reappointment of Robert Hanlon to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**

- 37      25-064      Communication from the Mayor relative to the reappointment of Linda Doherty to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**

### Motions

- 38      25-065      Motion presented by Councillor McKenna, Councillor Cogliandro: That the Mayor be requested to proceed with purchasing two new snow removal machines for the purpose of clearing all main sidewalks around the City especially around schools and transit stops. The DPW currently has one old snow removal machine which is not sufficient enough to cover the entire City citing numerous complaints from residents that sidewalks abutting city-owned property are not maintained or not maintained timely.

**RESULT:**              **ORDERED - VOICE VOTE**

Ordered adjourned at 9:00 PM.

Attest:

City Clerk

**AGREEMENT BY AND AMONG  
THE CITY OF REVERE, THE TOWN OF  
WINTHROP AND THE CITY OF CHELSEA  
FOR THE METRO NORTH REGIONAL  
EMERGENCY COMMUNICATIONS DISTRICT  
AND DISPATCH CENTER**

This AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ 2025 by and among the City of Revere, the Town of Winthrop and the City of Chelsea, all in Suffolk County, Massachusetts (hereinafter each a “Party” and collectively the “Parties”), acts to amend a prior agreement among the City of Revere and the Town of Winthrop dated January 12, 2015, which created the establishment, operation and maintenance of a regional public safety communications and dispatch center now known as Metro North Regional Communication Center, which was legally authorized pursuant to Chapter 171 of the Legislative Acts of 2014, and MGL c. 40, §4A, (hereinafter “District”).

WITNESSETH:

WHEREAS, the Parties are each empowered by law to staff, maintain and operate a public safety communications/dispatch center, which is a proper governmental function and service; and

WHEREAS, the Parties wish to join together to establish a regional District made up of their communities, and any others who may in the future be admitted to the District, to operate and maintain a consolidated District-wide public safety communications/dispatch center to be known as the Metro North Regional Emergency Communications Center (hereinafter “Center”) and to provide an orderly method for the accomplishment thereof;

WHEREAS, Chapter 171 of the Acts of 2014, as may be amended (hereinafter “the Act”, contained as Attachment “A” hereto) and MGL c. 40, §4A authorize the Parties to enter into this Agreement;

NOW THEREFORE, the Parties, for and in consideration of the foregoing recitals and the mutual benefits, promises and agreements set forth herein, AGREE as follows:

**Section 1. Purpose and Description**

The purpose of this Agreement is to provide for the establishment of a regional district to operate and maintain a consolidated district-wide public safety communications/dispatch center. To carry out this Agreement the District will take all necessary actions to construct, equip, staff, maintain and operate District facility or facilities which will provide call receiving and dispatching services to the Parties, by providing computers, radios and other equipment for use in the field and by further providing the use of and resources of the Center to the Parties.

This Agreement also establishes and provides a forum for discussion, study, development and implementation of programs and services of mutual interest related to the Center.

## Section 2. Term of Agreement

This Agreement is intended as a long-term obligation of each of the participating Parties.

The term of this Agreement ("Initial Term") shall commence on the effective date of this Agreement and expire on June 30, 2040, subject to termination or withdrawal as provided herein.

This Agreement shall not be affected by any change in leadership of any Party hereto, unless terminated or modified pursuant to the terms of this Agreement.

## Section 3. Governance

### A. Board of Directors for District

The Parties hereby establish the Board of Directors (hereinafter "Board") for the effective and orderly operation of the District. The Board of Directors shall serve as the governing and administrative body and shall have overall responsibility for the District.

Pursuant to the Act, the Board shall include the chief administrative officers of Winthrop, Revere and Chelsea. The Parties agree that the Board shall be comprised of three members from both Winthrop and Revere, namely, the chief administrative officer or his/her designee, the Fire Chief, and the Police Chief from each community.

A Board member shall cease to be a Director if he/she ceases to hold his office with the appointing Party or if the appointing Party ceases to be a Party to this Agreement. The Secretary shall notify each Party of the designation of the other Party's representatives and maintain an updated list of all Directors and the Parties they represent.

In the event of a long-term or extended absence of a board member from his/her employment with the city or town, beyond normal vacations or absences due to routine illnesses, the chief administrative officer of the affected city or town may designate an alternative member to serve on the board in the place of the absent member. Any alternate member so designated shall have the same rights and duties as the member he/she is replacing. The chief administrative officer of the city or town shall notify the Center Director of the designation in writing, no later than 14 business days after the designation. The Center Director shall be responsible for notifying the remaining members of the Board of Directors of the designation.

Each Board member shall have an equal vote. The Parties agree that all acts of the Board shall require at least a majority vote of the entire Board, including vacancies. Different voting requirements are set out in those specific circumstances where a

different quantum of vote is specified.

In carrying out its responsibility, the Board shall be subject to the following standards:

1. The Center shall be intended to provide a consolidated region-wide public safety communications/dispatch center to the municipalities participating in the District, and any such other community/entity as may be permitted pursuant to this Agreement.
2. All Center components shall be compatible with each other.
3. The choice of Center components and the operation and maintenance of the Center shall be based upon cost efficiency, including budget constraints and effectiveness, and upon a desire to establish appropriate response to the emergency dispatch and communications needs of the citizens of the region.
4. The Parties acknowledge that Center quality is subject to cost efficiency and budget constraints, and that various sections of this Agreement impose requirements related to budget approval.

**B. Officers of the Board of Directors**

**1. Designation of Officers**

The officers of the Board shall be the Chair, the Vice Chair, and the Secretary. The Board shall elect a Chair, Vice Chair and Secretary from amongst its members, on an annual basis, to coincide with the fiscal year (as defined in Section 4.A, below). Upon execution of this Agreement, the current Board shall serve until the end of the fiscal year, and until successors are subsequently elected.

**2. Duty of Officers**

**a. Chair and Vice Chair**

The Chair shall preside at and conduct all Board meetings. The Chair shall develop the agenda and perform other duties as may be determined by the Board. In the absence or inability of the Chair to act, the Vice-Chair shall act as the Chair.

**b. Secretary**

The Secretary shall post a notice of each meeting and an agenda for the meeting in the Clerk's office of each Party and keep minutes of the meetings of the Board. A copy of the minutes shall be provided to each Board member and the Clerk of each Party.

**C. The Board shall have the authority and be responsible for:**

1. Constructing, leasing, equipping, maintaining and operating the Center's facilities.
2. Adopting an annual operating and capital budget, and reviewing and approving expenditures.
3. Developing and approving policies and procedures to ensure the efficient operation of the Board and the Center, and making necessary recommendations as they pertain to the daily operation of the Center.
4. Appointing a Center Director.
5. Appointing a Treasurer. The Treasurer shall advise the Board as to the financial affairs of the Center, and shall keep records for the Board pertaining to the finances of the Center. The Treasurer may be compensated or uncompensated, as determined by the Board. Pursuant to the Act, the Treasurer may be the treasurer of Winthrop, Revere or Chelsea. The Treasurer shall post a bond for the faithful performance of his/her/their duties, in an amount determined by the Board.
6. Annually retaining an independent auditor to audit the financial records of the Center and make a report to the Board. Said auditor's report shall be sent to the Clerk's office of each Party. The Auditor shall be responsible to the Board in the conduct of his/her duties as they relate to the Center.
7. Approving the provision of communications and/or dispatch services to any entities not a Party to this Agreement.
8. Developing and recommending a formula by which the Parties share the costs for annual operating and capital expenses of the Center.
9. Performing such other duties and undertakings as may be determined by the Board to be necessary to carry out the efficient and effective operation of the Center.

D. Meetings of the Board of Directors

1. Meetings of the Board of Directors

The Board shall conduct regular meetings, which shall include holding at least one regular meeting each quarter. The first meeting of each fiscal year shall be the annual meeting. The date, place and hour of any regular meeting shall be scheduled by the Board Chair, and, absent an emergency, notice of the same shall be given to each Party by the Secretary, at least forty-eight hours in advance, not counting Saturdays, Sundays, and holidays.

All meetings shall comply with MGL c. 30A, sections 18-25 (the Open Meeting Law) as applicable, and written notice of all meetings shall be given in accordance with the Open Meeting Law. The Board shall provide for such additional meetings

as are required or may be needed. Unless otherwise designated, all meetings shall be held in the Center's central dispatch building. The Parties may agree to hold meeting(s) in another location, provided that said location is within the communities that are Parties to this Agreement, and the location otherwise is in compliance with the Open Meeting Law.

The Board Chair shall cause all meeting notices to be delivered to the Clerks' office of each Party, within the time limits established under the Open Meeting Law. In addition, meeting notices shall be posted publically in each respective police and fire department for review.

## 2. Meeting Rules

In addition to the requirements of the Open Meeting Law, the Board may adopt rules for conducting its meetings and other business as it deems necessary and appropriate. In the absence of rules to the contrary, common-law principles for the operation of meetings shall govern. The failure to act in compliance with any such rules shall not affect the validity of any action, and the Board may suspend the rules if it chooses.

## 3. Quorum and Quantum of Vote

A majority of the members of the Board shall constitute a quorum for the transaction of business by the Board. However, the affirmative vote of a majority of the entire Board membership shall be required to pass a motion.

## 4. Minutes/Records

The Secretary or other such person designated shall keep minutes of all meetings of the Board. Copies of minutes shall be provided to each Board member and the Clerks' office of each Party. All minutes and records of the District and the Center shall be maintained in accordance with the Public Records Law, MGL c. 66, §10 and MGL c. 4, §7(26).

## Section 4. Operations

### A. Center Director

The Board shall appoint a Center Director who shall serve as the Chief Administrative Officer of the District. The Director shall be an employee of the District and shall serve at the pleasure of the Board (unless otherwise provided by an employment agreement between the District and the Director).

The Center Director shall:

1. Have overall responsibility for the efficient and effective operation and maintenance of the Center, subject to the specific authority retained herein by the Board, and subject to the general supervisory authority of the Board.



2. Serve as the chief fiscal officer of the Center and be responsible for implementing the approved budget, under any applicable parameters established by the Board. The Director may not, however, exceed any line item, exceed the personnel staffing authorized in the budget (either in number, position, classification, or salary), utilize the reserve contingency, or exceed the total amount of approved budget expenditures without prior approval of the Board. The Director may recommend for the Board's approval expenditures separate from the budget process (prior to the actual expenditure being made), and may seek authorization from the Board for budgetary transfers or budget adjustments, as necessary.
3. Serve as the personnel administrator for employees of the Center. This includes, but is not limited to, hiring and firing of employees subject to the approval of the Board, supervision, direction, performance evaluations, disciplinary actions of Center personnel, and other duties related to the effective and orderly operation of the Center, as may be assigned by the Board.
4. Attend all meetings of the Board unless otherwise excused.
5. Develop and present to the Board annual budget and provide financial information to the Board as it may request; establish and maintain particular funds and accounts and furnish monthly revenue and expenditures statements, and information regarding fund(s) status, to the Board.
6. Maintain an inventory of all property of the Center and serve as custodian of the property.
7. Annually provide a report to the Board outlining the operations of the Center and making any recommendations for improvements to the Center's facilities or functions.
8. Perform all other duties as may be included in a job description or policies of the Board.
9. The Director shall make Center books and records available to the Board, and to the public, to the extent required under the Public Records Law.

B. Personnel

1. The Director and Center personnel shall be employees of the District.
2. The Parties intend that any existing City of Chelsea employees who perform dispatching functions for the city as of the date of opening of the new Center at the McKinley School, shall be transferred to the District's employ to staff the Center. The Center budget for the initial fiscal year of this Agreement, and for the following fiscal year, shall include amounts necessary to compensate such transferred employees at the same pay rate, and with the same level of benefits, as they were provided when employed by the city of Chelsea, to the extent permitted by law, and

unless altered or amended in accordance with MGL c. 150E. The District and the city may agree that District employees shall be eligible to participate in the city's insurance and/or other benefit programs, upon such terms and conditions as the parties mutually agree upon in writing.

3. The Parties intend that all District employees to participate in a contributory retirement system pursuant to G.L. c. 32, in accordance with said Chapter, as soon as practicable after becoming District employees through the City of Revere retirement board and nothing herein shall be construed as providing any representations or assurances to existing Chelsea employees and/or future District employees as to the provision of or contribution to employee pensions.
4. The City of Chelsea assumes any previously accrued actuarial liability for existing employees who transition from the City's employment to employment by the District. Chelsea's amount will be actuarially calculated each year by the Public Employee Retirement Administration Commission (PERAC).
5. Nothing herein shall guarantee any such transferred employee the right to continued employment, should that employee fail to perform adequately or in the event that the Board/Director determines that Center operations necessitate a decrease in staffing levels.

#### C. Provision of Services to the District

1. The Board may retain the services of any Party to this Agreement, for the provision of any normal and customary governmental function (including but not limited to, auditing, purchasing/procurement, payroll processing, employee benefits administration, etc.). Such services shall be on such terms and conditions as the Board and the Party may agree, in advance, and in writing. The Parties acknowledge that pursuant to MGL c. 30B, §1(b)(3), any such agreement would not be subject to the provisions of MGL c. 30B, so long as the agreement complies with the requirements of MGL c. 40, §4A.
2. Similarly, the Board may retain the services of an outside vendor or third-party to provide such functions, on such terms and conditions as the Board and the vendor/third-party may agree, in advance, and in writing, and subject to any applicable provisions of law, such as MGL c. 30B.

### Section 5. Fiscal Year and Annual Budget

#### A. Fiscal Year

The Center's fiscal year shall be the twelve-month period commencing each July 1 and ending the following June 30. If the effective date of this Agreement is other than July 1, the first fiscal year shall be the short year commencing the effective date

and ending the following June 30. If the District is first operational prior to July 1 of any fiscal year, then the fiscal year shall start at the first operational date and conclude on the following June 30.

## B. Annual Budget

1. The Center shall operate only under an approved fiscal year budget. The Center may not operate at a deficit. The Parties shall pay for the entire costs of operation and maintenance of the Center, which may include an operation and maintenance budget, capital budget, reserves, debt and interest, with annual Center expenditures determining the total amount of assessment required. The Parties acknowledge that some portion of the initial costs for constructing, rehabilitating, and/or equipping the Center facilities may be covered by state or federal grants, including but not limited to a grant from the Commonwealth of Massachusetts, Department of Public Safety, 911 Department.
2. The Board shall adopt an initial budget proposal which shall be transmitted to the Council of each member community no later than January 31 of the preceding fiscal year. The Board shall adopt a final proposed budget on or before March 1 of the preceding fiscal year. A copy of the budget and each Party's assessment shall be delivered to each Party immediately after adoption of the budget, in accordance with Section 11.D, below, but in no event later than ten calendar days after adoption.
3. Budget Elements

The Annual Budget shall include, but is not limited to, the following components:

### a. Operation and Maintenance Expenses

The cost of operating and maintaining the Center shall include, but is not limited to, personnel salaries/wages and benefits, operating expenses, computer supplies and other consumables, payments to lease facilities or equipment and replacement parts necessary to repair or maintain Center improvements or equipment due to normal wear and tear from ordinary usage, auditor, actuarial, or other professional services, outside contractor services and supplies, and cost of services provided to the Center by any of the Parties (as may be agreed to between the Parties).

### b. Capital Expenditures

Capital expenditures shall include the costs of purchase of communications and computer equipment, hardware, software and other fixed asset type items typically having a useful life of more than one (1) year, including equipment improvements and additions, as opposed to replacement parts for ordinary maintenance during the useful life of the capital items, and other capital costs determined in accordance with

Generally Accepted Accounting Principles of the Governmental Accounting Standards Board applicable to the Center.

c. Reserves

The annual operating budget shall include a reasonable reserve contingency. Funds may be expended from this reserve only with the approval of the Board. The unspent portion of the reserve shall be carried forward to the next fiscal year in addition to the reserve contribution for each such fiscal year.

d. Debt and Interest

The Center may borrow funds from time to time in accordance with the provisions of Chapter 171 of the Acts of 2014, and MGL c. 44 (or other provision of law), as applicable. The Board shall, not later than fourteen days after authorizing debt, give notice to the Councils of member towns. Each Party, through its Council, shall have 30 days to vote to reject the proposed borrowing. If a majority of the member Parties vote to disapprove the proposed borrowing then it shall not be undertaken. Debt service and other related costs for authorized borrowing shall be included in the annual budget.

C. Assessment

Each Party shall be assessed its share of the annual budget. The total budget upon which the assessment is based may be reduced by revenue received from entities not a Party hereto, by unexpected or unencumbered funds available at the end of each fiscal year prior to the year for which the budget is applicable, and by other revenues available to the Center (in excess of amounts required by the budget and not required to be refunded as provided in subsection E, below) as of the date such budget is determined.

Subject to a Party's right to withdraw from the District and this Agreement, each Party hereby agrees to seek an appropriation necessary to pay its assessment for the annual operating budget approved by the Board.

D. Cost Formula

A cost formula shall be developed by and approved by the Board and used to determine the total percentage of annual assessments. Said formula shall consist of two components.

One half of the total assessment shall be a Standard Base Charge, based upon the percentage of the population of each Party to the total population of all Parties. Population is determined by the most recent state census completed for a Party.

One half the total assessment shall be a Variable Charge, based upon the percentage of total number of calls estimated from each participating community. There shall be a

quarterly reconciliation of the charges based on the actual calls. The number of calls shall be defined as the number as shown on the records of the Center for the calendar year most recently completed. A “call” is defined as a telephone call that results in the entry of a call or incident number.

#### E. Payment of Assessments

Upon adoption of the annual budget by the Board and forwarding thereof to the chief executive officers of the Parties by the Board Secretary, the assessments fixed therein (set in accordance with Sections C and D, above) shall be automatically due and payable without further notice as follows.

July 1	25% of total assessment
September 1	25% of total assessment
December 1	25% of total assessment
March 1	25% of total assessment

The quarterly payments shall be payable as assessed, subject to any adjustment as contemplated in Section 5.D, above, or as may be determined by the Board.

Upon ninety (90) calendar days advance notice to the Parties, the Board may set a different payment schedule to fund Center costs if sufficient monies would not otherwise be on hand as needed for the Center. However, no increases in the total annual assessment may be made against any party after the tax rate has been set for that community, except in the most extraordinary of circumstances.

Assessments shall be payable only from current appropriations of each Party. Each Party agrees to provide in its annual budget an appropriation to be available in an amount adequate for that Party’s assessment for the same fiscal year.

The Parties intend to pay for actual Center costs to be incurred and the reserve contingency. Periodically, and at least at the end of each fiscal year, a reconciliation will be made of actual Center costs and amounts previously paid by each Party and, if made necessary by such reconciliation, the Parties’ shares shall be adjusted to reflect actual Center costs. Such adjustment may be accomplished by crediting of one Party’s payment to the assessment of another Party or such other method as the Board reasonably determines will fairly provide for the adjustment required. At least annually, the Center Director shall present a cost-of-service study to the Board, showing annual Center costs as compared to budgeted line items.

A five percent (5%) late charge shall be imposed upon assessment payments not received within thirty (30) calendar days following the scheduled dates for payment. An additional five percent (5%) charge shall be imposed if payment is not made within an additional thirty (30) calendar days. If an assessment, including late charges, is not paid in full within seventy-five (75) calendar days following any scheduled due date, the non-paying Party shall be in default and subject to termination of its rights under this Agreement upon the vote of a majority of the Board members, excluding those

representatives of the defaulting Party then subject to termination. The defaulting Party shall not have the right to vote or be counted in determining this majority vote required.

F. Emergency Expenditures

If emergency expenditures are required to maintain Center integrity in excess of amount budgeted, the Center is authorized to incur same first from the reserve and second from other funds available to the Center, subject to advance approval of the Board.

G. Maintenance, Capital Assets and Acquisitions

The Parties intend:

1. To share the costs of operating and maintaining the Center, as set forth in this Agreement.
2. To share equally in all Capital costs, except those paid for pursuant to any grants, or as otherwise determined by the Board.
3. To limit the acquisition of any new capital asset which would not be compatible with the Center at the time of acquisition.

Section 6. Termination and Withdrawal

A Party may withdraw from this Agreement after the Initial Term or have its participation terminated, as provided below. Withdrawal or termination of any Party shall not have the effect of terminating this Agreement as to the remaining Parties, if there is more than one other remaining Party.

A. Termination

Each Party shall remain a Party to this Agreement, shall possess the rights provided herein, and shall share in the costs of operation and maintenance of the Center until the end of the term applicable to such Party. If, in the interim, a Party defaults on payment of any assessment or otherwise breaches this Agreement, such Party shall be subject to termination as a Party to this Agreement upon the vote of a majority of Board members whose respective Parties are not subject to termination. The breaching Party shall not be entitled to vote on its own termination or otherwise be counted in determining the vote.

Upon being so terminated, the terminated Party shall be responsible for paying for an actuarial study to be procured by the Board for the purpose of determining any adjustments and payments due from the terminated Party for any sums due for health or other employment benefits, pension costs and any other benefits that may apply. Upon a vote of the Board establishing the payment obligation of the terminated Party, the terminated Party shall be obligated to satisfy such obligation (the "Termination Obligation") in accordance with such vote. The terminated Party shall remain liable for its Termination Obligation until paid in full, unless the Board subsequently votes otherwise.

The terminated Party shall remain liable for any assessments and late charges to the end of the Initial Term, or if the termination occurs during an Extension Term, through the end of the Extension Term, in the same amounts and in the same manner as if the terminated Party were still a Party to the Agreement in effect at the time of termination.

Following termination of a Party, subsequent assessments to the remaining Parties shall be adjusted to reflect the termination, taking into account the amount of the terminated Party's Termination Obligation received and to be received.

The remaining Parties shall attempt to mitigate the damages caused by termination of a Party by either obtaining other Parties hereto, or by reducing Center expenses, but until any mitigation actually occurs, the terminated Party shall remain liable for its assessment in full. The type of activities to be undertaken in mitigation shall be determined in the sole discretion of the remaining Parties. All Parties agree that the Center is configured and Center expenditures are committed on the understanding that all Parties will remain Parties at least until the end of the then-current Term and that payments to be made hereinafter represent liquidated damages and not a penalty.

#### B. Withdrawal

A Party may withdraw from this Agreement under the following circumstances. At least one year prior to the end of the Initial Term or any Extension Term, a Party may give notice of its withdrawal as a Party to this Agreement as of the end of the Initial or Extension Term, without penalty, said withdrawal to be effective as of the last day of the fiscal year following the fiscal year in which said notice has been given. Such withdrawing Party shall be subject to all obligations of a Party under this Agreement until the effective date of withdrawal.

Upon notice of withdrawal, the withdrawing Party shall be responsible for paying for an actuarial study to be procured by the Board for the purpose of determining any adjustments and payments due from the withdrawing Party for any sums due for health or other employment benefits, pension costs and any other benefits that may apply. It shall be a condition of withdrawal that the withdrawing Party and the District enter into a written agreement setting forth the withdrawal terms and conditions, including any financial obligations of the withdrawing Party.

##### 1. Use of Center and District Assets

Upon termination or withdrawal, any withdrawing or terminated Party shall no longer receive services from the District after the effective date of termination or withdrawal. The effective date of withdrawal shall be as specified herein. The effective date of termination shall be the date specified in the termination vote of the Board.

Any capital assets or contributions made to the District by a withdrawing or terminating Party prior to withdrawal or termination shall remain the property of the District, unless the remaining Parties vote to authorize a return or partial return of the same to such Party.

#### C. Dissolution



On or after June 30, 2039, the Parties may agree, subject in all respects to applicable law, that this Agreement shall expire and the District shall be dissolved. Such dissolution shall only be effective upon the last day of a fiscal year, but shall in no event be effective until the requirements of this section have been met.

## 1. Disposition of Assets

### a. Process of Winding Up

This Agreement may not be considered as having expired and no disposition of assets shall be made to the Parties to the Agreement at the time of dissolution of the District until the Board reasonably exhausts all means of collecting any monies due the District under the terms of this Agreement and identifies and satisfies all obligations and liabilities related to the District. A final accounting shall be prepared by the Center Director and shall be submitted to the Parties and the Board and be approved by both a majority of the Parties, by vote of their chief executive officers, and the Board before any final disposition of assets may be made and termination of the Agreement consummated.

### b. Asset Distribution

Upon expiration, the Parties shall retain title to those capital assets purchased in their individual names and made available for use by the District/Center. As to any capital assets purchased as provided in this Agreement and as to any monies held in District accounts, such capital assets shall be sold and the proceeds, together with such other monies, shall be distributed to the Parties according to the relative percentage of the assessments paid by the Parties during the five years immediately preceding termination.

## Section 7. Additional Parties to Agreement

The admission of any new Party shall be by a unanimous vote of the current Parties to this Agreement, by their chief executive officer(s), and requires a written amendment to this Agreement approved by the chief executive officer of each community, in the same manner as approval of this original Agreement. The amendment authorizing the admission of a new Party shall set forth the capital contributions, obligations, payments and other terms and conditions pertaining to the admission of the new Party, including any membership by said Party on the Board. Said amendment shall also specify any changes in quorum or voting requirements associated with the addition of such Party.

## Section 8. Provision of Communication Services to Other Agencies

The Center may provide dispatch or other communications services to other public or private agencies which provide a critical public health or safety service and/or public agencies not a Party to this Agreement, but only upon approval and recommendation of and subject to such terms and conditions as the Board of Directors may establish. Authorization of and approval for such services must be evidenced by contract or Intermunicipal Agreement or other written agreement.



## Section 9. Rights and Privileges, Maximum Financial Liability

By entering into this Agreement, none of the Parties have waived any governmental immunity or limitation of damages which may be extended to them by operation of law. This Agreement is by and between the Parties which have executed it and each states that it is intended for their mutual benefit and is not intended to confer any express or implied benefits on any other person or entity. This Agreement is not intended to confer third-party beneficiary status on any person or entity.

It is expressly understood that the services to be provided hereunder are deemed for public and governmental purposes and all privileges and immunities from liability enjoyed by municipalities shall extend to the Parties' participation hereunder and to the activities so undertaken, to the fullest extent provided by law.

The maximum extent of each Party's financial liability in connection with this Agreement shall not exceed the amount validly assessed or charged to each Party pursuant to the terms hereof.

## Section 10. Amendment to Agreement

The Agreement may be amended only by a unanimous vote of the Parties hereto, by their chief executive officer(s), as of the date of the amendment.

## Section 11. Miscellaneous Provisions

### A. Severability; Compliance with Applicable Law:

Should any part, term, portion or provision of this Agreement or the application thereof to any person or circumstances be determined by a court of competent jurisdiction to be in conflict with any local, state or federal law, or otherwise be rendered unenforceable, the remaining parts, terms, portions and provisions and the application thereof to other persons or circumstances shall be deemed severable and the validity thereof shall not be affected thereby. The Parties further intend for this Agreement to be modified to comply with any applicable local, state or federal law should it be determined not to be in compliance therewith, and to remain binding among them as so modified. In particular, but without limiting the generality of the foregoing, the Parties intend for this Agreement to remain binding against each of them notwithstanding any legal requirement that would alter the term hereof or change the way in which any Party is required to pay its share of assessments. The Parties will remain bound hereunder subject to such modified terms.

B. Entire Understanding: This Agreement represents the entire understanding of the Parties with respect to its subject matter, and supersedes any previous agreements entered into between the Parties, to the extent that said agreements are inconsistent with this Agreement.

C. Governing Law: This Agreement shall be governed by the laws of the Commonwealth of Massachusetts and venue for any action shall be in the Superior

Court of Suffolk County. The Board, acting on behalf of the Parties, shall have the right to seek legal redress if necessary to obtain payment on amounts due or otherwise to enforce the terms of this Agreement.

D. Notice: Notice required hereunder shall be in writing (except where expressly provided for otherwise), shall be effective upon delivery, and shall be sent by any of the following methods: hand delivery; reputable overnight courier; electronic mail, return receipt requested; or certified mail, return receipt requested. Notice shall be given to a Party at the address stated on the signature pages hereof, or to such other address as a Party may provide to the other Parties in accordance with the requirements of this paragraph.

E. Dispute Resolution: The Parties agree to negotiate all disputes between them in good faith prior to resorting to any available judicial or other legal remedies.

F. Binding Effect: All of the terms and provisions of this Agreement shall be binding on and inure to the benefit of and be enforceable by the respective Parties hereto, their successors and assigns.

G. Headings: The headings used herein are for convenience only and shall not be considered in any interpretation of this Agreement.

H. Joint Drafting: Each Party acknowledges that it has participated equally in the drafting of this Agreement and that each has or had consulted with legal counsel of its own choosing in entering into this Agreement.

I. Execution: The Parties agree that this Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one Party, but all such counterparts taken together shall constitute one and the same Agreement

[balance of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed and attested by their proper officers, hereunto duly authorized, and their official seals to be hereto.

CITY OF REVERE

By: \_\_\_\_\_, Mayor

Date: \_\_\_\_\_

## TOWN OF WINTHROP

Per the \_\_\_\_\_ vote of the Winthrop Town Council, dated \_\_\_\_\_, I have been duly authorized to execute this Agreement on behalf of the Town of Winthrop, MA.

By:

\_\_\_\_\_, Town Manager

Date: \_\_\_\_\_

## CITY OF CHELSEA

Per the \_\_\_\_\_ vote of the Chelsea Town Council, dated  
\_\_\_\_\_, I have been duly authorized to execute this Agreement on  
behalf of the City of Chelsea, MA.

By:

\_\_\_\_\_  
, City Manager

Date: \_\_\_\_\_

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:*

SECTION 1. (a) The city of Revere and the town of Winthrop may, through their respective city council and town council, enter into a written agreement to establish a district to construct, equip, operate and maintain a consolidated regional public safety communications and dispatch center. The written agreement shall provide for the management of the district by a board of directors to be comprised of the chief administrative officer of each member city or town. The agreement shall set forth the financial terms and conditions of membership of the district and the powers and duties of the board of directors and shall provide for the operation of a regional public safety communications and dispatch center and any other matters not incompatible with law.

(b) The district shall be deemed to be a public entity and shall have the power to sue and be sued but only to the same extent and upon the same conditions that a city or town may be sued.

(c) The district shall be a public employer and may employ personnel to carry out the purposes of the district and may establish the duties, compensation and other terms and conditions of employment of personnel.

(d) The district may borrow money, enter into long-term or short-term loan agreements or mortgages and apply for state, federal or corporate grants or contracts to obtain funds necessary to carry out the purposes of the center.

(e) The district may enter into contracts to provide services to non-member municipalities and private parties.

(f) The board of directors may enter into contracts for the purchase of supplies, materials and services and for the purchase or lease of land, buildings and equipment as deemed necessary.

(g) The board of directors shall adopt an annual operating budget and shall have the authority to assess member municipalities for their share thereof and to employ

all available legal remedies and other lawful means to collect said assessments.

(h) The board of directors shall establish and manage a fund to which all monies contributed by the city and town and all grants and gifts from the federal or state government or any other shall be deposited. The board of directors shall appoint a treasurer who may be a treasurer of the city or town. The treasurer, subject to the direction and approval of the board of directors, may receive, invest and disburse all funds of the district without further appropriation. The treasurer shall provide a bond for the faithful performance of the treasurer's duties in a form and amount as fixed by the board of directors.

(i) Notwithstanding [section 16 of chapter 30B of the General Laws](#), [section 3 of chapter 40 of the General Laws](#) or any other general or special law to the contrary, any member city or town may sell, lease or license to the district any emergency communication center facility or building and any land appurtenant thereto or used in connection therewith or any other land or other property useful for the purposes of the district and any such city or town may authorize such sale, lease or license. In case of a sale, the price and times of payment and the method by which the cities and towns, other than the selling city or town, shall be assessed for such payment shall be set forth in the written agreement establishing the district or an amendment thereto; provided, however, that no payments shall be made that extend over a period in excess of 25 years. In the case of a lease or license, the rental or license may be for a term not to exceed 25 years and may contain provisions for the extension of the lease or license for an additional term or terms not to exceed 25 years, at the option of the board of directors.

(j) The written agreement establishing the district may provide for the method of termination of the district and may also provide procedures for the addition of new member cities or towns or for the withdrawal of cities or towns.

SECTION 2. This act shall take effect upon its passage.

*Approved, July 18, 2014.*







## CITY OF REVERE

PATRICK M. KEEFE JR.

Mayor

March 3, 2025

Revere City Council  
281 Broadway  
Revere, MA 02151

RE: New Inter-Municipal Agreement for the Regional Emergency Communications Center

Dear Council Members:

After several months of discussion, an agreement has been reached among the City of Revere, Town of Winthrop, and the City of Chelsea to include Chelsea in the Regional Emergency Communications Center (RECC). The RECC currently provides E-911 and public safety call taking and dispatch services for Revere and Winthrop. Recently, the Chelsea City Council voted to approve the merger of its E-911 with the RECC.

As required by law, this new Inter-Municipal Agreement must be approved by the legislative body in each community. The RECC Board of Directors and officials from Revere, Winthrop, and Chelsea have worked together over the past few weeks to finalize the attached agreement. Therefore, I hereby recommend it for adoption by the Revere City Council.

I and representatives from Winthrop and Chelsea will attend the City Council meeting to answer any questions your honorable body may have at that time.

Regards,

Patrick M. Keefe Jr.

Attachment: Mayor Submission MNRECC (25-066 : IMA Final Draft Revere-Winthrop-Chelsea)



## Department of Planning & Community Development

Tom Skwierawski -- *Chief of Planning & Community Development*  
281 Broadway, Revere, MA 02151 | (781) 286 - 8181



**Patrick M. Keefe Jr.**  
Mayor

**TO:** Revere City Council

**FR:** Tom Skwierawski, Chief of DPCD

**CC:** Joseph Gravellese, Chair, AHTF Board of Trustees  
Cathy Bowdoin, Treasurer  
Office of Mayor Patrick M. Keefe, Jr.

**RE:** **Conveyance of tax-title properties.**

**DA:** March 4<sup>th</sup>, 2025

Esteemed Councilors:

I write to request the conveyance of five tax-title properties to the City of Revere's Affordable Housing Trust Fund Board of Trustees, which shall be used to further the development of affordable housing in Revere, as prescribed by RRO Chapter 2.90. The five vacant (i.e. no structure), City-owned properties are:

1. State Highway, Revere, MA (parcel ID: 16-238-1)<sup>1</sup>
2. North Shore Rear Rd, Revere, MA (parcel ID: 13-192U1-1)<sup>2</sup>
3. Hichborn St, Lot 41, Revere, MA (parcel ID: 8-127-13)<sup>3</sup>
4. Glendale St, Lots 137, 138, and 139, Revere, MA (parcel IDs: 11-188A1-6, -7, and -8)<sup>4</sup>
5. Bay Rd, Lots 88A and 89A, Revere, MA (parcel ID: 10-187C-37)<sup>5</sup>

The Board is authorized to accept, receive, and retain real property for the purposes of creation and preservation of affordable housing within the City for the benefit of low- to moderate-income households, as defined by income limits published by the U.S. Department of Housing and Urban Development, and to pursue other strategies to support

<sup>1</sup> Judgement entered on February 4, 2005

<sup>2</sup> Judgement entered on June 6, 2019

<sup>3</sup> Judgement entered on December 11, 2019

<sup>4</sup> Judgements entered on August 1, 2017, and August 2, 2017

<sup>5</sup> Judgement entered on March 11, 1997

the City's affordable housing goals, as outlined in the Housing Production Plan.<sup>6</sup> In my capacity as the Chief of Planning and Community Development, I am of the opinion that these lands are not needed for public use, and as such, I request the Council's authorization to convey the aforementioned parcels, pursuant to M.G.L. c. 40, § 15.

I attach to this memorandum a map of each parcel proposed for conveyance.

If approved, the City Solicitor's office shall proceed with the necessary document recordings with the Suffolk County Registry of Deeds. From there, the Affordable Housing Trust Fund Board of Trustees would work with the city's on-call realtor to convey these parcels through the Request for Proposals (RFP) process.

Thank you.

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<sup>6</sup> Section 2.90.020 of the Revised Ordinances of the City of Revere

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install a pole across from 55 Walnut Avenue, Revere, MA 02151 beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Avenue and Walnut Avenue and continuing approximately 17 feet in an East direction. (Plan No. 30811266)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before February 18, 2025.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
01/28/2025

Attachment: PH.NationalGrid55WalnutAvenue02242025 (25-047 : National Grid - 55 Walnut Avenue)

Questions contact – Robert Coulter [robert.coulter@nationalgrid.com](mailto:robert.coulter@nationalgrid.com) or (617)-823-2378

## PETITION FOR POLE AND WIRE LOCATIONS

To the City Council  
Of Revere, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Walnut Ave - National Grid to install 1 SO pole on Walnut Ave beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Ave and Walnut Ave and continuing approximately 17 feet in an East direction. National Grid proposes to install a new secondary pole (P679-84) to relocate a previously existing antenna attachment at P679 Walnut Ave (42.408325, -70.996789). Revere, Ma.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Walnut Ave - Revere, Massachusetts.

**No.# 30811266**

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Nick Memmolo*  
BY \_\_\_\_\_  
Engineering Department

Attachment: PH.NationalGrid55WalnutAvenue02242025 (25-047 : National Grid - 55 Walnut Avenue)

January 23, 2025

Questions contact – Robert Coulter [robert.coulter@nationalgrid.com](mailto:robert.coulter@nationalgrid.com) or (617)-823-2378

### ORDER FOR POLE AND WIRE LOCATIONS

In the City of Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and  
be and it is hereby granted a location for and permission to erect and maintain poles and wires to  
be placed thereon, together with such sustaining and protecting fixtures as said Company may  
deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said  
Company dated the 18th day of December, 2024.

All construction under this order shall be in accordance with the following conditions:  
Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points  
indicated upon the plan marked – Walnut Ave - Revere, Massachusetts.

**No.# 30811266**

Filed with this order:

There may be attached to said poles such wires, cables, and fixtures as needed in their business and  
all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the  
ground.

The following are the public ways or part of ways along which the poles above referred to may be  
erected, and the number of poles which may be erected thereon under this order:

Walnut Ave - National Grid to install 1 SO pole on Walnut Ave beginning at a point  
approximately 134 feet North of the centerline of the intersection of Shirley Ave and Walnut Ave  
and continuing approximately 17 feet in an East direction. National Grid proposes to install a new  
secondary pole (P679-84) to relocate a previously existing antenna attachment at P679 Walnut Ave  
(42.408325, -70.996789). Revere, Ma.

I hereby certify that the foregoing order was adopted at a meeting of the \_\_\_\_\_ of the  
City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

Massachusetts

City/Town Clerk.

20 \_\_\_\_\_

Attachment: PH.NationalGrid55WalnutAvenue02242025 (25-047 : National Grid - 55 Walnut Avenue)



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

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20\_\_\_\_, at \_\_\_\_\_ o'clock, M \_\_\_\_\_  
at \_\_\_\_\_ a public hearing was held on the petition of \_\_\_\_\_

Massachusetts Electric Company d/b/a NATIONAL GRID for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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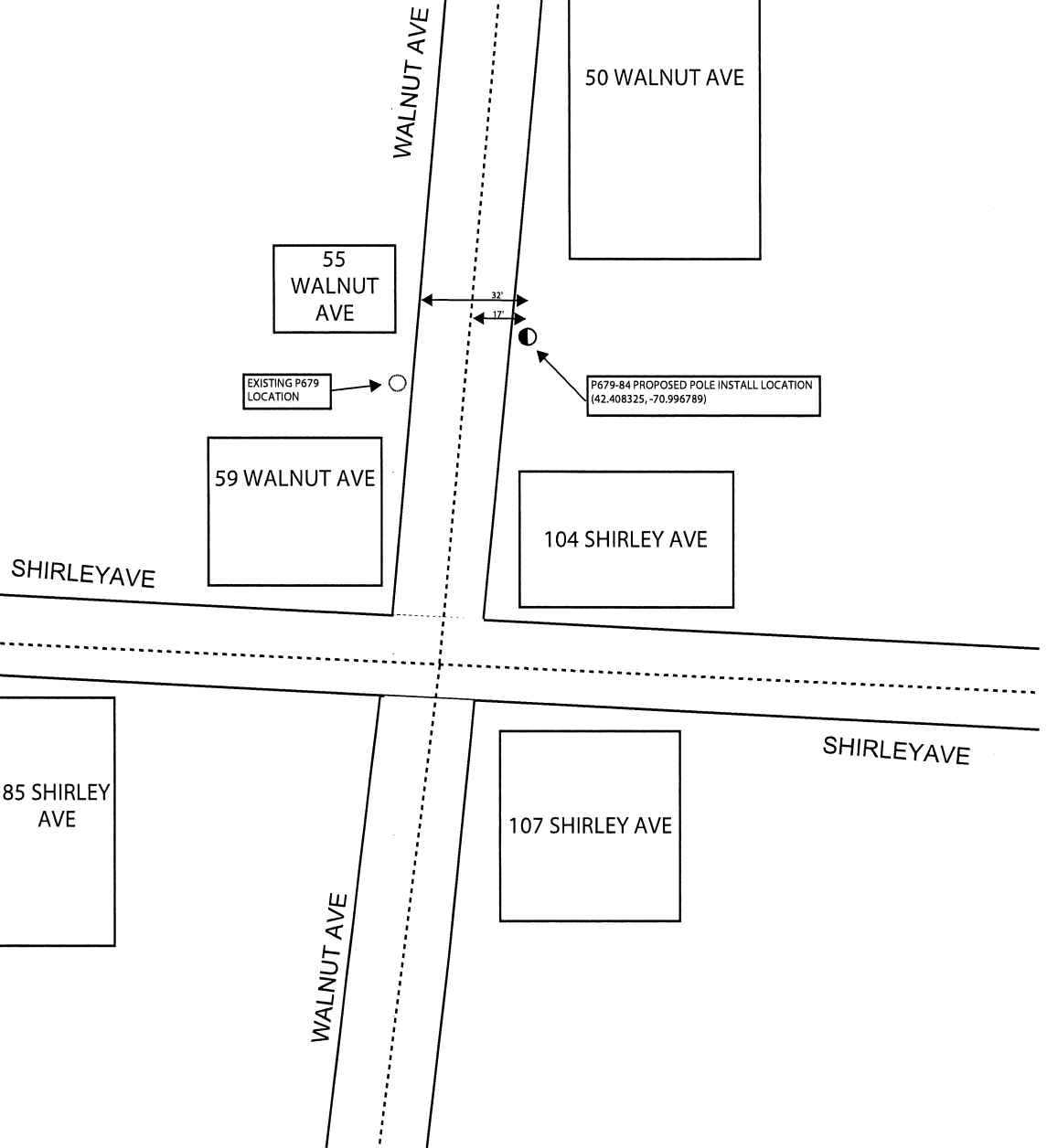
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Board or Council of Town or City, Massachusetts

# CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the \_\_\_\_\_ of the City of \_\_\_\_\_ Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and recorded with the records of location orders of the said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:  
City/Town Clerk



## JOINT OWNED POLE PETITION

**nationalgrid**

And

**Verizon New England, Inc.**

<input checked="" type="checkbox"/> Proposed NGRID Pole Locations	<input type="checkbox"/> Existing J.O. Anchor
<input type="checkbox"/> Existing NGRID Pole Locations	<input type="checkbox"/> Proposed J.O. Anchor
<input checked="" type="checkbox"/> Proposed S.O. Pole Locations	<input type="checkbox"/> Existing J.O. Push Brace Pole
<input type="checkbox"/> Existing J.O. Pole Locations	<input type="checkbox"/> Proposed J.O. Push Brace Pole
<input checked="" type="checkbox"/> Existing Telephone Co. Pole Locations	
<input type="checkbox"/> Existing NGRID Pole Location To Be Made J.O.	
<input checked="" type="checkbox"/> Existing Pole Locations To Be Removed	

Date: 12/18/2024

Plan Number: 30811266

To Accompany Petition Dated:

To The: City Of Revere

For Proposed: Pole: P679-84 Location: Walnut Ave

Date Of Original Grant:

DISTANCES ARE APPROXIMATE

Attachment: PH.NationalGrid55WalnutAvenue02242025 (25-047 : National Grid - 55 Walnut Avenue)

Abutters  
List and  
locus  
map  
page 2

ParcelID	User Account	Street Number	StreetName	LocCity	Owner1	Billing Address	City	State	Zip
2738	8-146-2	8/146/2/	SHIRLEY AVE	REVERE	VAN ALUNE	116 SHIRLEY AVE	REVERE	MA	2151
2739	8-146-3	8/146/3/	SHIRLEY AVE	REVERE	REVERE HOUSING AUTHORITY	70 COOLEIDGE ST	REVERE	MA	2151
2740	8-146-4	8/146/4/	SHIRLEY AVE	REVERE	REVERE HOUSING AUTHORITY	70 COOLEIDGE ST	REVERE	MA	2151
2760	8-147-1	8/147/1/	SHIRLEY AVE	REVERE	WALNUT SHIRLEY LLC	P O BOX 365	REVERE	MA	2151
2757	8-146-17	8/146/17/	NAHANT AVE	REVERE	HASSAN ABDELGHANY Z	11 NAHANT AVE	REVERE	MA	2151
2780	8-147-21	8/147/21/	WALNUT AVE	REVERE	MARSHALL HERWINS REVOCABLE TRUST	5 COPPER BEECH LN	NAHANT	MA	1908
2741	8-146-5	8/146/5/	SHIRLEY AVE	REVERE	SHIRLEY AVENUE HOLDING LLC	104-108 SHIRLEY AVE	REVERE	MA	2151
2742	8-146-6	8/146/6/	WALNUT AVE	REVERE	REVERE HOUSING AUTHORITY	70 COOLEIDGE ST	REVERE	MA	2151
2782	8-147-23	8/147/23/	WALNUT AVE	REVERE	55 WALNUT, LLC	PO BOX 365	REVERE	MA	2151
2758	8-146-18	8/146/18/	NAHANT AVE	REVERE	596 RAYMOND LLC	546 FIFTY AVE	NEW YORK	NY	10036
2779	8-147-20	8/147/20/	WALNUT AVE	REVERE	ZAFAR PROPERTIES LLC	76 CANNON BALL RD	SHARON	MA	2067

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street, Revere, MA. (Plan # 30941770)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before February 18, 2025.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
02/03/2025

Attachment: PH.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

Questions contact – Bo Weng [bohua.chingweng@nationalgrid.com](mailto:bohua.chingweng@nationalgrid.com)

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Hichborn Street - Revere, Massachusetts.

The following are the streets and highways referred to:

**WR# 30941770**

Hichborn Street - National Grid to install underground facilities on Hichborn Street beginning at a point approximately 400 feet Northeast of the centerline of the intersection of Hichborn Street and Franklin Avenue and continuing approximately 10 feet in a Northwest direction. National Grid to Install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street in Revere.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Nick Memmolo*  
BY \_\_\_\_\_  
Engineering Department

Attachment: PH.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

Questions contact – Bo Weng [bohua.chingweng@nationalgrid.com](mailto:bohua.chingweng@nationalgrid.com)

Dated: January 31, 2025

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 30<sup>th</sup> day of January, 2025.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Hichborn Street - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 30941770

Hichborn Street - National Grid to install underground facilities on Hichborn Street beginning at a point approximately 400 feet Northeast of the centerline of the intersection of Hichborn Street and Franklin Avenue and continuing approximately 10 feet in a Northwest direction. National Grid to Install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street in Revere.

I hereby certify that the foregoing order was adopted at a meeting of the .....

.....

....., held on the ..... day of ....., 20 .....

....., ..... 20 .....

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

Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M

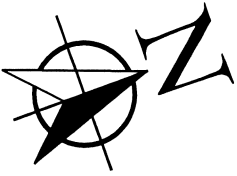
at ....., a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the

Attachment: PH.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

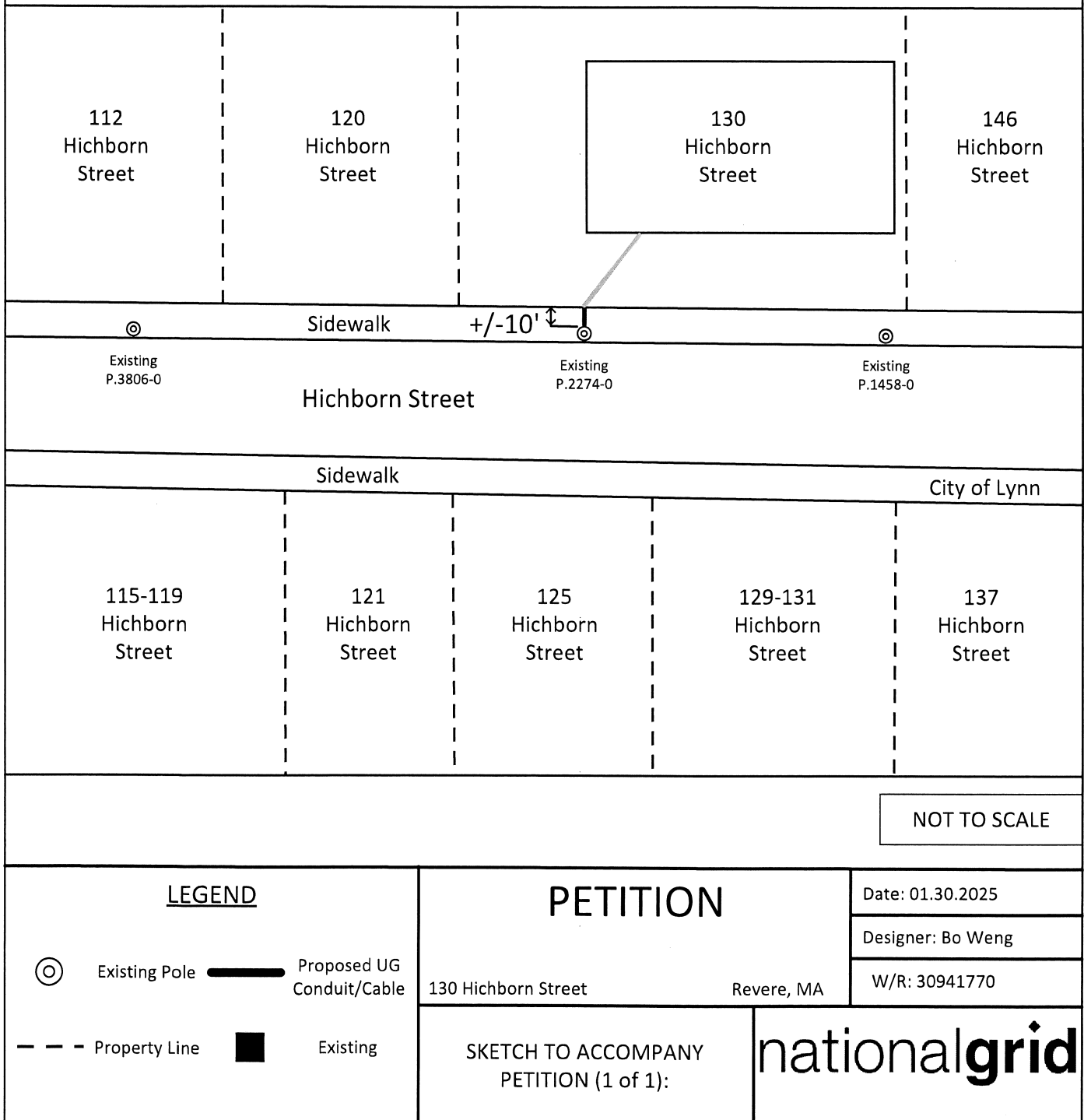
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**EXHIBIT A – NOT TO SCALE**

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

130 Hichborn Street  
Revere, MA



Attachment: PH.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
1	120 HICHBORN ST	NAME: HERCULES ERNESTINA MAILING: 120 HICHBORN ST, REVERE, MA 02151	8-127-17
2	121 HICHBORN ST	NAME: POSADA TOMAS MAILING: 121 HICHBORN ST, REVERE, MA 02151	8-128-29
3	125 HICHBORN ST	NAME: COELHO MARCELO MACHADO MAILING: 125 HICHBORN ST, REVERE, MA 02151	8-128-30
4	131 HICHBORN ST	NAME: NG WAI HANG MAILING: 27 CUMMINGS AVE, REVERE, MA 02151	8-128-31

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install approximately 10' of 1-3" underground conduit from existing pole #3919-0 to provide a permanent overhead to underground siphon service at 73 Gage Avenue, Revere, MA 02151. (Plan #31071852)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before February 18, 2025.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
02/07/2025

Attachment: PH.NationalGrid73GageAvenue (25-049 : National Grid Petition - 73 Gage Avenue)

Questions contact – Bo Weng [bohua.chingweng@nationalgrid.com](mailto:bohua.chingweng@nationalgrid.com)

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Gage Avenue - Revere, Massachusetts.

The following are the streets and highways referred to:

**WR# 31071852**

Gage Avenue - National Grid to install underground facilities on Gage Avenue beginning at a point approximately 121 feet Northwest of the centerline of the intersection of Gage Avenue and Graves Road and continuing approximately 10 feet in a Northwest direction. National Grid to install approximately 10' of 1-3" conduit from existing pole #3919-0 to private property to provide a permanent overhead to underground siphon service at 73 Gage Avenue in Revere.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Nick Memmolo*  
BY \_\_\_\_\_  
Engineering Department

Attachment: PH.NationalGrid73GageAvenue (25-049 : National Grid Petition - 73 Gage Avenue)

Questions contact – Bo Weng [bohua.chingweng@nationalgrid.com](mailto:bohua.chingweng@nationalgrid.com)

Dated: February 3, 2025

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 31<sup>st</sup> day of January, 2025.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Gage Avenue - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**WR# 31071852**

Gage Avenue - National Grid to install underground facilities on Gage Avenue beginning at a point approximately 121 feet Northwest of the centerline of the intersection of Gage Avenue and Graves Road and continuing approximately 10 feet in a Northwest direction. National Grid to install approximately 10' of 1-3" conduit from existing pole #3919-0 to private property to provide a permanent overhead to underground siphon service at 73 Gage Avenue in Revere.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
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....., held on the ..... day of ....., 20 .....  
....., ....., 20 .....

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

Attest:  
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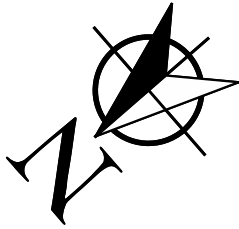
..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the

Attachment: PH.NationalGrid73GageAvenue (25-049 : National Grid Petition - 73 Gage Avenue)

underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

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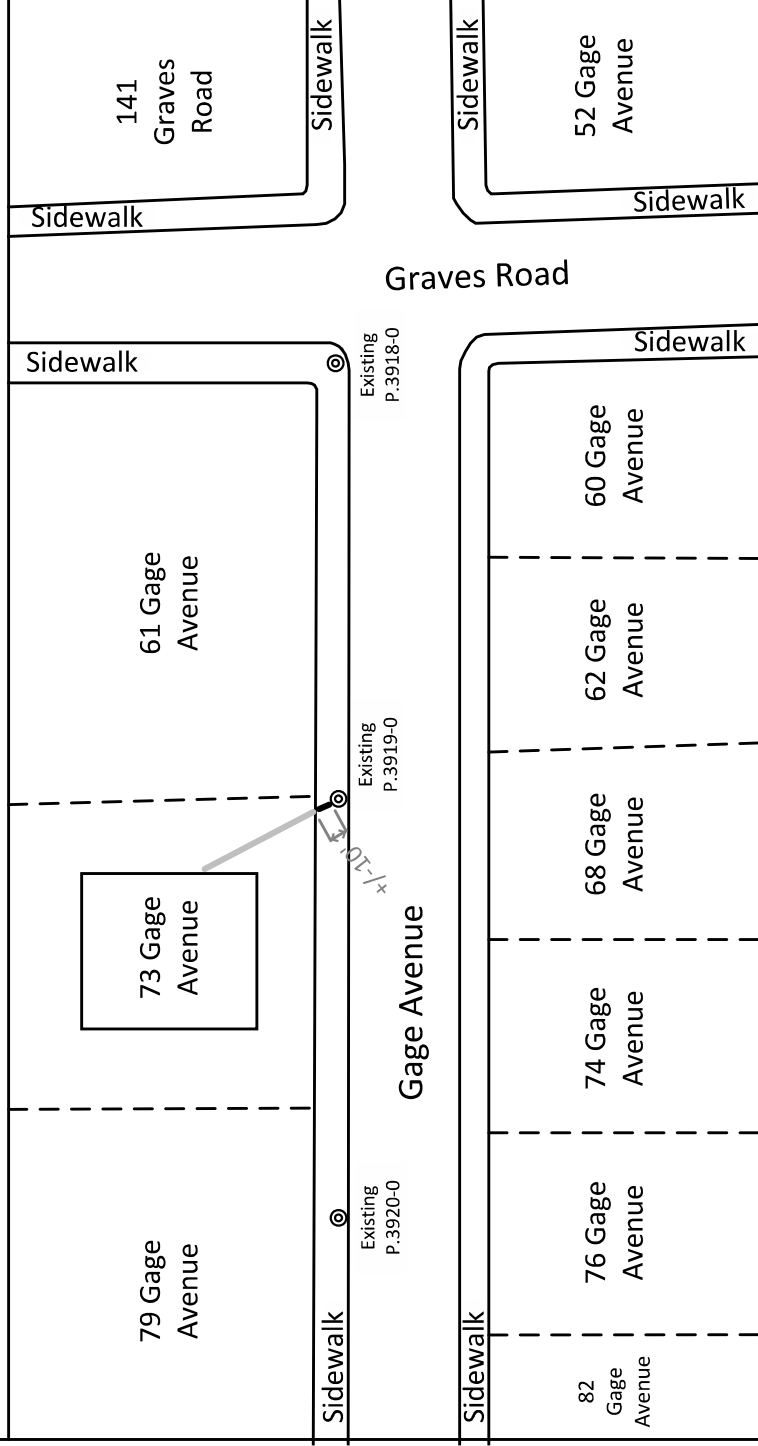
Attachment: PH.NationalGrid73GageAvenue (25-049 : National Grid Petition - 73 Gage Avenue)



**EXHIBIT A – NOT TO SCALE**

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

73 Gage Avenue  
Revere, MA



NOT TO SCALE

<b>PETITION</b>	
Date: 01.31.2025	Revere, MA
Designer: Bo Weng	73 Gage Avenue
W/R: 31071852	

<b>LEGEND</b>	
Existing Pole	Proposed UG Conduit/Cable
Property Line	Existing

SKETCH TO ACCOMPANY PETITION (1 of 1):	<b>nationalgrid</b>
---	---------------------



S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
1	79 GAGE AVE	NAME: GOAGA GABRIEL MAILING: 79 GAGE AVE, REVERE, MA 02151	27-439P-3
2	61 GAGE AVE	NAME: MESHESHA TIGIST A MAILING: 49 UNION ST, REVERE, MA 02151	27-439P-1
3	68 GAGE AVE	NAME: AGUILAR JAIME A MAILING: 68 GAGE AVE, REVERE, MA 02151	27-439O-23
4	62 GAGE AVE	NAME: TRONCOSO HERNANDO MAILING: 62 GAGE AVE, REVERE, MA 02151	27-439O-24

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install approximately 60' of 1-4" underground conduit from existing pole #306 at the corner of Agneous Avenue and Broad Sound Avenue to provide a permanent overhead to underground siphon service for 3 Agneous Avenue, Revere, MA 02151. (Plan # 31086694)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before February 18, 2025.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
02/07/2025

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)

Questions contact – Ed Insogna [edward.insogna@nationalgrid.com](mailto:edward.insogna@nationalgrid.com)

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Agneous Ave - Revere, Massachusetts.

The following are the streets and highways referred to:

**WR# 31086694**

Agneous Ave - National Grid to install underground facilities on Agneous Ave beginning at a point approximately 0 feet East of the centerline of the intersection of Broad Sound Ave and Agneous Avenue and continuing approximately 60 feet in an East direction. National Grid customer to install approximately 60' of 1-4" conduit from existing pole #306 at the corner of Agneous Ave and Broad Sound Ave to private property to provide a permanent overhead to underground siphon service at 3 Agneous Ave. Revere, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Nick Memmolo*  
BY \_\_\_\_\_  
Engineering Department

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)

Questions contact – Ed Insogna [edward.insogna@nationalgrid.com](mailto:edward.insogna@nationalgrid.com)

Dated: February 4, 2025

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 3<sup>rd</sup> day of February, 2025.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Agneous Ave - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**WR# 31086694**

Agneous Ave - National Grid to install underground facilities on Agneous Ave beginning at a point approximately 0 feet East of the centerline of the intersection of Broad Sound Ave and Agneous Avenue and continuing approximately 60 feet in an East direction. National Grid customer to install approximately 60' of 1-4" conduit from existing pole #306 at the corner of Agneous Ave and Broad Sound Ave to private property to provide a permanent overhead to underground siphon service at 3 Agneous Ave. Revere, MA.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., 20 .....

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

Book ..... Page .....

Attest:  
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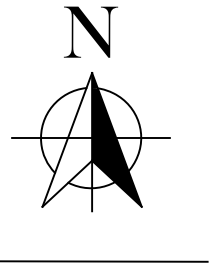
..... hereby certify that on .....20....., at ..... o'clock, ....M

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)


at ....., a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.


.....  
.....  
.....


Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)



## UNDERGROUND PETITION

 Pole (Existing)

 Proposed Riser

 Proposed UG Conduit and Secondary SVC Conductors

Customer to install (1) 4" conduit and conductors for secondary service from the property (3 Agneous Ave.) to a riser on pole #306 at the corner of Broad Sound Ave. and Agneous Ave. in Revere.

DISTANCES ARE APPROXIMATE

# nationalgrid

Date: 02/03/2025

Scale: Not To Scale

Work Request Number: 31086694

To The: City/Town Of Revere

For Proposed: Conduit

Location: 3 Agneous Ave.

Drawn By: Edward Insogna

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
5	162 Broad Sound Ave., Revere	NAME: EW REALTY TRUST, WEISBERG EDWARD TRUSTEE  MAILING: 162 Broad Sound Ave. Revere, MA 02151	2-71-7
2	156 Broad Sound Ave., Revere	NAME: SCHOLWIN ARNIM, SCHOLWIN DOROTHY J  MAILING: 156 Broad Sound Ave. Revere, MA 02151	2-70-12
3	5 Agneous Ave., Revere	NAME: MORGAN DOROTHY PAGE LIFE ESTATE MORGAN MICHAEL A LIFE ESTATE  MAILING: 5 Agneous Ave. Revere, MA 02151	2-71-3A
4	3 Agneous Ave., Revere	NAME: ZEPAJ DEVELOPMENT LLC  MAILING: 78 Mill St. Middleton, MA 01949	2-71-5A

Attachment: PH.NationalGrid3AgneousAvenue (25-050 : National Grid - 3 Agneous Avenue)

CZ-25-01

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, February 24, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, February 25, 2025 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems**

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

**Section 1.** Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety.

**Section 2.** Section 17.28.035 Mechanical Parking Systems is hereby deleted in its entirety.

A copy of the aforementioned zoning ordinance (**CZ-25-01**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before February 18, 2025. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
01/29/2025  
02/05/2025

Attachment: PH.CZ2501.MechanicalParkingRepeal (24-269 : Zoning Ordinance - Repeal Mechanical Parking System Use)



Planning Board Recommendations – February 25, 2025

1. Motion by Mr. Stamatopoulos second by Mr. Rivera that the Board favorably recommend the repeal of the mechanical parking ordinance to the City Council. (Unanimous by all members present) VOTED AND SO ORDERED
2. Motion by Ms. Simmons-Herling second by Mr. Rivera that the Board recommend adoption of the ADU ordinance that is in compliance with amendments that are consistent with the regulations formulated by the city and the state. (Unanimous by all members present) VOTED AND SO ORDERED

## Ashley Melnik

**From:** fstringi@revere.org  
**Sent:** Tuesday, March 4, 2025 2:10 PM  
**To:** Ashley Melnik; Louis Cavagnaro; Paul Cheever  
**Subject:** Application Review Comments

# CITY OF REVERE APPLICATION REVIEW

## City of Revere Site Plan Review Review Comments

**From:** Frank Stringi  
**Date:** March 04, 2025  
**Application #:** SPR24-000037  
**Address:** 12 FURLONG DR  
**Description:** Site plan review prior to applying for a certificate of occupancy for our demolition business. We are not changing anything. we are just storing our containers and tools here.  
**Review Status:** Pending

The Site Plan Review Committee has reviewed the special permit application for 12 Furlong Drive for occupancy of a contractor storage yard and has made the following findings and conditions in relation to this special permit if approved:

- All property owned by the applicant including parcels 6-120B-9, 6-120B-10 and 6-120B-11 which are adjacent to the natural resource area known as Green Creek shall not be allowed to store any materials or equipment within 25 feet of the bank of Green Creek.
- No material shall be stockpiled on site.
- There shall be no hazardous materials stored on the site as determined by the Revere Fire Department and Board of Health and as characterized by the Department of Environmental Protection (DEP).
- There shall be no unregistered or junk vehicles stored on the site.
- A 6 ft. high chain link fence shall be installed in the rear of the property at least 25 feet from the creek bank to prevent any further impact to the adjacent natural resource area.
- The parking and storage area in the rear of the building shall consist of permeable material.
- An Operation and Maintenance (O&M) plan for the use of the site shall be filed with the Revere Conservation Commission, Building Department, and Board of Health prior to the issuance of an occupancy permit.
- The final site plan shall be reviewed approved by the Site Plan Review Committee and Fire Department prior to the issuance of any occupancy permit.
- A final stamped site plan showing the location of all dumpsters and parking on the site shall be included in the occupancy permit.
- The applicant shall perform all cleanup of the site and along the banks of Green Creek and provide erosion and sediment control measures as well as fulfill all conditions in compliance with the Conservation Commission order of conditions.

Attachment: C2501.12FurlongDrive.SPRConditions (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

*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.*

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



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Attachment: C2501.12FurlongDrive.SPR Conditions (25-015 : Special Permit, C-25-01, 12 Furlong Drive)

## Ashley Melnik

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**From:** fstringi@revere.org  
**Sent:** Tuesday, March 4, 2025 3:47 PM  
**To:** Ashley Melnik; Frank Stringi; Louis Cavagnaro  
**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

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**From:** Frank Stringi  
**Date:** March 04, 2025  
**Application #:** SPR24-000124  
**Address:** 64 REVERE BEACH BLVD  
**Description:** Restaurant and residential apartments  
**Review Status:** Pending

**The Site Plan Review Committee has reviewed the above referenced special permit request for a restaurant and residential apartments at 64 Revere Beach Boulevard subject to the following findings and conditions if approved by the City Council:**

1. The applicant shall confirm with DCR any and all conservation easements that may have been placed on this property by the former Metropolitan District Commission (MDC) prior to proceeding to design review with the Site Plan Review Committee and Revere Beach Design Review Board.
2. A sewer connection and water connection permit must be obtained from the DPW for new construction on 64 Revere Beach Boulevard. 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. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Revere Beach Design Review Board and City of Revere Site Plan Review Committee.
4. The proposed restaurant shall include accommodations for outdoor cafe seating on Revere Beach Boulevard subject to the approval of DCR.

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

Attachment: C2503.63-64RevereBeachBoulevard.SPRConditions (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

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



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Attachment: C2503.63-64RevereBeachBoulevard.SPRConditions (25-043 : Special Permit, C-25-04, 30 Campbell Avenue)

## Ashley Melnik

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**To:** Ashley Melnik; Frank Stringi; Louis Cavagnaro  
**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

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Attachment: C2503.63-64RevereBeachBoulevard.SPRConditions (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)

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



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Attachment: C2503.63-64RevereBeachBoulevard.SPRConditions (25-042 : Special Permit, C-25-03, 63-64 Revere Beach Boulevard)