



CITY COUNCIL  
Regular Meeting

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City Council Chamber – 2<sup>nd</sup> Floor  
Revere City Hall  
Revere, MA 02151  
Calendar

Monday, March 23, 2026, 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). La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico [translation@revere.org](mailto:translation@revere.org).

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

**5:30PM Legislative Affairs Sub-Committee Meeting**

**5:45PM Appointments Sub-Committee Meeting**

**Salute to the Flag**

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of March 2, 2026

3. Approval of the Journal of the Regular Meeting of March 9, 2026

4. **26-023** Motion presented by Councillor McKenna: That the City Council request Tammy Saporito, National Grid to appear before the City Council to address city-wide issues of double poles and street light outages. Further, that all City Councillors be requested to compile a list of National Grid work orders and issues to present Ms. Saporito at the proposed meeting.

**Public Comment Pursuant to Chapter 402 of the Acts of 1965**

**Unfinished Business**

5. **26-032** A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Relative to Special Permits.

**Zoning Sub-Committee Report**

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

7. **26-044** Andrea Garcia, 150 Arnold Street, Revere, MA 02151 requesting a special permit from the Revere City Council to modify an existing non-conforming structure and use from a tow company to a restaurant at 855 Broadway, Revere, MA 02151.

**Legislative Affairs Sub-Committee Report**

8. **26-024** An Ordinance Further Amending Title 12 of the Revere Revised Ordinances Relative to Construction Procedures for Street and Sidewalk Openings. (attached)

**Appointments Sub-Committee Report**

9. **26-047** Communication from the Mayor relative to the appointment of Anthony Parziale to the Conservation Commission.
10. **26-048** Communication from the Mayor relative to the reappointment of Laila Pietri to the Affordable Housing Trust Fund Board.

**Communications**

11. **26-057** Communication from the Mayor relative to the reappointment of Sean Bruno as a Constable for the City of Revere.
12. **26-058** Communication from the Chief of Planning & Community Development relative to a low-income solar program.

**Motions**

13. **26-059** Motion presented by Councillor Kelley: That the Mayor request Fire Chief James Cullen and Captain Kevin O’Hara to appear before the City Council on Monday, April 13th to provide a public safety briefing regarding the proposed Battery Energy Storage System (BESS) facility at 0 Muzzey Street. The briefing should address emergency response considerations associated with a facility of this scale, including fire suppression strategies, hazardous materials considerations, potential evacuation procedures, coordination with public safety agencies, and any training, equipment, or operational planning necessary for the City of Revere to respond effectively to an incident involving a battery energy storage facility. The purpose of this presentation is to ensure that the City Council and the public have a clear understanding of the public safety preparedness and emergency response planning associated with a project of this magnitude.
14. **26-060** Motion presented by Councillor Cogliandro, Councillor McKenna: That the Mayor and the City Solicitor appear before the Council in Executive Session to provide an update regarding the status of the eminent domain court proceedings related to the Wonderland property.
15. **26-061** Motion presented by Councillor Silvestri: That the City Council order to a public hearing, An Ordinance Further Amending Title 8 of the Revere Revised Ordinances Relative to Cryptocurrency ATMS. (attached)
16. **26-062** Motion presented by Councillor Cogliandro: That the Mayor request the Chief of Police to enforce parking regulations on Library Street and surrounding streets on Sundays between 12:00 PM and 2:00 PM to address illegal parking.
17. **26-063** Motion presented by Councillor Cogliandro: That the Mayor request RevereTV to submit a cost estimate for televising Site Plan Review meetings and uploading to YouTube as part of its regular meeting coverage.

18. **26-064** Motion presented by Councillor Kelley: That the Revere City Council take a vote on whether to authorize and direct the City Council, on behalf of the City of Revere, to send a formal letter to the Massachusetts State Legislature, including members of the General Court, the Office of the State Auditor, and other appropriate state officials, expressing the City’s support for the implementation of an audit of the Massachusetts Legislature as approved by the voters; and that, upon approval of this motion, the City Clerk be authorized to prepare and transmit said letter on behalf of the City Council. Basis for this motion: At the November 2024 State Election, the voters of the Commonwealth of Massachusetts approved a ballot question authorizing the State Auditor to conduct an audit of the Massachusetts Legislature; the voters of the City of Revere similarly expressed their support for said ballot question; and it is fundamental to a representative democracy that the will of the voters be respected and implemented in good faith.
19. **26-065** Motion presented by Councillor Kelley: That the Revere City Council award a Certificate of Merit to Brooke DiNuccio in recognition of her calm, quick thinking, and heroic actions during a recent medical emergency involving her grandfather, where she was able to control severe bleeding following a post-surgical complication until emergency personnel arrived.

**Adjournment**



CITY COUNCIL  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, March 2, 2026

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

**Salute to the Flag**

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of February 9, 2026

<b>RESULT:</b>	<b>ACCEPTED</b>
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**Public Hearings**

3 26-019 An Ordinance Further Amending Appendix A – Table of Fees of the Revised Ordinances of the City of Revere.

**Proponents**

Rich Viscay, CFO

**Opponents**

none

**AN ORDINANCE FURTHER AMENDING APPENDIX A - TABLE OF FEES OF THE REVISED ORDINANCES OF THE CITY OF REVERE**

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

Minutes Acceptance: Minutes of Mar 2, 2026 6:00 PM (Salute to the Flag)

**SECTION 1.** Section A.010 of Appendix A of the Revere Revised Ordinances is hereby amended by deleting the Table in its entirety and inserting in place thereof the following new Table:

<b>Affidavit and correction of vital records</b>	\$75
Birth certificate, death certificate, and marriage certificate	
<b>Appeal to board of appeals under M.G.L. c. 40A</b>	<b>\$180</b>
Not inclusive of other charges associated with the processing of the appeal	
<b>Assessor's abutter's list</b>	\$80
<b>Auctioneer's permits</b>	
Annual permit, resident, under M.G.L. c. 100 s. 10	\$25
Special permit, non-resident, under M.G.L. c. 100 s. 10	\$50
Special permit, resident, under M.G.L. c. 100 s. 10	\$25
<b>Blasting bond fee under M.G.L. c. 148 s. 19 in connection with a permit to use an explosive in the blasting of rock or other substance</b>	\$2
<b>Building permit application fee</b>	
For single- or two-family dwelling	\$75
For three-family dwelling and above, and apartment buildings	\$100
<b>Building permit fees, residential</b>	
For renovations, additions, roofing, siding, pools, and/or accessory buildings for single- or two-family dwellings	\$15 per \$1,000
For new construction of single- or two-family dwelling	\$15 per \$1,000
For amendments to permit	\$100
<b>Building permit fees, commercial</b>	
For renovations of three-family dwelling and above or commercial	\$20 per \$1,000
For new construction of three-family	\$20 per \$1000

and above or commercial	
<b>Building, certificate of occupancy fee</b>	
Single-family dwelling, with building permit	\$100
Two-family dwelling, with building permit	\$150
Any dwelling without a building permit	\$200
Three-family dwelling	\$200
Dwelling containing more than three units	\$200 + \$10/unit
Non-residential certificate of occupancy	\$250
Certified copy of certificate of occupancy	\$200
Temporary certificate of occupancy	\$100/month
<b>Building, archive search fee</b>	\$15
<b>Building, sign permit fee</b>	\$250
<b>Building, plan review fee for single- and two-family dwellings</b>	
<b>Estimated Construction Value</b>	<b>Fee</b>
\$10,000-\$49,999	\$75
\$50,000	\$150
\$100,000	\$250
\$150,000	\$400
\$200,000	\$500
\$250,000-\$499,999	\$600
\$500,000+	\$750
<b>Building, plan review fee for three-family dwellings and above and commercial</b>	
<b>Estimated Construction Value</b>	<b>Fee</b>
\$20,000-\$49,999	\$200
\$50,000	\$250
\$100,000	\$300
\$150,000	\$600
\$200,000	\$1,500
\$250,000	\$2,000
\$300,000	\$2,500

\$400,000	\$3,000
\$500,000	\$3,500
\$501,000+	See Building Dept. website
<b>Building, reinspection fee</b>	\$150
<b>Building, work started before permit obtained</b>	Permit fee 3x
<b>Business name, fee for certificate or filing under M.G.L. c. 110 s. 5</b> Inclusive of notarization	\$40
<b>Business certificate discontinuance, withdrawal, or address change</b>	\$15
<b>City clerk, certification and copies of documents</b>	
Furnishing a certified copy of a birth certificate, death certificate, or marriage certificate	\$10/copy
Furnishing a copy of a document	\$0.05/page
Certifying a document	\$3/document
<b>Civil fingerprint application fee under M.G.L. c. 6 s. 175B1/2</b>	\$100
<b>City clerk, closing-out sale under M.G.L. c. 93 s. 28A.</b>	\$2/page
<b>Commissions of constables</b>	
Residents	\$450
Non-residents	\$750
<b>Dog license fees</b>	
Dog license fee under M.G.L. c. 140 s. 147, neutered or spayed dog	\$10
Dog license fee under M.G.L. c. 140 s. 147, any other dog	\$25
Any dog licensed after March 15th shall incur an additional late fee	\$15
No fee required for a dog specially trained to lead or serve a blind person if the Division of the Blind of the Commonwealth certifies that such a dog is so trained and actually in the service of a blind person	
Dog license tag replacement	\$5

<b>Dumpster permit fee in accordance with RRO 8.04.011</b>	\$75	
<b>Electrical fees</b>		
Electrical permit application fee	\$50	
New construction, renovations, or additions for a single-or two-family dwelling	\$5 per \$1,000	
Temporary service, single- or two-family dwelling	\$65	
Swimming pools	\$55	
Siding, single- or two-family dwelling	\$55	
Removal of illegal apartment in single-or two-family dwelling	\$75	
Reinspection fee, single- or two-family dwelling	\$55	
Demolition of structure	\$75	
Security alarm systems	\$75	
New construction, renovations, or additions for a three-family dwelling and above or commercial	\$10 per \$1,000	
Temporary service, three-family dwelling and above or commercial	\$100	
Removal of illegal apartment in three-family dwelling and above or commercial	\$75	
Demolition of structure, three-family dwelling and above or commercial	\$75	
Annual maintenance permit, three-family dwelling and above or commercial	\$500	
Reinspection fee, three-family dwelling and above or commercial	\$75	
Electrical, work started before permit obtained	Permit fee 3x	
<b>M.G.L. c. 148 license fees, City Council</b>	<b>Initial one-time licensing fee</b>	<b>Annual registration fee</b>
Community garage	\$20	\$10
Garage	\$200	\$100

Special garage	\$400	\$200
Service station	\$200	\$100
Self-service station	\$400	\$200
Storage of Class A, B, and C fluids	\$0.01/gal	\$0.005/gal
Storage of any other liquid	\$0.01/gal	\$0.005/gal
Flammable compound	\$0.01/lb	\$0.005/lb
Flammable solid	\$0.01/lb	\$0.005/lb
Flammable gas	\$0.01/cu.ft.	\$0.005/cu.ft.
Inflammable gas	\$0.01/cu. ft.	\$0.005/cu.ft.
Class A explosives exceeding 100 lbs.	\$300	\$150
Class A explosives not exceeding 100 lbs.	\$150	\$75
Class B explosives exceeding 100 lbs.	\$80	\$40
Class B explosives not exceeding 100 lbs.	\$40	\$20
Oil storage terminal for 1,000,000 gal. or more of Class A, B, or C liquids	\$20,000	\$20,000
<b>Fire prevention license fees, Fire Department</b>		
Above ground storage removal per 527 CMR 9.07(1)	\$50	
Above ground storage tank installation per 527 CMR 4.03(b)	\$50	
Underground storage tank installation per 527 CMR 9.05(c)	\$200	
Underground storage tank removal per 527 CMR 9.05	\$200	
Fuel oil storage per 527 CMR 4.03(b)	\$50	
Oil burner: install/repair or inspection per 527 CMR 4.03(d)	\$50	
Blasting permit per 527 CMR 13.04(11)	\$50	
Storage of explosive materials per 527 CMR 13.04(7)	\$50	
Display of fireworks per 527 CMR 2.05(7) and M.G.L. c. 148 s. 39 (8A)	\$50	
Storage of liquid propane gas per 527	\$50	

CMR 6.08(2)(b), 14.03(1)	
Storage of flammable liquid and/or gas per 527 CMR 14.03(1)	\$50
Welding and cutting operations per 527 CMR 39.04(1), 14.30(1) *separate permit required for storage.	\$50
Storage of smokeless powder per 527 CMR 13.04(2)	\$50
Tar kettle per 527 CMR 10.03(12)	\$50
Fumigation operations per 527 CMR 10.06(3)	\$50
Permits (general) per M.G.L. c. 148 s. 10A	\$50
Re-inspection per Authority Having Jurisdiction (AHJ)	\$50
Copy of fire report	No fee
Fee to use salamander per 527 CMR 20.01(10)	\$50
Lumber yards per 527 CMR 17.02(1)	\$50
Auto repair *depends on use	\$50 per permit
Sprinkler repair/install per M.G.L. c. 148 s. 27A	\$50
Plan reviews	\$100
Smoke inspections per M.G.L. c. 148A s. 26, s. 10A	
1-family	\$50
2-family	\$100
3-family	\$150
4-family	\$200
5-family	\$250
6-family and above	\$500
Fire Department inspection	\$50
Common victualler safety inspection	\$50
Tank truck inspection per 527 CMR 8.04(5)	\$75
Quarterly inspections	\$50
Quarterly inspections: Revere Public Schools	No Fee
Common garage and/or service station inspection per 527 CMR	\$50

5.10(2)	
Fire alarm, initial master box connection	Fee by owner
Fire alarm, annual fee for master box connection	\$500
Fire alarm, annual fee for radio master box	\$300
<b>Gas fees</b>	
Gas permit application fee, residential	\$50
Gas permit application fee, commercial	\$100
Each gas fixture, residential	\$5
Each gas fixture, commercial	\$10
Gas furnace fee, residential	\$100
Gas furnace fee, commercial	\$200
Gas water heater fee, commercial	\$100
Gas water heater permit (requires plumbing permit)	\$50
Gas-fired boiler permit (requires plumbing permit)	\$100
Gas reinspection fee	\$50
<b>Gas, work started before permit obtained</b>	Permit fee 3x
Hawker's and peddler's license	\$52
Industrial furnace or stationary steam engine license under M.G.L. c. 140 s. 115	\$25
<b>Inspectional services fees</b>	
Burial permit	\$25
Funeral director license fee	\$100
Retail food license fee, up to 1,000 sq. ft.	\$100
Retail food license fee, from 1,001 sq. ft. to 7,500 sq. ft.	\$200
Retail food license fee, 7,501 sq. ft. or more	\$400
Food service license fee, up to 50 seats	\$150
Food service license fee, 51 seats or	\$350

more	
Food service, temporary license	\$75/day
Food service, medical (i.e., nursing home, hospital)	\$300
Milk	\$40
Ice cream and frozen dessert manufacturing	\$40
Wholesale bakery license fee	\$150
Caterer license fee	\$200
Tobacco sales license fee, cigarettes	\$200
Tobacco sales license fee, electronic cigarettes	\$200
Tobacco sales license fee, cigars	\$200
Tanning bed establishment license fee	\$150
Commercial pool license fee, outdoor	\$150
Commercial pool license fee, indoor	\$200
Commercial pool license fee, hot tub	\$150
Pool reinspection fee	1st reinspection free
	\$50 subsequent reinspection
Certificate of fitness	\$75
Certificate of fitness, reinspection fee	1st reinspection free
	\$50 subsequent reinspection
<b>License commission license fees</b>	
Common victualler, entertainment, secondhand dealer, pawnbroker, hotel, motel, inn, sales of gold/silver/precious metals/jewelry	\$100
Lodging house, fortune teller	\$50
Flea market	\$300
Parking lot, commuter	\$100/space
Parking lot, park & fly or commercial storage	\$200/space
Automatic amusement device	\$100/device
Pool table	\$75 first table, \$50 each

	additional table
<b>License commission fees, liquor, off-premises</b>	
All-alcohol (includes \$100 Sunday Sales Permit fee)	\$2,100
Malt/wine (includes \$100 Sunday Sales Permit fee)	\$1,600
<b>License commission fees, liquor, on-premises</b>	
Includes common victualler and entertainment licenses	
All-alcohol, restaurant, innholder, general on-premises 2 a.m.	\$3,000
All-alcohol, restaurant, innholder, general on-premises, before 1 a.m.	\$2,800
All-alcohol, club, 2 a.m.	\$1,500
All-alcohol, club, before 1 a.m.	\$1,300
All-alcohol, veteran's club	\$500
Malt/wine, malt/wine/cordials, restaurant, 2 a.m.	\$2,100
Malt/wine, malt/wine/cordials, restaurant, before 1 a.m.	\$1,900
<b>License commission, administrative fees</b>	
Filing fee, liquor	\$225
Filing fee, general	\$125
Late fee for renewal	\$50/month
ABCC fee (subject to change)	\$200
Local newspaper advertising fee (subject to change)	\$30
<b>Marriage license fee</b>	\$50
<b>Parking meter fees</b>	See RRO Title 10
<b>Parking, resident fees.</b>	See RRO Title 10
<b>Pasteurizing plant inspection under M.G.L. c. 94 s. 48A</b>	\$40
<b>Plumbing fees</b>	
Plumbing permit application fee, residential	\$50
Plumbing permit application fee, commercial	\$100

Each plumbing fixture, residential	\$5
Each plumbing fixture, commercial	\$10
Water heater electric	\$100
Water heater gas, commercial (requires gas permit)	\$100
Gas-fired boiler, plumbing, residential	\$100
Gas-fired boiler, plumbing, commercial	\$200
Plumbing reinspection fee	\$50
<b>Plumbing, work started before permit obtained</b>	<b>Permit fee 3x</b>
<b>Public records, furnishing copies under M.G.L. c. 66 s. 10</b>	Charged at the hourly rate of the lowest paid employee capable of performing the search. No charge for first 2 hours of search.
<b>Raffle or bazaar permit fee under M.G.L. c. 271 s. 7A</b>	\$50
<b>Shellfish permit fee, Revere and Saugus resident</b>	\$150
<b>Shellfish permit fee, non-resident</b>	\$300
<b>Shellfish shucking fee</b>	\$50
<b>Street or sidewalk opening permit application fee under RRO § 12.04.080</b>	\$500
<b>Transient vendor license fee under M.G.L. c. 101 s. 5</b>	\$500
<b>Treasury fees</b>	
Demand fee, real estate, personal property, water and sewer, or excise	\$15 per demand
Final water meter reading fee	\$50
Municipal lien certificate fee, vacant land, single-, two-, or three-family dwelling	\$50
Municipal lien certificate fee, residential dwelling with four or	\$100

more units	
Municipal lien certificate fee, commercial, industrial, or public utility structure	\$150
Municipal lien certificate or final water meter read, expedited service (48 hours)	\$25
<b>Water service fees</b>	
Shutting off or turning on City water between 7am-3pm Monday-Friday	No fee
Shutting off or turning on City water between 3:01 pm-6:59 am Monday-Friday	\$100
Shutting off or turning on City water anytime Saturday, Sunday, or holiday	\$100
Annual permit fee for reduced pressure backflow preventor or double check valve assembly	\$75/device
Semiannual certified inspection fee for reduced pressure backflow preventer or double check valve assembly	\$100/inspection, 2 required per year
Fee for using City hydrant to obtain water	\$10 plus the cost of the water as based on usage from temporary water meter from DPW
Refundable deposit fee for use of temporary water meter	\$5,000
Water meter or meter reading device removal by City employee and return to DPW	Refundable deposit of
	\$200
<b>Weights and measures fees</b>	
Service fee for scale with capacity over 10,000 lbs.	\$200
Service fee for scale with capacity between 5,000 lbs-10,000 lbs.	\$150
Service fee for scale with capacity	\$100

between 1,000 lb-5,000 lbs.	
Service fee for scale with capacity between 100 lbs-1,000 lbs.	\$60
Service fee for scale with capacity between 10 lbs-100 lbs.	\$35
Service fee for scale with capacity under 10 lbs.	\$25
Service fee for vehicle tank, pump	\$75
Service fee for gasoline	\$35
Service fee for bulk storage, liquid	\$200
Service fee for taximeter	\$35
Service fee for scanning devices, 1-3 devices	\$100
Service fee for scanning devices, 4-11 devices	\$200
Service fee for scanning devices, 12+ devices	\$300
<b>Wood alcohol handling license under M.G.L. c. 94 s. 303B</b>	\$5
<b>Zoning amendment application filing fee under M.G.L. c.40A s. 5</b>	\$180
<b>Special permit application filing fee under M.G.L. c. 40A</b> Not inclusive of costs of hearing	\$400

**RESULT: REFERRED TO WAYS & MEANS**

4      26-024      Hearing called as ordered on, An Ordinance Further Amending Title 12 of the Revere Revised Ordinances Relative to Construction Procedures for Street and Sidewalk Openings. (attached)

**Proponents**

none

**Opponents**

none

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

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

Minutes Acceptance: Minutes of Mar 2, 2026 6:00 PM (Salute to the Flag)

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

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

**RESULT: REFERRED TO LEGISLATIVE AFFAIRS**

5            26-032            A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Relative to Special Permits.

**Proponents**

none

**Opponents**

Tom Skwierawski, Chief of Planning

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

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

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

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

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

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

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

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

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

**RESULT: REFERRED TO ZONING**

6            26-034            Hearing called as ordered on a bond authorization in the amount of \$1,250,000 for MassDEP CWSRF Planning Project #19200.

**Proponents**

Rich Viscay, CFO  
Chris Ciaramella, DPW Superintendent

**Opponents**

none

**City of Revere, MA  
CWSRF Planning Project No. 19200  
Approved Bond Authorization**

ORDERED: That \$1,250,000 is appropriated for the purpose of financing Planning Project #1 - Inflow and Conveyance including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$1,250,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the “Trust”) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and otherwise to contract with the Trust, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of

Minutes Acceptance: Minutes of Mar 2, 2026 6:00 PM (Salute to the Flag)

issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

26-034 Hearing called as ordered on a bond authorization in the amount of \$1,250,000 for MassDEP CWSRF Planning Project #19200.

**City of Revere, MA  
CWSRF Planning Project No. 19200**

**Resolution**

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Planning Project #1 - Inflow and Conveyance 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 Department of Environmental Protection (the “MassDEP”) and the Massachusetts Clean Water Trust (the “Trust”) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to 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:

1. 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 planning activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

**RESULT:** ORDERED - VOICE VOTE

7 26-035 Hearing called as ordered on a bond authorization in the amount of \$500,000 for MassDEP CWSRF Planning Project #19201.

Minutes Acceptance: Minutes of Mar 2, 2026 6:00 PM (Salute to the Flag)

**Proponents**

Rich Viscay, CFO  
Chris Ciaramella, DPW Superintendent

**Opponents**

none

**City of Revere, MA  
CWSRF Planning Project No. 19201  
Approved Bond Authorization**

ORDERED: That \$500,000 is appropriated for the purpose of financing Planning Project #2 - Inflow and Conveyance including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$500,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the “Trust”) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and otherwise to contract with the Trust, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

26-035 Hearing called as ordered on a bond authorization in the amount of \$500,000 for MassDEP CWSRF Planning Project #19201.

**City of Revere, MA  
CWSRF Planning Project No. 19201**

**Resolution**

Minutes Acceptance: Minutes of Mar 2, 2026 6:00 PM (Salute to the Flag)

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Planning Project #2 - Inflow and Conveyance 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 Department of Environmental Protection (the “MassDEP”) and the Massachusetts Clean Water Trust (the “Trust”) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to 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:

1. 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 planning activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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8      26-043      Hearing called as ordered on the application of Mario Zepaj, 791 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to construct two townhouse dwellings at 661 Washington Avenue, Revere, MA 02151. Townhouses may be allowed in the RB District by special permit.

**Proponents**

James Cipoletta, Attorney for the applicant  
Jean Serino, 54 Carlson Avenue, Revere, MA (letter on file)  
Mario Zepaj, 791 Broadway, Revere, MA

**Opponents**

none

An application was presented for a special permit to construct two side-by-side townhouse buildings (four total units) on a 9,410-square-foot lot at the corner of Washington Avenue and Malden Street, replacing a burned two-family house. The staggered design is intended to reduce the appearance of a continuous townhouse block, and the project would meet modern building

Minutes Acceptance: Minutes of Mar 2, 2026 6:00 PM (Salute to the Flag)

and safety codes. Minor dimensional relief from the Zoning Board of Appeals will be required.

During the hearing, no formal opposition was presented, though concerns were raised about traffic safety and the placement of a driveway near a busy intersection without a traffic light. A letter of support was submitted by the former homeowner but also cautioned about potential safety risks associated with the proposed driveway location. Some Councillors supported the project as fitting the neighborhood and promoting homeownership, while others suggested modifications-such as reducing the number of units or relocating the driveway-to address safety concerns. The matter was referred to the Zoning Sub-Committee for further review.

**RESULT: REFERRED TO ZONING**

- 9      26-044      Hearing called as ordered on the application of Andrea Garcia, 150 Arnold Street, Revere, MA 02151 requesting a special permit from the Revere City Council to modify an existing non-conforming structure and use from a tow company to a restaurant at 855 Broadway, Revere, MA 02151.

**Proponents**

Andrea Garcia, 150 Arnold Street, Revere, MA  
Valentin General Contracting

**Opponents**

none

An application was submitted by Andrea Garcia for a special permit to modify a nonconforming structure at 855 Broadway, formerly used as Atlantic Towing, into a restaurant and an additional commercial space. The proposal would relocate the existing Pollo Royal restaurant from 529 Broadway into a 3,200-square-foot portion of the building with approximately 30 seats, while a second 2,100-square-foot space would be renovated as ready-to-fit space for a future tenant. No on-site parking is proposed.

Councillors generally supported redeveloping the property and changing the use from a towing business to a restaurant, but raised concerns about the lack of detailed plans, parking availability, and potential neighborhood impacts. Several Councillors requested complete architectural and site plans, and the ward councilor asked that the applicant meet with neighborhood abutters to gather community input. The applicant agreed to provide the additional plans and conduct outreach before further review.

**RESULT: REFERRED TO ZONING**

- 10      26-045      Flor Gomez, 276 Malden Street, Revere, MA 02151 requesting a special permit to enable the appellant to modify a nonconforming structure by converting a retail flower shop to a restaurant at 619 Broadway, Revere, MA 02151.

**Proponents**

Oswaldo Limas, Designs by Oz, Architect for applicant

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Flor & Carlos Sanchez, 276 Malden Street, Revere, MA

**Opponents**

none

An application was submitted by Flor Gomez for a special permit to convert a nonconforming structure at 619 Broadway, formerly a flower shop, into a mixed-use building with a 30-seat restaurant serving Italian and Spanish food and a small bar on the first floor, and a one-bedroom apartment on the second floor. The building footprint will remain the same, with interior renovations, additional windows, landscaping, and upgrades to meet building and health codes. Four existing parking spaces will be retained, primarily for staff and the residential unit.

Councillors generally supported the proposal and the addition of a new restaurant but asked questions about parking access, seating capacity, alcohol licensing, and neighborhood impacts. The applicant indicated the establishment would be a small restaurant with background music and no entertainment. The matter was referred to the Zoning Sub-Committee for further review.

**RESULT:                    REFERRED TO ZONING**

- 11            26-046            H&J Realty, LLC, 126 Morris Street, Revere, MA requesting a special permit to enable the appellant to reconstruct, alter, and extend a preexisting non-conforming residential structure into a four-story residential apartment structure consisting of nine units at 95 Stanton Avenue, Revere, MA 02151.

**Proponents**

Nancy O'Neil, Attorney for the applicant

**Opponents**

none

H&J Realty, LLC applied for a special permit to reconstruct and expand a 110-year-old multifamily building at 95 Stanton Avenue into a four-story residential building with nine apartment units. The proposed structure would include parking on the first floor with three residential floors above and nine parking spaces, providing a one-to-one parking ratio. The project would slightly increase the building height but add greater setbacks, landscaping, and improvements to the property.

At a community meeting, nearby residents expressed support for improving the deteriorated property but raised concerns about maintenance issues. The original proposal for twelve units was reduced to nine units to ensure adequate parking and lessen neighborhood impact. The developer also committed to measures including regular trash pickup, rodent control, fencing, landscaping, and construction management practices.

During discussion, infrastructure concerns were raised regarding water service and dumpster placement, with suggestions that upgrades to the water line be considered. Another Councillor opposed the proposal, citing concerns about density and the size of the project relative to the lot.

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The application was referred to the Zoning Sub-Committee for further review.

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>
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### **Public Comment Pursuant to Chapter 402 of the Acts of 1965**

There were no participants for public comment.

### **Unfinished Business**

- 12      26-038      Motion presented by Councillor Kelley: That the City Council amend the City Council Rules of Order by inserting new Rule 47 - Community Meetings, as follows, for the purpose of requiring internal notification among Councillors regarding community meetings held by private applicants or other non-City entities, in order to ensure transparency among all Councillors, promote equal access to information for both Ward and At-Large Councillors, and avoid Open Meeting Law concerns: Rule 47 - Community Meetings, Any Councillor who schedules, hosts, or becomes aware of a community meeting held by a private applicant or other non-City entity concerning matters that may come before the City Council shall provide notice to all City Councillors via email through the City Clerk at least seventy-two (72) hours in advance of such meeting, when practicable. Such notice shall be for informational purposes only and shall include the date, time, location, and subject matter of the meeting, if known. Councillors who intend to attend such a meeting shall reply to the notice email indicating their intent to attend, in order to promote coordination and to avoid quorum-related concerns. Attendance at any such community meeting shall be limited so as not to constitute a quorum of the City Council or quorum of any sub-committee of the City Council, in order to avoid any violation of the Open Meeting Law. Nothing in this rule shall be construed to require, regulate, or impose notice obligations upon private applicants or non-City entities, nor shall it convert any private community meeting into a public meeting subject to the Open Meeting Law.

The City Council considered a motion to amend its Rules of Order by adding a rule requiring Councillors to notify all other Councillors when they schedule, host, or learn of community meetings held by private applicants or non-city entities related to matters that may come before the Council. The rule would require at least 72 hours' notice through the City Clerk and limit attendance to avoid a quorum and potential Open Meeting Law violations. The purpose of the proposal was to promote transparency, equal access to information among Ward and At-Large Councillors, and better coordination.

Councillor Kelley stated the rule was intended only to share information and ensure transparency, not to regulate private meetings or violate the Open Meeting Law. Many of the Councillors indicated that the proposed rule was unenforceable so the motion did not receive sufficient support and failed following a roll call vote.

<b>RESULT:</b>	<b>DEFEATED - ROLL CALL [3 TO 8]</b>
<b>AYES:</b>	Kelley, Silvestri, Zambuto
<b>NAYS:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, McKenna, Mercurio, Novoselsky

### Appointments Sub-Committee Report

13      26-018      Communication from the Mayor relative to the appointment of Lily Martinez to the Parks and Recreation Commission.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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14      26-033      Communication from the Mayor relative to the reappointment of Matthew Wolfer to the Affordable Housing Trust Fund Board

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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### Communications

15      26-047      Communication from the Mayor relative to the appointment of Anthony Parziale to the Conservation Commission.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>
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16      26-048      Communication from the Mayor relative to the reappointment of Laila Pietri to the Affordable Housing Trust Fund Board.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>
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17      26-049      Communication from the City Engineer relative to the discontinuance of Broadway from Revere Street to Brown Circle by MassDOT.

Council President Zambuto is recorded as recused from discussion and voting on this matter.

**“SHALL THE CITY COUNCIL FAVORABLY SUPPORT MASSDOT’S AS-IS DISCONTINUANCE OF A CERTAIN PORTION OF BROADWAY FROM REVERE STREET TO BROWN CIRCLE?”**

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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### Motions

18      26-050      Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Parking Department and Traffic Commission to conduct a feasibility study on offering free 2-hour parking at metered spots for Revere residents

65 years of age or older, who have a valid driver's license, and vehicle registered in their name.

**RESULT: REFERRED TO ECONOMIC DEVELOPMENT**

- 19      26-051      Motion presented by Councillor Haas: That the Mayor be requested to establish a Medical Equipment Loan Program through Elder Affairs and Public Health Departments. The program would allow seniors who are in need of medical equipment or any resident who undergoes a procedure and is in need of equipment to ‘borrow’ items, such as a wheelchair, walker, transport chair, commode, shower bench/chair, cane, knee scooter etc. There would be no charge to the city - simply storage and tracking of said equipment- as well as zero cost to the residents who take out the equipment. The inventory and supply of equipment would rely solely on donated items, allowing the program to start from the ground up and essentially run itself over time. The program would also feature a waiver that the resident would sign before taking the equipment home. This program would allow our residents easy access to items while avoiding large purchases on medical items especially if the resident is in need of the equipment for only a short period or recovery window.

The City Council considered a motion requesting that the Mayor establish a medical equipment loan program through the Elder Affairs and Public Health Departments. The program would allow seniors and residents recovering from medical procedures to borrow donated equipment- such as wheelchairs, walkers, canes, and shower benches- at no cost. The program would rely on donated items, require users to sign a waiver, and aim to help residents avoid purchasing equipment needed only temporarily.

Councillors expressed general support for the idea but raised concerns about logistics, including storage space, equipment maintenance, liability, and program administration. The Director of the Senior Center, Deb Pezcka, noted that a similar service already exists through the Freemasons Hospital Equipment Loan Program in Woburn and emphasized the need for staffing and management if the City were to operate its own program. Due to these considerations, the motion was referred to the Human Services Committee for further review.

**RESULT: REFERRED TO HEALTH & HUMAN SERVICES**

**Adjournment**

Ordered adjourned at 7:35 PM.

Attest:

Minutes Acceptance: Minutes of Mar 2, 2026 6:00 PM (Salute to the Flag)

City Clerk

Minutes Acceptance: Minutes of Mar 2, 2026 6:00 PM (Salute to the Flag)



CITY COUNCIL  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, March 9, 2026

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

**Salute to the Flag**

1 Roll Call of Members

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

- 2 26-037 Motion presented by Councillor Guarino-Sawaya, Councillor Novoselsky, Councillor McKenna: That the City Council award a Certificate of Commendation to Linda DeMaio on the occasion of her retirement and in recognition of her years of service to the City of Revere.

Councillors Guarino-Sawaya, McKenna, and Novoselsky presented the certificate to Linda DeMaio.

**CITY OF REVERE  
CERTIFICATE OF COMMENDATION**

*In acknowledgement and recognition of extraordinary, distinguished and meritorious public service during your employment with the City of Revere, special recognition is hereby accorded to:*

**Linda DeMaio  
Office of the Mayor**

Minutes Acceptance: Minutes of Mar 9, 2026 6:00 PM (Salute to the Flag)

*It is with great pleasure that the City Council of the City of Revere offers its sincerest congratulations and best wishes for a happy, enjoyable, and well-deserved retirement!*

In witness whereof this Certificate of Commendation is gratefully bestowed by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this ninth day of March in the year of Our Lord, two thousand and twenty-six and of the Independence of the United States of America the two hundred and forty-ninth.

**RESULT: PLACED ON FILE**

- 3      26-007      Motion presented by Councillor Kelley, Councillor Cogliandro: That the Mayor request Brian Dakin of Left Field to appear before the City Council to provide an update on the construction of the new high school.

Brian Dakin, OPM, LeftField reported that site preparation, demolition, and all environmental permitting for the new high school are complete. Work has focused on large-scale soil removal, utility installation, stormwater systems, and ground improvements needed before foundation work can begin. The project is about 4% complete overall, and surveys will be offered to nearby abutters within 250 feet to document existing property conditions before heavy construction continues.

The project schedule has been delayed by about three to four months due to additional soil testing, excavation, and disposal requirements related to both soil stability and contamination. As a result, the expected completion date has shifted from summer 2028 to November 2028, with a possible holiday move-in, though the team is still working to recover lost time. Mr. Dakin indicated that the project remains in strong financial condition, with bidding nearly complete and early results indicating it is still expected to meet the City’s budget goals.

Councillors asked about soil contamination, safety monitoring, flooding, neighborhood impacts, and the possibility of quarterly updates. Mr. Dakin said the contaminants found are typical for historic filled tidelands, that air and vibration monitors are in place to protect nearby residents, and that contaminated soil handling is being closely supervised. He also explained that prior flooding problems were caused by an inadequate temporary drainage bypass, which has since been upgraded. The team committed to continued coordination with the City, and there was support for providing regular progress updates to the Council.

**RESULT: PLACED ON FILE**

**Motions**

- 4      26-052      Motion presented by Councillor Cogliandro, Councillor McKenna, Councillor Mercurio: That the Mayor and City Planner work with MassDoT to revert the Winthrop Avenue, Harris Street, and Route 16 intersection back to the original configuration.

Councillor Cogliandro requested suspension of the City Council Rules of Order for the purpose of taking up Council Order 26-052.

Minutes Acceptance: Minutes of Mar 9, 2026 6:00 PM (Salute to the Flag)

The City Council considered a motion asking the Mayor and City Planner to work with MassDOT to restore the Winthrop Avenue, Harris Street, and Route 16 intersection to its original traffic configuration. Councillors said the recent reconfiguration has caused major traffic backups, confusion, unsafe driving behavior, and spillover traffic on surrounding residential streets, with many residents reporting worsening conditions and submitting a petition in opposition to the changes.

The Chief of Planning & Community Development acknowledged that the current traffic pattern has not worked as intended and said early data did not match actual conditions on the ground. He explained that signal timing problems, snow, driver confusion, and bottlenecks near Bell Circle all contributed to the issues. He said signal timing adjustments were recently made and appeared to improve traffic flow, and that additional steps are planned, including a new slip lane at Bell Circle, more signage, speed humps, traffic counts, and further meetings with residents and the Traffic Commission.

He also stated that fully restoring the old configuration may not be possible because Route 16 is under MassDOT control and the prior intersection design was considered inefficient. Further, the City would continue monitoring conditions and pursue further changes if the current setup does not improve. The motion received support from Councillors and residents.

**RESULT:                    ORDERED - VOICE VOTE**

**Public Comment Pursuant to Chapter 402 of the Acts of 1965**

Several residents addressed the City Council on Council Order 26-052 regarding concerns over the new traffic patterns at the Winthrop Avenue, Harris Street, and Route 16 intersection.

- Molly O'Hara, 270 Beach Street, Revere, MA
- Travis Alpert, 219 Coolege Street, Revere, MA
- Dorothy Terrel, 70 Sewall Street, Revere, MA
- Daniel Montero, 1 Bixby Street, Revere, MA
- Ed Terrel, 70 Sewall Street, Revere, MA
- Cindy Evans, 54 Butler Street, Revere, MA
- Karen Johnson, 16 Haddon Street, Revere, MA

During public comment on the Harris Street and Route 16 traffic changes, multiple residents and business owners strongly urged the City to restore the previous traffic pattern. Speakers described daily gridlock, unsafe driving, neighborhood cut-through traffic, delays in leaving their streets, and serious safety concerns for pedestrians, children, school drop-offs, and emergency access. A petition with more than 200 signatures was submitted calling for Harris Street to be restored.

Residents said the current setup has worsened traffic on surrounding streets such as Sewall, Butler, Bixby, Haddon, and Beach Street, with drivers speeding, backing into driveways, and making sudden turns after realizing they cannot proceed as expected. Several speakers said the changes have harmed neighborhood quality of life and created dangerous conditions in

residential areas not designed for heavy through traffic. Public comment reflected strong frustration with the current configuration and a demand for immediate corrective action.

### **Zoning Sub-Committee Report**

The Zoning Sub-Committee met on Monday evening, March 9, 2026 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 Councillors Argenzio, Cogliandro, Guarino-Sawaya, Kelley, and Chairman Silvestri.

**26-032** A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Relative to Special Permits.

The City Council considered a zoning ordinance amendment related to special permits. The proposal was revised, pursuant to proposed amendments submitted to the committee by Council President Zambuto which have been made part of the record, to maintain compliance with the MBTA Communities Act by removing provisions that would have affected districts required to allow housing by right. President Zambuto's amendments kept certain provisions affecting the Neighborhood Business (NB) district and retained sections transferring authority over modifications to nonconforming one- and two-family homes from the Zoning Board of Appeals to the City Council through the special permit process.

Councillors stated the change would increase council accountability and oversight of zoning decisions, noting that only a small number of special permits for non-confirming one- and two-family structures occur each year.

The committee voted unanimously to approve the amendments and then unanimously approved the ordinance as amended, forwarding it to the full City Council with a favorable recommendation.

**26-045** Flor Gomez, 276 Malden Street, Revere, MA 02151 requesting a special permit to enable the appellant to modify a nonconforming structure by converting a retail flower shop to a restaurant at 619 Broadway, Revere, MA 02151.

The Zoning Subcommittee reviewed a request from Flor Gomez for a special permit to convert a former flower shop at 619 Broadway into a restaurant with approximately 30 seats, including bar seating, and a one-bedroom apartment above. The applicant stated the project would renovate the building while maintaining the existing curb cut and parking access from School Street.

Councilors raised concerns about limited parking and potential traffic impacts on nearby residential streets. The applicant indicated the property has four parking spaces, primarily for staff and the residential unit, and said signage could encourage restaurant patrons to use metered parking on Broadway. The proposed hours of operation are approximately 11 a.m. to 9-11 p.m.

The special permit received a favorable recommendation with the following conditions:

1. The installation of an exterior grease trap must be approved by the Plumbing Inspector.

2. The dumpster shall be screened on all sides.
3. The building shall be brought into compliance with all building, plumbing, electrical, fire safety, and health codes.
4. A sewer connection and water connection permit must be obtained from the DPW for the change in use to a restaurant. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
5. The plans must be reviewed and approved by the Fire Dept., License Commission, and Board of Health.

The sub-committee unanimously recommended granting the special permit subject to these conditions.

**26-046** H&J Realty, LLC, 126 Morris Street, Revere, MA requesting a special permit to enable the appellant to reconstruct, alter, and extend a preexisting non-conforming residential structure into a four-story residential apartment structure consisting of nine units at 95 Stanton Avenue, Revere, MA 02151.

The Zoning Subcommittee reviewed an application from H&J Realty, LLC to reconstruct and expand a deteriorated residential building at 95 Stanton Avenue into a four-story apartment building with nine units. The proposal replaces an aging structure, improves setbacks from neighboring properties, adds landscaping, and provides nine parking spaces at a one-to-one ratio. Since the initial proposal, the developer reduced the project from 12 to 9 units, moved trash storage indoors, and agreed to install two new water gates to improve local infrastructure.

Supporters stated the project would improve a neglected property and address neighborhood concerns, including rodent issues, construction controls, and streetscape improvements. One Councillor opposed the project, citing concerns about increasing apartment density and impacts on neighborhood character and infrastructure.

The sub-committee recommend granting special permit with the following conditions:

1. The existing driveway opening along American Legion Hwy shall be closed with granite curbing and continuation of the grass strip.
2. There shall be a landscaped buffer and screening area planted with 6' high evergreens between the site and the abutting residential properties.
3. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
4. The plans must be reviewed and approved by the Fire Dept.
5. Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.

6. The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. Based on the increase of 14 proposed bedrooms, the sewer mitigation fee shall be \$20,020. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
7. Concrete sidewalks with granite curbing shall be installed along the full frontage of the property along American Legion Hwy. and Stanton Ave. including the planting of 5 street trees (minimum caliper of 2 1/2") along the American Legion Hwy frontage within the existing grass strip and 2 street trees shall be planted within the sidewalk along the Stanton Ave. frontage.
8. All existing drains, water lines and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
9. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee. The exterior building material along the ground floor and garage area shall be cultured stone including a raised 3' cultured stone planter with evergreen shrubs along the American Legion Hwy face of the building between the garage and the sidewalk.
10. The developer shall establish a Transportation Demand Management (TDM) Program for the proposed project. The elements of the TDM program shall include: (a) off street parking shall be limited by leasehold agreements with tenants to the number of off-street parking spaces approved with the project; (b) the leasehold agreements with tenants shall state that the parking charge will be included in the apartment lease; (c) the project shall provide for bicycle parking in the garage at no additional charge to the tenants; (d) the property shall not be eligible for participation in the resident and visitor on-street parking program.
11. In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area. For the purpose of the special permit, 3% of the construction costs shall be based on the increased density of the project as a result of the increased FAR of 5. Therefore the CIT fee is calculated at \$55,818.

Councillors Argenzio, Cogliandro, Guarino-Sawaya, and Chairman Silvestri voting for a favorable recommendation to grant subject to conditions. Councillor Kelley recorded as “NO”.

5            26-032            A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Relative to Special Permits.

The following ordinance, as amended, was reported out of the Zoning Sub-Committee as follows for the 2<sup>nd</sup> reading.

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

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



<b>RESULT:</b>	<b>GRANTED - ROLL CALL [10 TO 1]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
<b>NAYS:</b>	Kelley

**Ways & Means Sub-Committee Report**

8      26-019      An Ordinance Further Amending Appendix A – Table of Fees of the Revised Ordinances of the City of Revere.

**AN ORDINANCE FURTHER AMENDING APPENDIX A - TABLE OF FEES OF THE REVISED ORDINANCES OF THE CITY OF REVERE**

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

**SECTION 1.**      Section A.010 of Appendix A of the Revere Revised Ordinances is hereby amended by deleting the Table in its entirety and inserting in place thereof the following new Table:

<b>Affidavit and correction of vital records</b>	\$75
Birth certificate, death certificate, and marriage certificate	
<b>Appeal to board of appeals under M.G.L. c. 40A</b>	<b>\$180</b>
Not inclusive of other charges associated with the processing of the appeal	
<b>Assessor's abutter's list</b>	\$80
<b>Auctioneer's permits</b>	
Annual permit, resident, under M.G.L. c. 100 s. 10	\$25
Special permit, non-resident, under M.G.L. c. 100 s. 10	\$50
Special permit, resident, under M.G.L. c. 100 s. 10	\$25
<b>Blasting bond fee under M.G.L. c. 148 s. 19 in connection with a permit to use an explosive in the blasting of rock or other substance</b>	\$2
<b>Building permit application fee</b>	
For single- or two-family dwelling	\$75
For three-family dwelling and above, and apartment buildings	\$100
<b>Building permit fees, residential</b>	
For renovations, additions, roofing, siding, pools, and/or accessory buildings	\$15 per \$1,000

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for single- or two-family dwellings	
For new construction of single- or two-family dwelling	\$15 per \$1,000
For amendments to permit	\$100
<b>Building permit fees, commercial</b>	
For renovations of three-family dwelling and above or commercial	\$20 per \$1,000
For new construction of three-family and above or commercial	\$20 per \$1000
<b>Building, certificate of occupancy fee</b>	
Single-family dwelling, with building permit	\$100
Two-family dwelling, with building permit	\$150
Any dwelling without a building permit	\$200
Three-family dwelling	\$200
Dwelling containing more than three units	\$200 + \$10/unit
Non-residential certificate of occupancy	\$250
Certified copy of certificate of occupancy	\$200
Temporary certificate of occupancy	\$100/month
<b>Building, archive search fee</b>	\$15
<b>Building, sign permit fee</b>	\$250
<b>Building, plan review fee for single- and two-family dwellings</b>	
<b>Estimated Construction Value</b>	<b>Fee</b>
\$10,000-\$49,999	\$75
\$50,000	\$150
\$100,000	\$250
\$150,000	\$400
\$200,000	\$500
\$250,000-\$499,999	\$600
\$500,000+	\$750
<b>Building, plan review fee for three-family dwellings and above and commercial</b>	
<b>Estimated Construction Value</b>	<b>Fee</b>
\$20,000-\$49,999	\$200
\$50,000	\$250
\$100,000	\$300
\$150,000	\$600
\$200,000	\$1,500

\$250,000	\$2,000
\$300,000	\$2,500
\$400,000	\$3,000
\$500,000	\$3,500
\$501,000+	See Building Dept. website
<b>Building, reinspection fee</b>	\$150
<b>Building, work started before permit obtained</b>	Permit fee 3x
<b>Business name, fee for certificate or filing under M.G.L. c. 110 s. 5</b> Inclusive of notarization	\$40
<b>Business certificate discontinuance, withdrawal, or address change</b>	\$15
<b>City clerk, certification and copies of documents</b>	
Furnishing a certified copy of a birth certificate, death certificate, or marriage certificate	\$10/copy
Furnishing a copy of a document	\$0.05/page
Certifying a document	\$3/document
<b>Civil fingerprint application fee under M.G.L. c. 6 s. 175B1/2</b>	\$100
<b>City clerk, closing-out sale under M.G.L. c. 93 s. 28A.</b>	\$2/page
<b>Commissions of constables</b>	
Residents	\$450
Non-residents	\$750
<b>Dog license fees</b>	
Dog license fee under M.G.L. c. 140 s. 147, neutered or spayed dog	\$10
Dog license fee under M.G.L. c. 140 s. 147, any other dog	\$25
Any dog licensed after March 15th shall incur an additional late fee	\$15
No fee required for a dog specially trained to lead or serve a blind person if the Division of the Blind of the Commonwealth certifies that such a dog is so trained and actually in the service of a blind person	
Dog license tag replacement	\$5
<b>Dumpster permit fee in accordance with RRO 8.04.011</b>	\$75

<b>Electrical fees</b>		
Electrical permit application fee	\$50	
New construction, renovations, or additions for a single-or two-family dwelling	\$5 per \$1,000	
Temporary service, single- or two-family dwelling	\$65	
Swimming pools	\$55	
Siding, single- or two-family dwelling	\$55	
Removal of illegal apartment in single-or two-family dwelling	\$75	
Reinspection fee, single- or two-family dwelling	\$55	
Demolition of structure	\$75	
Security alarm systems	\$75	
New construction, renovations, or additions for a three-family dwelling and above or commercial	\$10 per \$1,000	
Temporary service, three-family dwelling and above or commercial	\$100	
Removal of illegal apartment in three-family dwelling and above or commercial	\$75	
Demolition of structure, three-family dwelling and above or commercial	\$75	
Annual maintenance permit, three-family dwelling and above or commercial	\$500	
Reinspection fee, three-family dwelling and above or commercial	\$75	
Electrical, work started before permit obtained	Permit fee 3x	
<b>M.G.L. c. 148 license fees, City Council</b>	<b>Initial one-time licensing fee</b>	<b>Annual registration fee</b>
Community garage	\$20	\$10
Garage	\$200	\$100
Special garage	\$400	\$200
Service station	\$200	\$100
Self-service station	\$400	\$200
Storage of Class A, B, and C fluids	\$0.01/gal	\$0.005/gal
Storage of any other liquid	\$0.01/gal	\$0.005/gal
Flammable compound	\$0.01/lb	\$0.005/lb
Flammable solid	\$0.01/lb	\$0.005/lb
Flammable gas	\$0.01/cu.ft.	\$0.005/cu.ft.

Inflammable gas	\$0.01/cu. ft.	\$0.005/cu.ft.
Class A explosives exceeding 100 lbs.	\$300	\$150
Class A explosives not exceeding 100 lbs.	\$150	\$75
Class B explosives exceeding 100 lbs.	\$80	\$40
Class B explosives not exceeding 100 lbs.	\$40	\$20
Oil storage terminal for 1,000,000 gal. or more of Class A, B, or C liquids	\$20,000	\$20,000
<b>Fire prevention license fees, Fire Department</b>		
Above ground storage removal per 527 CMR 9.07(1)	\$50	
Above ground storage tank installation per 527 CMR 4.03(b)	\$50	
Underground storage tank installation per 527 CMR 9.05(c)	\$200	
Underground storage tank removal per 527 CMR 9.05	\$200	
Fuel oil storage per 527 CMR 4.03(b)	\$50	
Oil burner: install/repair or inspection per 527 CMR 4.03(d)	\$50	
Blasting permit per 527 CMR 13.04(11)	\$50	
Storage of explosive materials per 527 CMR 13.04(7)	\$50	
Display of fireworks per 527 CMR 2.05(7) and M.G.L. c. 148 s. 39 (8A)	\$50	
Storage of liquid propane gas per 527 CMR 6.08(2)(b), 14.03(1)	\$50	
Storage of flammable liquid and/or gas per 527 CMR 14.03(1)	\$50	
Welding and cutting operations per 527 CMR 39.04(1), 14.30(1) *separate permit required for storage.	\$50	
Storage of smokeless powder per 527 CMR 13.04(2)	\$50	
Tar kettle per 527 CMR 10.03(12)	\$50	
Fumigation operations per 527 CMR 10.06(3)	\$50	
Permits (general) per M.G.L. c. 148 s. 10A	\$50	
Re-inspection per Authority Having Jurisdiction (AHJ)	\$50	
Copy of fire report	No fee	

Fee to use salamander per 527 CMR 20.01(10)	\$50
Lumber yards per 527 CMR 17.02(1)	\$50
Auto repair *depends on use	\$50 per permit
Sprinkler repair/install per M.G.L. c. 148 s. 27A	\$50
Plan reviews	\$100
Smoke inspections per M.G.L. c. 148A s. 26, s. 10A	
1-family	\$50
2-family	\$100
3-family	\$150
4-family	\$200
5-family	\$250
6-family and above	\$500
Fire Department inspection	\$50
Common victualler safety inspection	\$50
Tank truck inspection per 527 CMR 8.04(5)	\$75
Quarterly inspections	\$50
Quarterly inspections: Revere Public Schools	No Fee
Common garage and/or service station inspection per 527 CMR 5.10(2)	\$50
Fire alarm, initial master box connection	Fee by owner
Fire alarm, annual fee for master box connection	\$500
Fire alarm, annual fee for radio master box	\$300
<b>Gas fees</b>	
Gas permit application fee, residential	\$50
Gas permit application fee, commercial	\$100
Each gas fixture, residential	\$5
Each gas fixture, commercial	\$10
Gas furnace fee, residential	\$100
Gas furnace fee, commercial	\$200
Gas water heater fee, commercial	\$100
Gas water heater permit (requires plumbing permit)	\$50
Gas-fired boiler permit (requires plumbing permit)	\$100
Gas reinspection fee	\$50
<b>Gas, work started before permit</b>	Permit fee 3x

<b>obtained</b>	
Hawker's and peddler's license	\$52
Industrial furnace or stationary steam engine license under M.G.L. c. 140 s. 115	\$25
<b>Inspectional services fees</b>	
Burial permit	\$25
Funeral director license fee	\$100
Retail food license fee, up to 1,000 sq. ft.	\$100
Retail food license fee, from 1,001 sq. ft. to 7,500 sq. ft.	\$200
Retail food license fee, 7,501 sq. ft. or more	\$400
Food service license fee, up to 50 seats	\$150
Food service license fee, 51 seats or more	\$350
Food service, temporary license	\$75/day
Food service, medical (i.e., nursing home, hospital)	\$300
Milk	\$40
Ice cream and frozen dessert manufacturing	\$40
Wholesale bakery license fee	\$150
Caterer license fee	\$200
Tobacco sales license fee, cigarettes	\$200
Tobacco sales license fee, electronic cigarettes	\$200
Tobacco sales license fee, cigars	\$200
Tanning bed establishment license fee	\$150
Commercial pool license fee, outdoor	\$150
Commercial pool license fee, indoor	\$200
Commercial pool license fee, hot tub	\$150
Pool reinspection fee	1st reinspection free
	\$50 subsequent reinspection
Certificate of fitness	\$75
Certificate of fitness, reinspection fee	1st reinspection free
	\$50 subsequent reinspection
<b>License commission license fees</b>	
Common victualler, entertainment,	\$100

secondhand dealer, pawnbroker, hotel, motel, inn, sales of gold/silver/ precious metals/jewelry	
Lodging house, fortune teller	\$50
Flea market	\$300
Parking lot, commuter	\$100/space
Parking lot, park & fly or commercial storage	\$200/space
Automatic amusement device	\$100/device
Pool table	\$75 first table, \$50 each additional table
<b>License commission fees, liquor, off-premises</b>	
All-alcohol (includes \$100 Sunday Sales Permit fee)	\$2,100
Malt/wine (includes \$100 Sunday Sales Permit fee)	\$1,600
<b>License commission fees, liquor, on-premises</b>	
Includes common victualler and entertainment licenses	
All-alcohol, restaurant, innholder, general on-premises 2 a.m.	\$3,000
All-alcohol, restaurant, innholder, general on-premises, before 1 a.m.	\$2,800
All-alcohol, club, 2 a.m.	\$1,500
All-alcohol, club, before 1 a.m.	\$1,300
All-alcohol, veteran's club	\$500
Malt/wine, malt/wine/cordials, restaurant, 2 a.m.	\$2,100
Malt/wine, malt/wine/cordials, restaurant, before 1 a.m.	\$1,900
<b>License commission, administrative fees</b>	
Filing fee, liquor	\$225
Filing fee, general	\$125
Late fee for renewal	\$50/month
ABCC fee (subject to change)	\$200
Local newspaper advertising fee (subject to change)	\$30
<b>Marriage license fee</b>	\$50
<b>Parking meter fees</b>	See RRO Title 10
<b>Parking, resident fees.</b>	See RRO Title 10

<b>Pasteurizing plant inspection under M.G.L. c. 94 s. 48A</b>	\$40
<b>Plumbing fees</b>	
Plumbing permit application fee, residential	\$50
Plumbing permit application fee, commercial	\$100
Each plumbing fixture, residential	\$5
Each plumbing fixture, commercial	\$10
Water heater electric	\$100
Water heater gas, commercial-(requires gas permit)	\$100
Gas-fired boiler, plumbing, residential	\$100
Gas-fired boiler, plumbing, commercial	\$200
Plumbing reinspection fee	\$50
<b>Plumbing, work started before permit obtained</b>	<b>Permit fee 3x</b>
<b>Public records, furnishing copies under M.G.L. c. 66 s. 10</b>	Charged at the hourly rate of the lowest paid employee capable of performing the search. No charge for first 2 hours of search.
<b>Raffle or bazaar permit fee under M.G.L. c. 271 s. 7A</b>	\$50
<b>Shellfish permit fee, Revere and Saugus resident</b>	\$150
<b>Shellfish permit fee, non-resident</b>	\$300
<b>Shellfish shucking fee</b>	\$50
<b>Street or sidewalk opening permit application fee under RRO § 12.04.080</b>	\$500
<b>Transient vendor license fee under M.G.L. c. 101 s. 5</b>	\$500
<b>Treasury fees</b>	
Demand fee, real estate, personal property, water and sewer, or excise	\$15 per demand
Final water meter reading fee	\$50
Municipal lien certificate fee, vacant land, single-, two-, or three-family dwelling	\$50
Municipal lien certificate fee, residential dwelling with four or more units	\$100

Municipal lien certificate fee, commercial, industrial, or public utility structure	\$150
Municipal lien certificate or final water meter read, expedited service (48 hours)	\$25
<b>Water service fees</b>	
Shutting off or turning on City water between 7am-3pm Monday-Friday	No fee
Shutting off or turning on City water between 3:01 pm-6:59 am Monday-Friday	\$100
Shutting off or turning on City water anytime Saturday, Sunday, or holiday	\$100
Annual permit fee for reduced pressure backflow preventor or double check valve assembly	\$75/device
Semiannual certified inspection fee for reduced pressure backflow preventer or double check valve assembly	\$100/inspection, 2 required per year
Fee for using City hydrant to obtain water	\$10 plus the cost of the water as based on usage from temporary water meter from DPW
Refundable deposit fee for use of temporary water meter	\$5,000
Water meter or meter reading device removal by City employee and return to DPW	Refundable deposit of
	\$200
<b>Weights and measures fees</b>	
Service fee for scale with capacity over 10,000 lbs.	\$200
Service fee for scale with capacity between 5,000 lbs-10,000 lbs.	\$150
Service fee for scale with capacity between 1,000 lb-5,000 lbs.	\$100
Service fee for scale with capacity between 100 lbs-1,000 lbs.	\$60
Service fee for scale with capacity between 10 lbs-100 lbs.	\$35
Service fee for scale with capacity under 10 lbs.	\$25
Service fee for vehicle tank, pump	\$75

Service fee for gasoline	\$35
Service fee for bulk storage, liquid	\$200
Service fee for taximeter	\$35
Service fee for scanning devices, 1-3 devices	\$100
Service fee for scanning devices, 4-11 devices	\$200
Service fee for scanning devices, 12+ devices	\$300
<b>Wood alcohol handling license under M.G.L. c. 94 s. 303B</b>	\$5
<b>Zoning amendment application filing fee under M.G.L. c.40A s. 5</b>	\$180
<b>Special permit application filing fee under M.G.L. c. 40A</b> Not inclusive of costs of hearing	\$400

March 2, 2026 Ordered on a first reading.  
 March 9, 2026 Ordered on a second reading.  
 March 9, 2026 Ordered on a third and final reading.  
 March 9, 2026 Ordered Engrossed & Ordained on a Roll Call.

**RESULT:** ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]  
**AYES:** Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto

**Communications**

9      26-056      Communication from the City Auditor relative to the appropriation of Educational Technology Program (ETP) Funds.

**“SHALL THE CITY COUNCIL APPROVE THE FOLLOWING APPROPRIATIONS FROM THE ETP FUND TOTALING \$490,000: \$115,000 FOR MOBILE LED SCREEN - PARKS & RECREATION AND \$375,000 FOR CITY-WIDE UNIFIED COMMUNICATIONS?”**

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

**Motions**

10      26-053      Motion presented by Councillor McKenna, Councillor Guarino-Sawaya, Councillor Cogliandro: That the City Council award a Certificate of Merit

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to the nurse who risked her own safety and well-being by climbing over a barbed wire fence to administer emergency life-saving aid to a lineman who was electrocuted while repairing power lines on Railroad Street.

**RESULT: ORDERED - VOICE VOTE**

- 11      26-054      Motion presented by Councillor McKenna, Councillor Guarino-Sawaya: That the Mayor request the Revere Police Department to assign an officer to be present during City Council meetings. Given the increasingly hostile climate and heightened concerns regarding public safety, having an officer in attendance would provide reassurance to councillors, staff, and members of the public. The presence of law enforcement would help ensure that meetings are conducted in a safe, orderly, and secure environment.

Councillors would like to see a financial impact statement prior to voting on the motion.

**RESULT: REFERRED TO WAYS & MEANS**

- 12      26-055      Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission and the Engineering Department to conduct a comprehensive citywide safety audit of crosswalk visibility, pedestrian signage, pavement markings, traffic signal timing, and traffic calming measures within a defined radius of: public and private schools, licensed daycare centers, dance studios and youth recreation facilities, youth athletic fields and complexes, and senior housing complexes. Further, that the DPW/Traffic/Engineering Departments report back to the City Council with findings, recommended improvements, estimated costs, and a prioritized implementation timeline. Also to be included is an evaluation of whether additional flashing pedestrian beacons, raised crosswalks, or temporary seasonal signage would be appropriate in high-traffic areas.

**RESULT: ORDERED - VOICE VOTE**

**Adjournment**

The City Council now stands adjourned to meeting on March 23, 2026.

Ordered adjourned at 7:55 PM.

Attest:

Minutes Acceptance: Minutes of Mar 9, 2026 6:00 PM (Salute to the Flag)

City Clerk

Minutes Acceptance: Minutes of Mar 9, 2026 6:00 PM (Salute to the Flag)

**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 23, 2026 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 24, 2026 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:

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

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

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

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

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

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

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

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

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

A copy of the aforementioned zoning ordinance (**CZ-26-01**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before February 18, 2026.

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)  
02/04/2026  
02/11/2026

# City of Revere

## 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

5.b

TO: Honorable City Council  
FROM: Revere Planning Board *FS*  
RE: Proposed Zoning Ordinance Amendments  
DATE: March 4, 2026

Please be advised that following a public hearing held on March 3, 2026, the Planning Board voted unanimously to unfavorably recommend the adoption of a proposed zoning ordinance amendment to change residential uses by as of right to special permit within the NB, GB, RC, RC1, RC2, and RC3 Districts and require the modifications of nonconforming single and two family dwellings by special permit of the City Council rather than the ZBA.

Attachment: Zoning Ordinance Amendment RE Special Permits. Planning Board Recommendation (26-032 : Zoning Ordinance - Special Permits for

## Ashley Melnik

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**From:** fstringi@revere.org  
**Sent:** Tuesday, February 3, 2026 3:32 PM  
**To:** qosullivan@dambrosiollp.com; Ashley Melnik  
**Subject:** Application Review Comments

# CITY OF REVERE APPLICATION REVIEW

## City of Revere Site Plan Review Review Comments

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

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

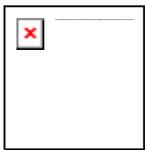
1. An easement agreement must be recorded for the encroachment of the existing developed structure located at 55 Elmwood which encroaches on Lot A.
2. The proposed residential structure on Lot A shall be classified as a single family with an ADU not to exceed 900 gsf rather than a two family.
3. The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

*NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.*

*Log back into your account and edit either your Registration or Permit as requested in the comments.*

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

C-26-05

## PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030(B) of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, February 23, 2026 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Andrea Garcia, 150 Arnold Street, Revere, MA 02151 requesting a special permit from the Revere City Council to modify an existing non-conforming structure and use from a tow company to a restaurant at 855 Broadway, Revere, MA 02151.

A copy of the aforementioned application (C-26-05) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before February 18, 2026.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #140  
02/04/2026  
02/11/2026

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

FORM B

APPLICATION NO. C-26-05  
DATE: 1/21/25

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

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

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

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

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

1. Applicant submitting this application is:

Name: Andrea Garcia

Address: 150 Arnold st, Revere MA 02151

Tel. #: 781-558-8753

Email: Valentingeneralcontracting@gmail.com

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

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

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

Name: Andrea Garcia

Title: GC.

Address: 150 Arnold St, Revere MA 02151

Tel. #: 781-558-8753

Email: Valentin.generalcontracting@gmail.com

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

Name: 851-855 Broadway LLC

Address: 855 Broadway, Revere MA 02151

Tel. #: 781-267-8450

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

Book 71596, Page 243. Certificate # (if registered) \_\_\_\_\_,

Book \_\_\_\_\_, Page \_\_\_\_\_.

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

855 Broadway Revere special permit plans 2025R1.PDF

Lot # 17-279-19 Sq. Ft. 5900

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

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

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

yes

no

do not know

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

\_\_\_\_ a coastal beach; \_\_\_\_ salt marsh; \_\_\_\_ land under the ocean;

\_\_\_\_ do not know; 0 no.

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The lot is approx. 8000sqft with an existing single story building. Formerly ~~warehouse~~ used for a towing business. Utilities are present on site.

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

Change of use in the commercial building. From towing business to a restaurant, "Pollo Royal".

Date of denial by Building Inspector and/or Planning Board

09/30/2025

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

*[Handwritten Signature]*

Signature of Applicant

1/22/26  
Date

*[Handwritten Signature]*

Signature of Owner

01/22/2026.  
Date

Signature of Designated Representative

Date

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

\_\_\_\_\_

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

**CERTIFICATION**

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

*Pauls O...*

Signature of Individual or  
Corporate Name

by: \_\_\_\_\_  
Corporate Officer (if applicable)

**CERTIFICATION**

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

*Pauls O...*

Signature of Individual or  
Corporate Name

by: \_\_\_\_\_  
Corporate Officer (if applicable)

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

## Request for Finding of Fact – Special Permit

Now comes the applicant Andrea Garcia  
 who has applied to this Honorable City Council for a special permit for property located at 855-851  
Broadway LLC and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) Around the area there are more restaurants
  - (b) Located around other commercial buildings
  - (c)
  
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) Very spacious for restaurant use + dine-in area
  - (b) commercial building near other businesses
  - (c)
  
3. That the specific site has adequate public sewer and water facilities and water systems for the following reasons:
  - (a) sewer + water lines to be run for new use
  - (b)
  - (c)
  
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) Other restaurants around and many other businesses.
  - (b)
  - (c)

Page 2  
Finding of Fact Form

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

(streets)

(a) Parking across the street

(b)

(c)

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

(a) New sprinkler systems

(b) New fire alarm system up to date

(c)

Date: 01/22/25

Respectfully submitted by: Andrea Garcia

**General Disclosure of Constituent Information  
Relative to Applications Submitted to the Revere City Council  
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,  
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: Andrea Garcia

Address: 150 Arnold St, Revere MA 02151

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

Name: 851-855 Broadway LLC

Address: 855 Broadway Revere MA 02151

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Trustee's Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

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

Joint Venture Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

Page 2  
General Disclosure Form

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

Officer's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Director's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Shareholder's Name: \_\_\_\_\_  
(50% or more)

Address: \_\_\_\_\_

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

General Partner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

General Partner's Name  
of Limited Partnership: \_\_\_\_\_

Address: \_\_\_\_\_

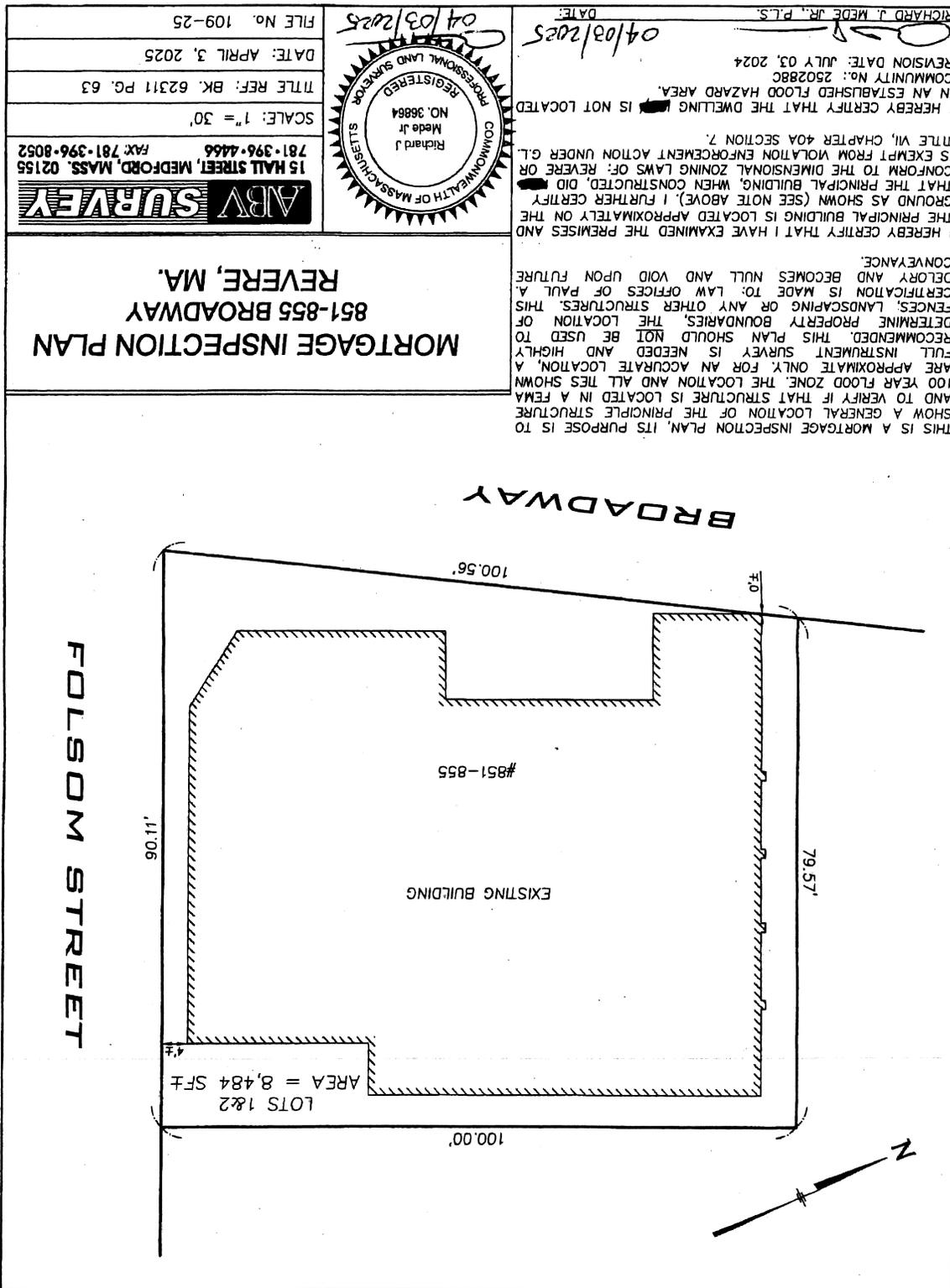
10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The foregoing information is provided under the Pains and Penalty of Perjury.  
Signature of each party and landowner:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)



Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

**PLAN OF LAND**  
**# 851 - 855 BROADWAY**  
**REVERE, MA**  
**SHOWING**  
**PROPOSED RESTAURANT**  
**OWNED BY**  
**851-855 BROADWAY LLC**  
**SCALE : 1" = 30'**  
**JANUARY 9, 2026**

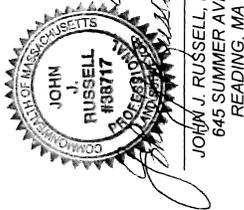


REVERE ZONING REGULATIONS  
 # 851-855 BROADWAY  
 PARCEL I.D. 17 - 279 - 19

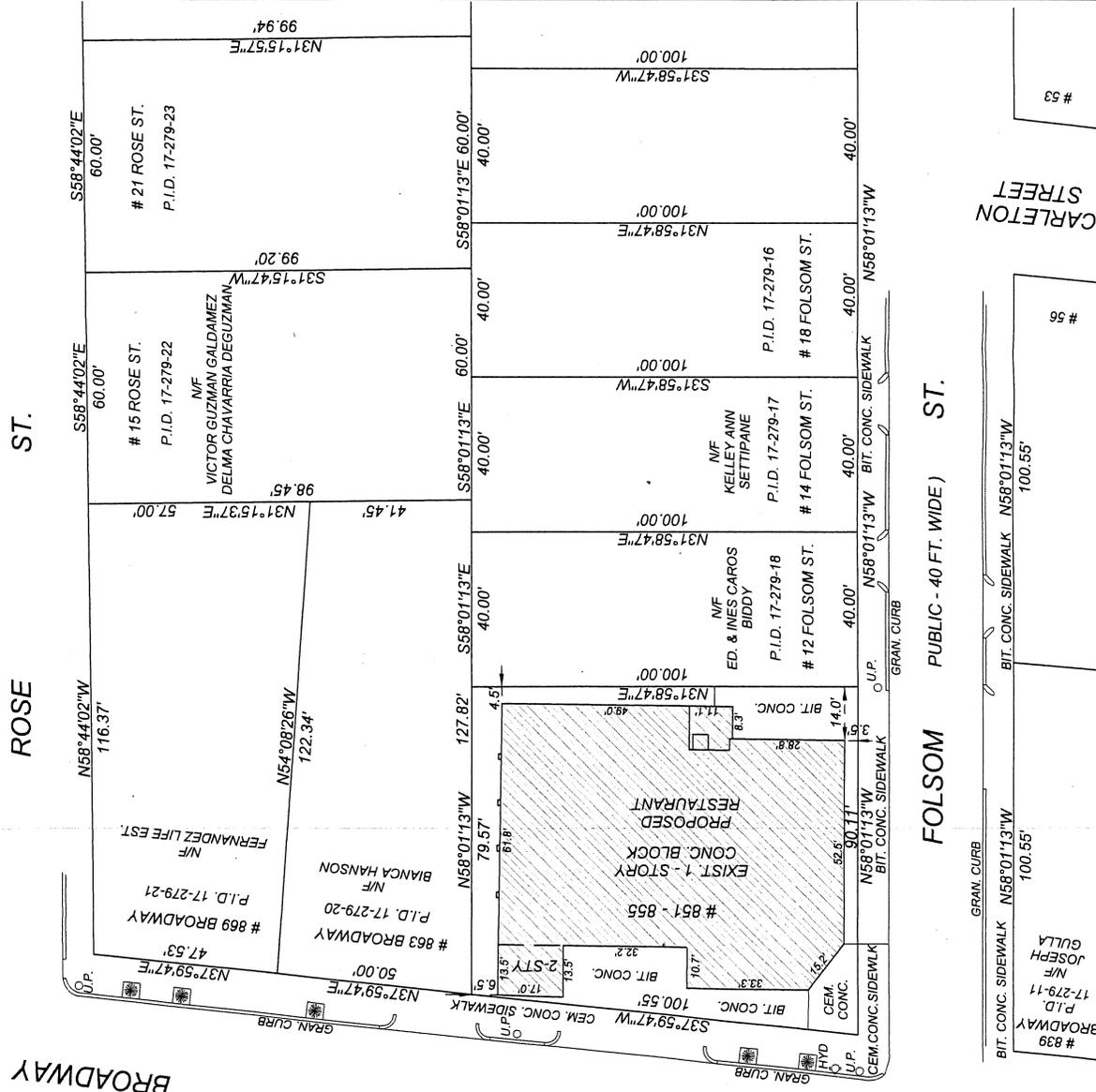
	REQUIRED	PROPOSED
CURRENT ZONE	GB	GB
LOT AREA	10,000 S.F.	8,484 S.F.
LOT FRONTAGE	100 FT.	100.55 FT.
SIDE YARD	20 FT.	3.5 FT.
REAR YARD	20 FT.	4.5 FT.
MAX. BLDG. HEIGHT	50 FT.	20 FT.
MAX. STORIES	5	2
FLOOR AREA RATIO	1.5	0.7

STRUCTURE NOT IN FLOOD ZONE PER F.E.M.A. FLOOD MAP  
 PANEL NO. 25025C 0017K, DATED 07/03/2024.

REFERENCES:  
 DEED : BK. 71596, PG. 243  
 PLAN : BK. 2833, PG. END



JOHN J. RUSSELL, P.E.  
 645 SUMMER AVE.  
 READING, MA



BROADWAY

BROADWAY

**Ashley Melnik**

**From:** fstringi@revere.org  
**Sent:** Tuesday, September 30, 2025 12:02 PM  
**To:** valentingeneralcontracting@gmail.com; Ashley Melnik; Louis Cavagnaro  
**Subject:** Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

**From:** Frank Stringi  
**Date:** September 30, 2025  
**Application #:** SPR25-000169  
**Address:** 855 BROADWAY  
**Description:** change of use from tow company to restaurant as per plans provided  
**Review Status:** Denied

Thank you for your recent permit application for change of use from tow company to restaurant as per plans provided. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

**Reviewer:** Frank Stringi, Community Development, Denied

- 1. This plan has been denied for the following reason: 1) In accordance with Section 17.40.030 (B), the alteration and change of use of a nonconforming structure for a substantially different purpose may only be allowed by special permit of the City Council.

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

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

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)



Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

USE VALUE: 1,262,200 / 1,262,200 / 1,262,200

ASSESSED: 1,262,200 / 1,262,200 / 1,262,200

Total Parcel Value: 1,262,200

Total Parcel Area: 1,262,200

PROPERTY LOCATION	Direction/Street/City	Lot#	Parcel ID	Area	Value
332	BROADWAY, REVERE	0.195	776,100	1,400	484,700
Total Parcel		0.195	776,100	1,400	484,700
Total Parcel		0.195	776,100	1,400	484,700

OWNERSHIP	Unit#	Owner	Address
Owner 1:		851-588 BROADWAY LLC	
Owner 2:			
Owner 3:			
Street 1:		851-855 BROADWAY	
Street 2:			
Twn/City:		REVERE	
State:		MA	
Postal:		02151	

PREVIOUS ASSESSMENT	Tax Yr	Use	Cat	Yrd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2026	332	NC	FV	776,100	1400	.195	484,700	1,262,200	1,262,200	Year End Roll
2025	332	FV	FV	321,600	1400	.195	470,400	793,400	793,400	Year End Roll
2024	332	NC	FV	307,600	1400	.195	470,400	793,400	793,400	Year End Roll
2023	332	NC	FV	307,600	1200	.195	427,700	736,500	736,500	Year End Roll
2022	332	NC	FV	264,600	1200	.195	427,700	736,500	736,500	Year End Roll

SALES INFORMATION	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATLANTIS TOWING	71596-243	6/24/2025	INCL PERS PR	12/26/2019	825,000	No	No	No		
BROADWAY GARAGE	62311-63	9/12/2011	CONVENIENCE	4/24/2009	44897-187	No	No	No		ALSO SEE BRS 47832-339-44459-133-44897-187
ANZUONI JAMES G	44816-55	1/1/1900	CONVENIENCE			No	No	No		
UNKNOWN	44897-187					No	No	No		

TAX DISTRICT	Parcel ID	Date	Notes
7255	17-279-19	10/30/2025	
		12/18/2024	
		11/11/2024	
		12/26/2023	
		11/20/2023	
		1/6/2023	
		10/21/2022	
		10/28/25	
		13:33:05	
		aprio	

PAT ACCT.	Notes
7255	

ASR Map:	17
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CvldDistrict:	
Ratio:	

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

BUILDING PERMITS	Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F-Descrip	Comment
12/8/2022	G22000411	OTHER	3,500	C					INSTALL 2 GAS MODI
10/14/2009	7301	Commercial	52,676	C					RUBBER ROOF/REPAIR

ACTIVITY INFORMATION	Date	Result	By	Name
8/31/2023	PERMIT	336	MATT MCGRATH	
10/30/2017	MEAS & INSP	345	JAMES HALL	
8/12/2010	PERMIT	TO	MATT MCGRATH	
5/4/2007	MEAS & INSP	336	MATT MCGRATH	
5/24/2006	MEASURED	294	DENNIS W	

LAND SECTION (First 7 lines only)	Use Code	LUC	No of Units	Depth / Pice/Units	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	All Class	Spec %	J Code	Fact Use Value	Notes
332	AUTOREP		8484		Sq Feet	SITE	1.0	0	25.5	2.24	CA						484,673	0			484,700	

PREVIOUS ASSESSMENT	Tax Yr	Use	Cat	Yrd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2026	332	NC	FV	776,100	1400	.195	484,700	1,262,200	1,262,200	Year End Roll
2025	332	FV	FV	321,600	1400	.195	470,400	793,400	793,400	Year End Roll
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ANZUONI JAMES G	44816-55	1/1/1900	CONVENIENCE			No	No	No		
UNKNOWN	44897-187					No	No	No		

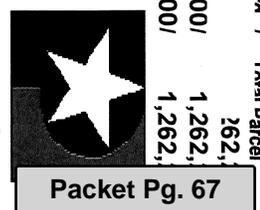
TAX DISTRICT	Parcel ID	Date	Notes
7255	17-279-19	10/30/2025	
		12/18/2024	
		11/11/2024	
		12/26/2023	
		11/20/2023	
		1/6/2023	
		10/21/2022	
		10/28/25	
		13:33:05	
		aprio	

PAT ACCT.	Notes
7255	

ASR Map:	17
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CvldDistrict:	
Ratio:	

ACTIVITY INFORMATION	Date	Result	By	Name
8/31/2023	PERMIT	336	MATT MCGRATH	
10/30/2017	MEAS & INSP	345	JAMES HALL	
8/12/2010	PERMIT	TO	MATT MCGRATH	
5/4/2007	MEAS & INSP	336	MATT MCGRATH	
5/24/2006	MEASURED	294	DENNIS W	

LAND SECTION (First 7 lines only)	Use Code	LUC	No of Units	Depth / Pice/Units	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	All Class	Spec %	J Code	Fact Use Value	Notes
332	AUTOREP		8484		Sq Feet	SITE	1.0	0	25.5	2.24	CA						484,673	0			484,700	





# Board of Assessors

281 Broadway Revere, MA, 02151



## Request for Abutters List

**Date Time**

10/31/25

**Property Location**

Street Address

855 Broadway

Address Line 2

City

revere

Zip Code

02151

State

ma

Country

Map

Block

Parcel

**Property Owner**

851-855 broadway LLC

**Is request for special permit or variance?**

Yes  No

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

**Requested Distance in feet**

**Fee**

\$80.00

Please make checks payable to City of Revere

## Requester information

**Name**

Andrea Garcia

**Address**

Street Address

150 Arnold St

Address Line 2

City

State

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

revere

ma

Zip Code

Country

02151

**Telephone**

7815588753

**Email Address**

valentingeneralcontracting@gmail.com

833 BROADWAY 17-277-10  
LUC: 104  
COTO ROMAN MALDONADO  
COTO ANGEL MALDONADO  
841 BROADWAY  
REVERE, MA 02151

839 BROADWAY 17-277-11  
LUC: 031  
BROADWAY FOLSOM LLC  
1040-1048 NORTHSORE ROAD  
UNIT B2  
REVERE, MA 02151

56 CARLETON ST 17-277-12  
LUC: 104  
PRIZIO HENRY  
56 CARLETON ST  
Revere, MA 02151

52 CARLETON ST 17-277-13  
LUC: 101  
LANZAS MARIA MILAGROS  
MONCADA ALEX O  
52 CARLETON ST  
REVERE, MA 02151

49 CARLETON ST 17-278-13  
LUC: 101  
SORM ROYJACK  
SORM BICHLY DEO  
49 CARLETON ST  
Revere, MA 02151

53 CARLETON ST 17-278-14  
LUC: 104  
COUCEIRO FERNANDA PAULA  
SANTANA HELDER OLIVEIRA  
53 CARLETON ST  
REVERE, MA 02151

22 FOLSOM ST 17-279-15  
LUC: 101  
ORLANDELLO LEONARD LIFE ESTATE  
ORLANDELLO LUCILLE LIFE ESTATE  
22 FOLSOM ST  
REVERE, MA 02151

18 FOLSOM ST 17-279-16  
LUC: 104  
AFZAL UMAR  
AFZAL MUHAMMAD  
18 FOLSOM ST  
REVERE, MA 02151

14 FOLSOM ST 17-279-17  
LUC: 104  
SETTIPANE KELLEY ANN  
14 FOLSOM ST  
REVERE, MA 02151

12 FOLSOM ST 17-279-18  
LUC: 101  
BIDDY EDMUND A  
BIDDY INES CLAROS  
12 FOLSOM ST  
Revere, MA 02151

855 BROADWAY 17-279-19  
LUC: 332  
851-588 BROADWAY LLC  
851-855 BROADWAY  
REVERE, MA 02151

863 BROADWAY 17-279-20  
LUC: 104  
HANSON BIANCA  
863 BROADWAY  
REVERE, MA 02151

869 BROADWAY 17-279-21  
LUC: 104  
FERNANDEZ PATRICIA LIFE ESTATE  
FERNANDEZ RICHARD F LIFE ESTATE  
869 BROADWAY  
REVERE, MA 02151

15 ROSE ST 17-279-22  
LUC: 101  
GALDAMEZ VICTOR E GUZMAN  
DE GUZMAN DELMA C CHAVARRIA  
15 ROSE ST  
REVERE, MA 02151

838 BROADWAY 27-444-1  
LUC: 105  
MILLER MICHAEL F  
119 DORCHESTER ST  
#8  
BOSTON, MA 02127

10 FISKE ST 27-444-19  
LUC: 104  
GUDINO-FLORES RENE  
GUDINO PATRICIA I  
10 FISKE ST  
REVERE, MA 02151

11 DAVIS ST 27-444-2  
LUC: 101  
BUTLER ROBERT J  
BUTLER MARGARET M  
11 DAVIS ST  
REVERE, MA 02151

6 FISKE ST 27-444-20  
LUC: 101  
COLE ELLIOT  
GUPTA JYOTI  
6 FISKE ST  
Revere, MA 02151

858 BROADWAY 27-444-21  
LUC: 101  
HOLLEY MATTHEW J  
HOLLEY NOELLE L  
858 BROADWAY  
REVERE, MA 02151

856 BROADWAY 27-444-22  
LUC: 104  
CORREA LUIS FERNANDO  
856 BROADWAY  
REVERE, MA 02151

844 BROADWAY 27-444-23  
LUC: 104  
ALVINO CHARLES A LIFE ESTATE  
ALVINO JR CHARLES A REMAINDERMAN  
844 BROADWAY  
REVERE, MA 02151

870 BROADWAY 27-445-1  
LUC: 332  
P&S REALTY TRUST  
SETTIPANE PAULA TRUSTEE  
870 BROADWAY  
Revere, MA 02151

11 FISKE ST 27-445-2  
LUC: 104  
GRASSO ROSSA  
11 FISKE ST  
REVERE, MA 02151

876 BROADWAY 27-445-29  
LUC: 031  
876 BROADWAY REALTY LLC  
10 TEDFORD LN  
LYNNFIELD, MA 01940

Attachment: PH.C2605.855Broadway (26-044 : Special Permit, C-26-05, 855 Broadway)

THIS IS A TRUE & ATTESTED  
COPY OF THE RECORDS OF THE  
ASSESSOR'S OFFICE OF THE  
CITY OF REVERE  
*Susan Shaffer*  
DATE: 11-3-25

# POLLO ROYAL RESTAURANT

## 855 BROADWAY REVERE, MA



**I. PROJECT REQUIREMENTS**  
**A. GENERAL CONDITIONS:**  
 1. General Conditions contained within AIA Document A107 LATEST edition, SHALL BE part of the Contract Documents for this Work.  
 2. All persons intending to provide goods or services in connection with the Work are advised to read and understand the referenced AIA Document prior to proceeding.  
**B. BUILDING RULES AND REGULATIONS**  
 All persons intending to provide goods or services in connection with the Work will be required to comply with the Building Rules and Regulations (issued under separate cover) and are advised to read and understand the referenced Document prior to proceeding.

**C. DEFINITIONS:**  
 1. The term "product" includes materials, systems and equipment.  
 2. The term "provide" includes furnishing and installing a product, complete in place, operating, tested, and approved.  
 3. The terms "building code" and "code" refer to regulations of the governmental agencies having jurisdiction.  
 4. The terms "approved," "required" and "as directed" refer to and indicate the work or materials that may be approved, required, or directed by the Architect acting as the agent of the Owner.  
 5. The term "similar" means in its general sense and not necessarily identical.  
 6. The terms "shown," "indicated," "detailed," "noted," "scheduled" and terms of similar import, refer to requirements contained in the Contract Documents.

**D. CUTTING AND PATCHING:**  
 1. Inspect existing conditions prior to work, including elements subject to movement or damage during cutting and patching. Identify scope and type of work required. Protect adjacent work. Notify Owner of work requiring interruption to building services or Owner's operations.  
 2. If uncovered conditions are not as anticipated, immediately notify the Architect and secure needed directions. Do not proceed until unsatisfactory conditions are corrected.  
 3. Provide required protection including, but not necessarily limited to, shoring, bracing, and support to maintain structural integrity of the Work.  
 4. Perform cutting and demolition by methods, which will prevent damage to other portions of the Work and provide proper surfaces to receive installation of repair and new work.  
 5. Perform fitting and adjusting of products to provide finished installation to match existing adjacent surfaces. Perform work with workmen skilled in the trades involved.  
 6. Cutting: Use cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Inspect for concealed utilities and structure before cutting.  
 7. Patching: Make patches, seams, and joints durable and inconspicuous. Comply with tolerances for new work.  
 8. Clean work area and areas affected by cutting and patching operations.

**E. CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS:**  
 1. Maintain temporary facilities and controls in proper and safe condition throughout progress of the Work.  
 2. Provide necessary temporary electrical wiring for the Work, remove upon completion of the work.  
 3. The Contractor during construction may use the existing toilet facilities. The Contractor shall be responsible for keeping the toilet rooms clean and sanitary and shall repair any damage caused by misuse of the facilities.  
 4. Provide and maintain for the duration of construction all scaffolds, tarpaulins, canopies, warning signs, steps, platforms, bridges, and other temporary construction necessary for proper completion of the Work in compliance with pertinent safety and other regulations.  
 5. Maintain temporary facilities and controls as long as needed for safe and proper completion of the Work. Remove such temporary facilities and controls as rapidly as progress of the Work will permit, or as directed by the Architect.

**F. CLEANING:**  
 1. Daily, and more often if necessary, inspect and clean the site and structure and pick up all scrap, debris and waste material.  
 2. Prior to completion of the Work, remove from the job site all tools, surplus materials, equipment, scrap, debris and waste.  
 3. The Contractor shall also do a final cleaning of the interior of the building within the area of work and other areas accessed during construction (common hallways, elevators, etc.). Remove all traces of soil, waste materials, smudges and other foreign matter from interior surfaces. Remove all traces of spilled material from adjacent surfaces. Remove paint droppings, spots, stains and dirt from finished surfaces. Clean glass inside and out.

**G. SPECIAL CONDITIONS:**  
 1. The Contractor must obtain all necessary permits from local authorities having jurisdiction over the project, including but not limited to fire and building departments.  
 2. Fire Alarm Equipment devices shall be compatible with the existing building system.  
 3. The Contractor shall provide Record Drawings for all trades.  
 4. The Contractor shall furnish three bound copies of Operation and Maintenance Manuals for all electrical, plumbing, fire alarm, fire suppression and mechanical equipment furnished and installed by the Contractor.  
 5. The Contractor shall submit a Project Directory at the beginning of the project indicating all key Personnel, Subcontractors, Architect and Owner, with addresses and telephone numbers.  
 6. The Contractor shall complete or correct all work indicated on the Architect's Punch List (list of items to be completed or corrected) within 30 days of the Punch List issue date.  
 7. The Contractor shall also provide all required elements of Plumbing, Fire Alarm, Fire Suppression, Mechanical and Electrical systems as needed for a complete and proper installation. Provide design layouts and equipment submittals to Owner for review prior to ordering or installation of any materials.

**H. PROJECT CLOSEOUT:**  
 1. The following are prerequisites to substantial completion. Provide the following:  
 a. Punch list prepared by Contractor and Subcontractors.  
 b. Supporting documentation.  
 c. Warranties.  
 d. Certifications.  
 e. Occupancy permit.  
 f. Start-up and testing of building systems.  
 g. Changeover of locks.  
 h. Meter readings.  
 2. Provide the following prerequisites to final acceptance:  
 a. Final payment request with supporting affidavits.  
 b. Completed punch list.  
 3. Provide a marked-up set of drawings indicating changes which occurred during construction.  
 4. Provide the following during project closeout:  
 a. Submission of record documents.  
 b. Submission of maintenance manuals.  
 c. Training and turnover to Owner's personnel.  
 d. Final cleaning and touch-up.  
 e. Removal of temporary facilities.

**J. CONSTRUCTION SCHEDULE**  
 1. Contractor shall submit a phased construction schedule for Owner approve prior to start of work.  
 2. Confirm with Owner work which must be done during non-business hours.  
 3. Work cannot block any path of egress to the stairs and from the stairs to the exterior.  
**K. ALTERNATES**  
 1. Provide total price for each alternate in Bid Form. Include cost of modifications to other work to accommodate alternate. Include related costs such as overhead and profit.  
 2. Owner will determine which alternates are selected for inclusion in the Contract.  
 3. Alternates are described briefly in this section. Refer to drawings for additional information.  
 4. Coordinate alternates with related work to ensure that work affected by each selected alternate is properly accomplished.

**I. PROJECT NOTES**

- A. DEMOLITION NOTES:**  
 1. Do not damage building elements and improvements indicated to remain, terms of salvage value not noted to be returned to Owner shall be removed from structure. Storage or sale of items at project site is prohibited.  
 2. Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.  
 3. Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.  
 4. Provide adequate protection against accidental trespassing. Secure project after work hours.  
 5. The tenants in the adjacent spaces will be working during normal business hours. Provide temporary barricades, tarps and similar devices as required to keep access to the adjacent space, and to keep the adjacent spaces clear of construction dust and debris.  
 6. Provide required protection including, but not necessarily limited to, shoring, bracing, and support to maintain structural integrity of the work.  
 7. Remove existing finish flooring and base within the area of demolition work AS REQUIRED OR IF REQUIRED.  
 8. Removal of suspended ceiling components shall be selective. Ceilings which are not demolished are to remain. Ceilings in large areas are to remain and be extended into areas where rooms have been demolished.  
 9. Remove all existing walls, doors, and other items shown dashed on the key plan, and as otherwise required to complete the new work of this Project. Doors (frames and hardware) are to be saved for reuse.  
 10. Most existing light fixtures and ceiling supply and return diffusers are to be reused. Save all fixtures for reuse.  
 11. Removal of existing exit signs, emergency wall pack lights and fire horn/light units is selective. Fire alarm devices are to remain connected and be supported temporarily on light gage wire from the ceiling above.  
 12. All duplex receptacles and other electrical devices which are within walls and ceilings to be demolished shall be removed, including all wiring to above ceiling, strip back to nearest junction box or circuit panel and make safe. Lock out appropriate breakers.  
 13. All electrical wiring and devices affected by demolition shall be rendered inactive or otherwise harmless to persons in the building during and after demolition.  
 14. The contractor shall clean the entire floor area upon completion of the demolition work. All debris shall be removed from the site and properly disposed of.  
 15. Full ceiling tiles which are not damaged are to be reused.  
 16. Save all fire extinguishers and cabinets for reuse.  
 17. Existing HVAC thermostats and sensors shall remain connected and placed above suspended ceilings or otherwise temporarily secured to structure above.  
 18. Cover all HVAC intakes with filters prior to beginning demolition.

**B. GENERAL NOTES:**

1. Verify all dimensions shown on the plan and notify the Architect of any discrepancies prior to construction of the partitions.  
 2. Provide access doors in walls and ceilings as required for electrical, mechanical and/or plumbing and similar items. Location of access doors must be confirmed with Architect prior to installation.  
 3. Provide fire retardant treated wood blocking in walls as required to properly attach counters, cabinets, shelving, and similar items.  
 4. Contractor shall field verify all finish to finish wall dimensions prior to fabrication of casework and similar items.  
 5. All products and finishes shall be installed in strict accordance with, and over substrates prepared in accordance with, manufacturers written instructions. All interior floor, wall and ceiling finishes shall have a class I (or class A) flame spread classification.  
 6. Drawings are not to be used individually but only as an entire set of drawings.  
 7. All safety regulations are to be strictly followed. Methods of construction and erection of structural materials is the Contractor's responsibility.  
 8. The Contractor is responsible for dissemination of all revisions and requirements to the Subcontractors.  
 9. Reasonable care has been taken in the preparation of all drawings and specifications. However, the Architect & Engineer do not guarantee against human error and for that reason it is imperative that the Contractor shall check all dimensions and details and must verify all conditions and dimensions at the building. All discrepancies shall be brought to the attention of the Architect before proceeding.  
 10. The contractor shall submit shop drawings for review before proceeding with fabrication and/or installation of millwork, casework, toilet partitions, doors, frames, hardware, plumbing fixtures, electrical equipment, mechanical equipment, fire alarm and fire protection equipment, and similar items and equipment.

**C. MISC. ITEMS:**

1. Infill areas where ground floor slab is removed with new concrete to match adjacent areas.  
 2. Fire stop all new floor penetrations and penetrations through rated walls. Any existing non-fire stopped penetrations uncovered by demolition or new work must also be fire stopped. Fire stop sealant shall be 3M Fire Barrier Sealant FD 150+. Color to be red.  
**D. PARTITION NOTES:**  
 1. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.  
 2. Tolerances: Not more than 1/16-inch difference in true plane at joints between adjacent boards before finishing. After finishing, joints shall not be visible. Not more than 1/8 inch in 10 feet deviation from true plane, plumb, level and proper relation to adjacent surfaces in finished work.  
 3. Fire Resistance for Fire-Rated Assemblies shall comply with ASTM E 119.  
 4. New walls shall be constructed as indicated on the wall type legend on the new floor plan and as noted below.  
 5. Walls shall not be supported by the ceiling grid. Walls shall be braced at corners and to structure above at a minimum of 8-foot intervals.  
 6. Finish all face panel joints, trim and angles with the proper joint compound system.  
 7. Reinforce all vertical & horizontal exterior partition and soffit corners with metal corner bead. Edges of drywall which abut dissimilar materials shall have metal edge trim.  
 8. Repair all existing perimeter walls, all interior walls to remain, column enclosures, tenant demising walls and corridor walls as required for proper application of new interior finishes.  
 9. AS REQUIRE OR IF REQUIRED. Construct new gypsum board ceilings and soffits PER FIELD CONDITION, utilizing 2-1/2" x 25 gage metal studs and 5/8" gypsum board. Brace horizontal studs to structure above at intervals no greater than 4 feet.  
 10. Provide vertical control joints on both sides of new walls that exceed 30 feet in length (at a maximum of 30' intervals).  
 11. All walls that extend to the underside of deck above shall be undercut by 1". Use 2" deep head track.  
 12. Fire stop between metal floor and roof deck flutes and similar gaps at all new and existing fire rated wall construction, using UL listed mineral wool insulation and/or fire stop sealants.  
 13. Confirm throat width of all existing door frames to be reused prior to ordering of wall materials (metal studs and gypsum wallboard) and notify Architect of any conflicts.

**E. INTERIOR FINISH NOTES:**

1. Fire Rated Ceiling Tiles: Provide new grid and tiles per reflected ceiling plan. Provide product cut sheet prior to order and installation.  
 2. Paint: All new and existing gypsum wallboard OF rooms shall receive Sherwin Williams latex eggshell finish paint OR EQUAL, primer on new and bare surfaces and two finish coats on all surfaces, color to be selected. Entire surface of walls to underside of deck above shall be painted in areas without suspended ceilings.  
 All existing and new hollow metal door frames, and previously painted doors shall receive Sherwin Williams OR EQUAL water-based Acrylic-Alkyd semi-gloss paint, primer on new and bare surfaces and two finish coats on all surfaces.  
 All existing perimeter gypsum board soffits, and all new and existing interior soffits throughout the space shall be painted to match wall paint.  
 All miscellaneous items mounted on walls shall be removed prior to painting, including, but not limited to: signs, fire extinguishers, white boards, etc. (and similar devices).  
 3. Repair all existing finishes damaged by new work.  
**F. DOOR AND FRAME NOTES:**  
 1. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.  
 2. Comply with NWWDA I.S. 1A, and AIA Architectural Quality Standards.  
 3. Fire Rated Wood Doors: Meet ASTM E 152 requirements.  
 4. Pre-fit doors to frames. Pre-machine doors for hardware listed. Factory level doors.  
 5. Install doors with not more than 1/8" clearance at top and sides, 1/4" at bottom. Comply with NFPA 80 for rated assemblies.  
 6. Adjust, clean, and protect.  
 7. All existing doors noted to remain or be relocated shall be repaired as required for proper operation and a uniform appearance.  
 8. Undercut all doors as required by new floor finishes. Also undercut doors to allow for 1" clear space at bottom of doors for proper operation of exhaust systems. CONFIRM WITH ARGONITE SYSTEM. PROVIDE SMOKE SEAL AS PER REQUIREMENTS  
 10. Reseal edges of all doors which have finish removed during installation.  
 11. Provide knock down hollow metal drywall type frames for all new doors. Provide welded frames for all sidelights and door frames with integral sidelights.

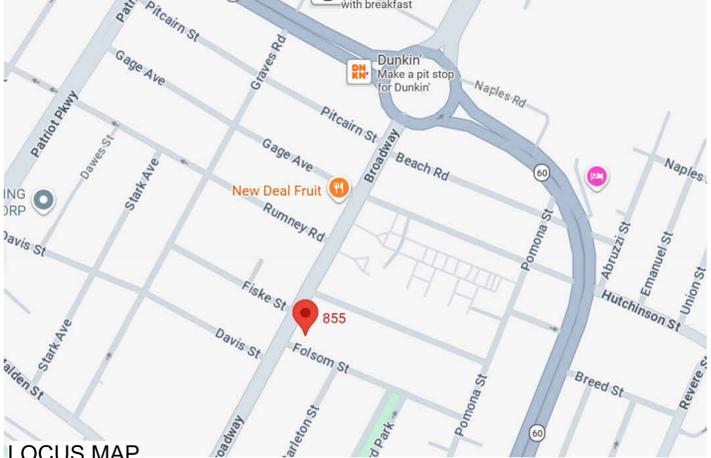
**G. DOOR HARDWARE NOTES:**

1. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.  
 2. Hardware for Fire-Rated Openings shall comply with NFPA 80, and local requirements.  
 3. Comply with ANSI A156 series standards for materials and application of hardware.  
 4. All hardware on existing doors to remain (or relocated) shall be repaired as required for uniform appearance and proper operation.  
 5. Finish of all new hardware shall match existing.  
 6. Re-key all existing locks to a new Grandmaster/master keying system.  
 7. Hinges: Provide 1-1/2 pair of hinges per leaf at 7' doors and 2 pair at 8' doors, at all doors with closers (FB179) OR EQUAL.  
 8. Locksets/Passage Sets: Provide new lever handle grade 2 cylindrical passage sets at new doors 9. Floor Stops: All doors shall have floor stops. Provide Ives 436 dome stop as required.  
 9. Floor Stops: All doors shall have floor stops. Provide Ives 436 dome stop as required.  
 10. Silencers: At all frames - Ives or equal.  
 11. Provide flush bolts on inactive leaf of all new double doors.  
 12. Provide ADA compliant DCN Smoothie series 4010, or equal closers. Provide hold open feature.

**H. CASEWORK NOTES:**

1. Provide work to sizes, shapes, and profiles indicated. Install work to comply with quality standards referenced. Back prime work and install plumb, level and straight with tight joints; scribe work to fit.  
 2. Install materials and systems in accordance with Manufacturer's Instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Use non-corrosive fasteners for exterior work. Coordinate with work of other sections.  
 3. Comply with manufacturer's requirements for cutting, handling, fastening and working treated materials.  
 4. Repair minor damage, clean and protect.  
 5. All trim shall conform to the "Quality Standards" of the Architectural Woodwork Institute for Premium Grade casework.  
**J. MECHANICAL/ELECTRICAL/PLUMBING/FIRE PROTECTION/FIRE ALARM GENERAL REQUIREMENTS:**

1. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.  
 2. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials in proper relation with adjacent construction and with uniform appearance for exposed work. Coordinate with work of other sections. Comply with applicable regulations and code requirements. Provide proper clearances for servicing.  
 3. Provide all necessary labor and materials which are required in conjunction with the Work for other trades as required for complete installation of Fire Suppression and Mechanical Heating, cooling and exhaust systems. Coordinate with work of all trades.  
 4. Maintain indicated fire ratings of walls, partitions, ceilings and floors at penetrations. Seal with fire stopping to maintain fire rating.  
 5. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.  
 6. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.  
 7. Operation and Maintenance Data: Submit manufacturer's operation and maintenance data, including operating instructions, list of spare parts and maintenance schedule.  
 8. Clearly label and tag all components.  
 9. Test and balance all systems for proper operation. Submit a balancing report to the Owner.  
 10. Restore damaged finishes. Clean and protect work from damage.  
 11. Instruct Owner's personnel in proper operation of systems.  
 12. Contractor shall provide complete installed and tested systems.  
 13. Refer to Engineering drawings and specifications for additional information.



LOCUS MAP

**ARCHITECTURAL SYMBOLS LEGEND**

	"EXTERIOR" ELEVATIONS		"INTERIOR" SECTIONS		SURFACE OR PENDANT MOUNTED FLUORESCENT LIGHT FIXTURE
	COLUMN REFERENCE LINE		DETAIL (MAY NOT APPLY)		RECESSED INCANDESCENT LIGHT FIXTURE
	ROOM NUMBER		"INTERIOR" ELEVATIONS		SURFACE OR PENDANT MOUNTED INCANDESCENT LIGHT FIXTURE
	DOOR NUMBER		WALL SECTION		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	WINDOW TYPE		SECTION OR DETAIL		LIGHTING TRACK
	LOUVER TYPE		REFERENCE DETAIL		RECESSED INCANDESCENT WALL WASHER
	REVISION REFERENCE		DRAWING WHERE DETAIL IS DRAWN		EXIT LIGHT
	WALL WIDTH PARTITION TYPE		SPOT ELEVATION		PAGING SPEAKER
	DOOR HEAD/JAMB/SILL DETAIL REF.		ACOUSTICAL TILE CEILING GRID		SMOKE OR HEAT DETECTOR
	PROPOSED ELEVATION IN ELEVATION OR SECTION		RECESSED FLUORESCENT LIGHT FIXTURE		SPRINKLER HEAD
	CENTER LINE		SURFACE OR PENDANT MOUNTED FLUORESCENT LIGHT FIXTURE SUPPLY OR RETURN AIR DIFFUSER OR GRILLE		ACCESS PANEL
	HIDDEN EDGES/PROJECTIONS ABOVE				FIRE EXTINGUISHER FIRE EXTINGUISHER & CABINET
	BREAK LINE				

**1 ARCHITECTURAL SYMBOLS**  
6" = 1'-0"

**David Choi Architect**  
 MASSACHUSETTS  
 ARCHITECTURAL LICENSE  
 # 20179



**GENERAL NOTES:**

- A. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND EXECUTE ALL WORK IN STRICT ACCORDANCE WITH ALL MASSACHUSETTS STATE BUILDING CODE AND INTERNATIONAL BUILDING CODE AND OTHER REGULATIONS.  
 B. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE BEFORE STARTING WORK AND TO COORDINATE WITH WORK. ACCORDINGLY, THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER AND THE DESIGNER PROMPTLY AND PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROVIDE IN WRITING TO OWNER, ARCHITECT AND ENGINEER REQUEST FOR ADDITIONAL INFORMATION OF SCOPE OF WORK. IN THE ABSENCE OF THIS WRITTEN REQUEST, SCOPE OF WORK SHALL BE DETERMINED AS UNDERSTOOD BY CONTRACTOR.  
 C. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN IN THE CONTRACT DOCUMENTS EXCEPT WHERE SPECIFICALLY DESIGNATED TO BE DONE BY A SEPARATE SUBCONTRACTOR OR BY A CONTRACTOR WORKING DIRECTLY FOR THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF THESE CONTRACTORS.  
 D. THE GENERAL CONTRACTOR IS TO DO ALL CUTTING AND PATCHING OF EXISTING FLOOR, WALL, CEILING, ROOFS FOR ANY NEW PLUMBING HVAC, OR ELECTRICAL WORK, EVEN IF THE CUTTING AND PATCHING IS NOT SPECIFICALLY IDENTIFIED.  
 E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.  
 F. ALL WORK TO BE CONSIDERED NEW WORK UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL VERIFY WITH OWNER AND ENGINEER SCOPE OF NEW WORK VERSUS EXISTING CONDITION TO REMAIN PRIOR TO COMMENCE OF WORK. THIS VERIFICATION SHALL BE PROVIDED IN A WRITTEN FORMAT ALONG WITH MARK-UPS ON PLANS.  
 G. THE GENERAL CONTRACTOR SHALL FILE FOR AND SECURE SHEET LIST'S, PERMITS AND CERTIFICATES OF COMPLIANCE AS REQUIRED AND PAY FOR SUCH FEES.  
 H. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND THOROUGH CLEAN UP AT THE END OF THE PROJECT, AND FOR DAILY CLEAN-UP OF CONSTRUCTION DEBRIS.  
 I. THE GENERAL CONTRACTOR IS TO ENSURE WHERE EXISTING CONSTRUCTION IS TO REMAIN, FIRE RESISTIVE CONSTRUCTION IS TO BE COMPLETE AND UNINTERRUPTED. GENERAL CONTRACTOR IS TO REPAIR AND PATCH EXISTING CONSTRUCTION WITH FIRE RESISTIVE CONSTRUCTION OF SAME OR HIGHER RATING.

**ARCHITECTURAL-STRUCTURAL SHEETS ONLY**

Sheet Number	Sheet Name
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A001	GENERAL INFORMATION
A002	ACCESSIBILITY STANDARDS
A003	ASSEMBLY AND EGRESS PLAN
A100	FLOOR PLAN
A101(EQ)	EQUIPMENT PLAN
A102	CEILING PLAN
A103	INTERIOR ELEVATIONS
A104	EXTERIOR ELEVATIONS

**ISSUES/REVISIONS**

10-15-25 SPECIAL PERMIT PLANS  
 2-13-26 PRICING SET FOR BANK

**PROJECT:**  
 RESTAURANT GARAGE INTO  
 RESTAURANT AT 855  
 BROADWAY REVERE MA  
 INTERIOR FIT OUT ONLY

**ISSUED FOR SPECIAL PERMIT**  
**GENERAL INFORMATION**

DRAWN BY	DC	DRAWING NUMBER	
DATE	AS NOTED BELOW		
SCALE	2/13/2026 8:46:29 PM 6" = 1'-0"		
PROJ.#	855BRD	<b>A001</b>	

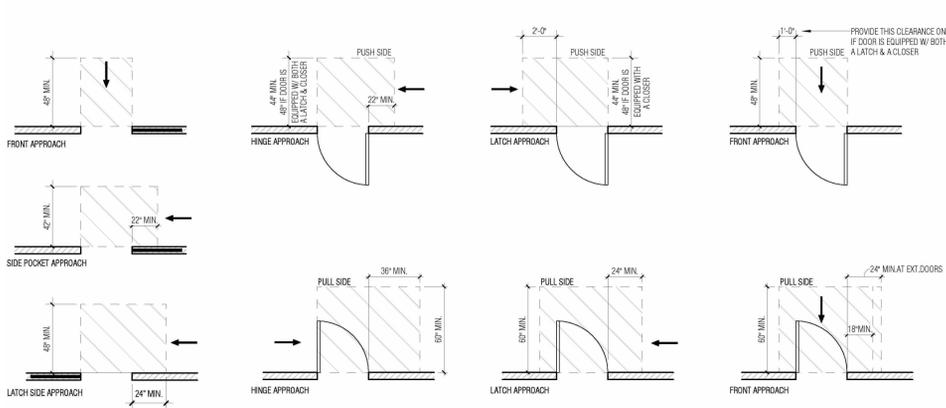
# David Choi Architect

MASSACHUSETTS  
ARCHITECTURAL LICENSE  
# 20179

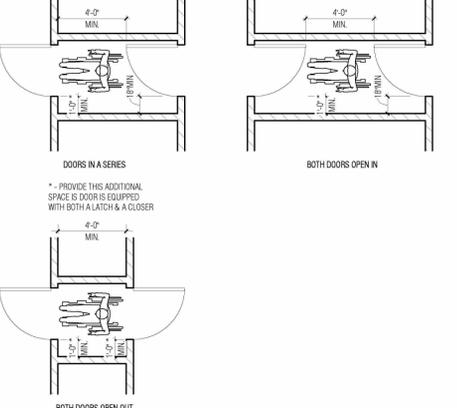


### GENERAL NOTES:

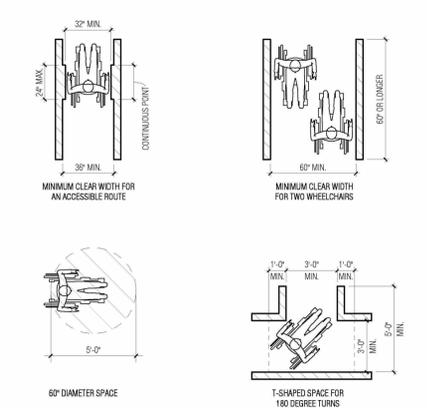
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- E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.
- F. ALL WORK TO BE CONSIDERED NEW WORK UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL VERIFY WITH OWNER AND ENGINEER SCOPE OF NEW WORK VERSUS EXISTING CONDITION TO REMAIN PRIOR TO COMMENCEMENT OF WORK. THIS VERIFICATION SHALL BE PROVIDED IN A WRITTEN FORMAT WITH MARK-UPS ON PLANS.
- G. THE GENERAL CONTRACTOR SHALL FILE FOR AND SECURE ALL APPROVALS, PERMITS AND CERTIFICATES OF COMPLIANCE AS REQUIRED AND PAY FOR SUCH FEES.
- H. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND THOROUGH CLEAN UP AT THE END OF THE PROJECT, AND FOR DAILY CLEAN-UP OF CONSTRUCTION DEBRIS.
- I. THE GENERAL CONTRACTOR IS TO ENSURE WHERE EXISTING CONSTRUCTION IS TO REMAIN, FIRE RESISTIVE CONSTRUCTION IS TO BE COMPLETE AND UNINTERRUPTED. GENERAL CONTRACTOR IS TO REPAIR AND PATCH EXISTING CONSTRUCTION WITH FIRE RESISTIVE CONSTRUCTION OF SAME OR HIGHER RATING.



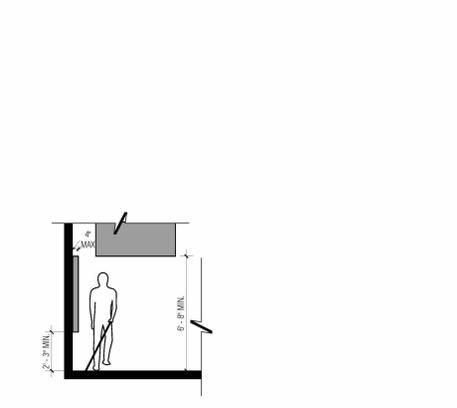
14) MANEUVERING CLEARANCES AT DOOR  
1/4" = 1'-0"



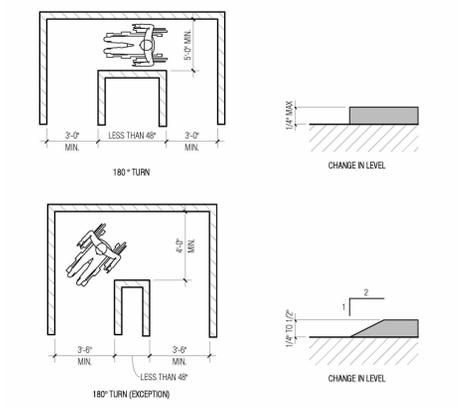
18) VESTIBULE  
1/4" = 1'-0"



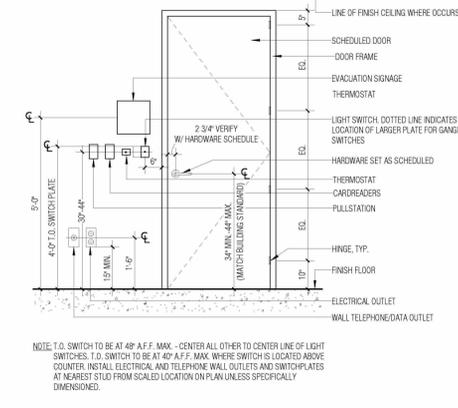
22) ACCESSIBLE ROUTES  
1/4" = 1'-0"



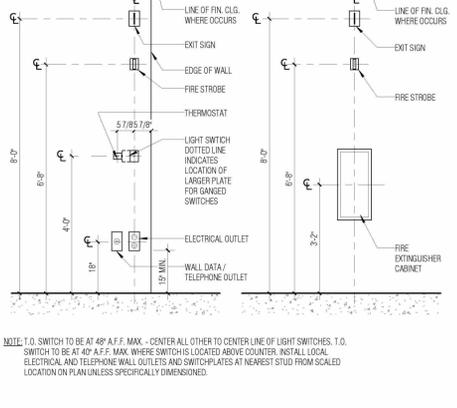
25) LIMITS OF PROTRUDING OBJECTS  
1/4" = 1'-0"



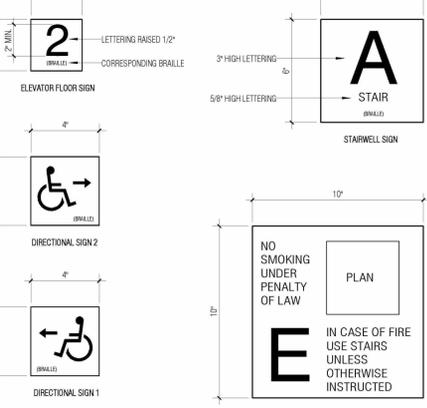
19) WIDTH OF ACCESSIBLE ROUTE  
1/4" = 1'-0"



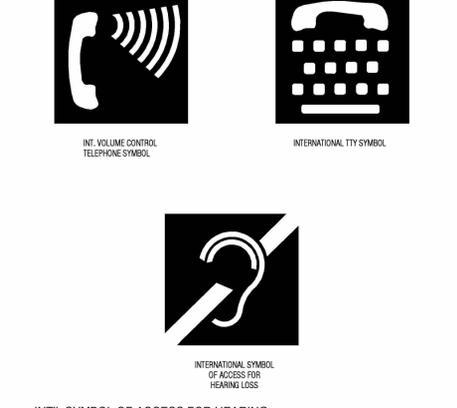
21) TYPICAL MOUNTING HEIGHTS  
1/2" = 1'-0"



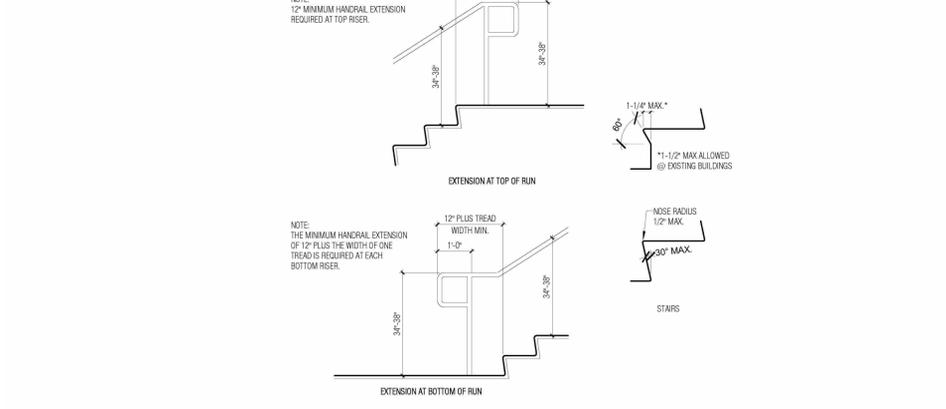
22) TYPICAL MOUNTING ALIGNMENT 1  
1/2" = 1'-0"



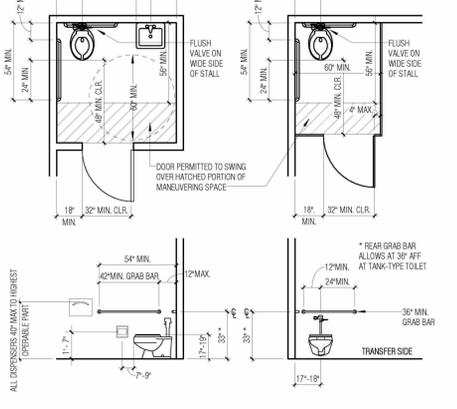
23) EVACUATION SIGNAGE  
3" = 1'-0"



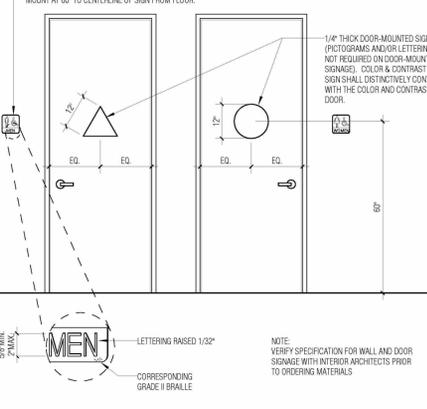
24) INT'L SYMBOL OF ACCESS FOR HEARING LOSS  
N.T.S.



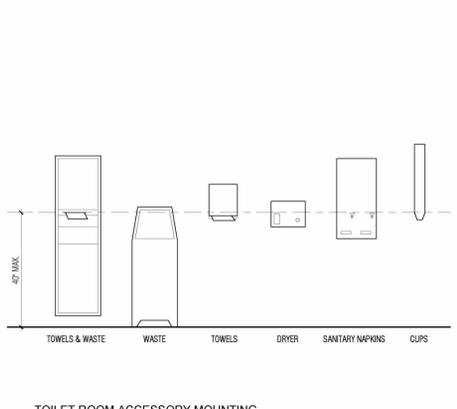
16) STAIRS & HANDRAILS 1  
1/2" = 1'-0"



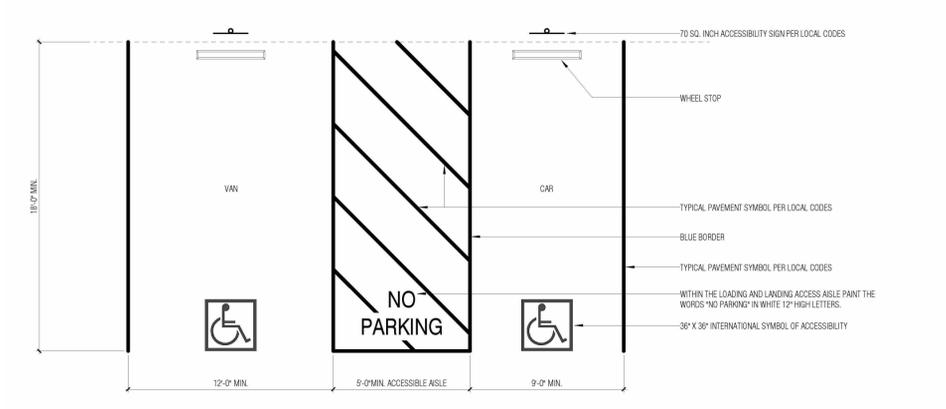
26) TOILET FACILITIES  
1/4" = 1'-0"



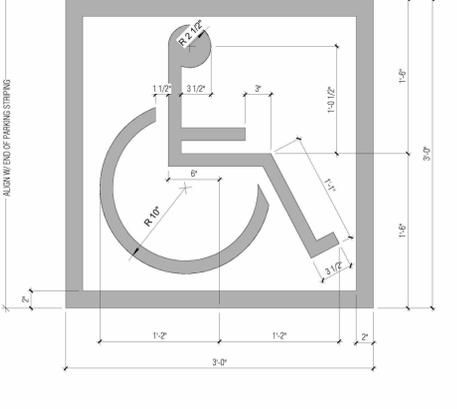
27) RESTROOM SIGNAGE  
1/2" = 1'-0"



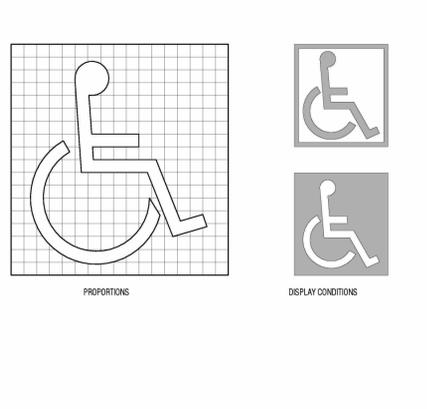
28) TOILET ROOM ACCESSORY MOUNTING HEIGHTS  
1/2" = 1'-0"



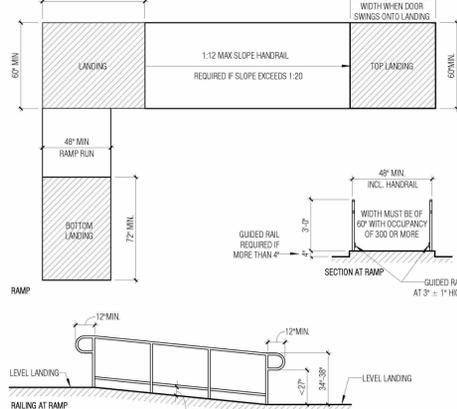
29) DOUBLE PARKING STALLS  
1/4" = 1'-0"



30) HANDICAPPED SYMBOL  
1 1/2" = 1'-0"



31) INTERNATIONAL ACCESSIBILITY SYMBOL  
N.T.S.



32) RAMP DIMENSIONS  
1/4" = 1'-0"

ARCHITECTURAL-STRUCTURAL SHEETS ONLY	
Sheet Number	Sheet Name

A001	GENERAL INFORMATION
A002	ACCESSIBILITY STANDARDS
A003	ASSEMBLY AND EGRESS PLAN
A100	FLOOR PLAN
A101(EQ)	EQUIPMENT PLAN
A102	CEILING PLAN
A103	INTERIOR ELEVATIONS
A104	EXTERIOR ELEVATIONS

ISSUES/REVISIONS	
10-15-25	SPECIAL PERMIT PLANS
2-13-26	PRICING SET FOR BANK

**PROJECT:**  
 CONVERT GARAGE INTO RESTAURANT AT 855 BROADWAY REVERE MA  
 INTERIOR FIT OUT ONLY

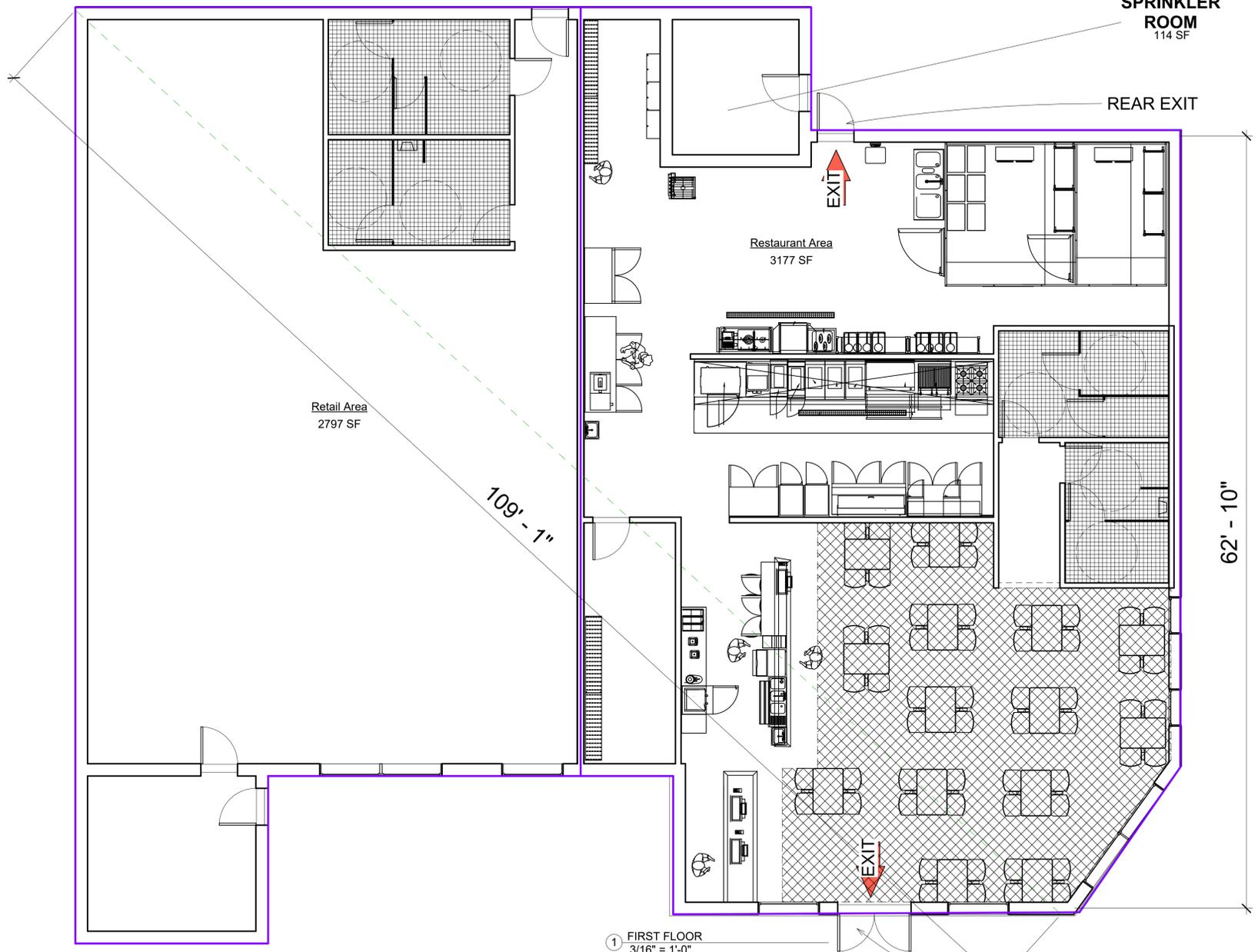
**ISSUED FOR SPECIAL PERMIT**  
**ACCESSIBILITY STANDARDS**

DRAWN BY	Author	DRAWING NUMBER
DATE	Checker	
2/13/2026 8:46:36 PM		<b>A002</b>
SCALE		
PROJ.#	855BRD	



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**BUILDING CODE REVIEW SUMMARY:**

**1. GENERAL PROJECT DATA:**

PROJECT NAME: POLLO ROYAL

**APPLICABLE CODES:**

- MA State Building Code 780 CMR \_\_10TH EDITION
- The MA State Building Code as been amended
- International Building Code 2021
- International Energy Conservation Code 2021
- International Existing Building Code 2021
- International Mechanical Code 2021
- International Plumbing Code 2021
- National Electrical Code (CONFIRM APPLICABLE EDITION)
- State Fire Code, City Fire Code
- MAAB STATE ACCESSIBILITY CODE 521 CMR

**PROJECT DESCRIPTION:**

INTERIOR FIT OUT APPROXIMATELY 3177 SQUARE FEET. THIS RESTAURANT TO BE RECONSTRUCTED IN FORMER GARAGE. CHANGE OF USE. PROVIDE FIRE SUPPRESSION SYSTEM

**2. EXISTING BUILDING DATA:**

<b>BUILDING USE GROUP CLASSIFICATION (CHAPTER 3):</b>	<b>A-2</b>
MIXED OCCUPANCY USE:	Yes
FIRE SUPPRESSION SYSTEM REQUIRED:	Yes TYPE: NFPA 13
FIRE SUPPRESSION SYSTEM PROVIDED:	Yes
PROPOSED TYPE OF CONSTRUCTION:	REFER TO BUILDING'S CODE SUMMARY

**3. EXISTING BUILDING LIMITATIONS: NO CHANGE TO EXISTING GROSS FLOOR AREA.**

USE GROUP CLASSIFICATION: A-2  
 TYPE OF CONSTRUCTION REQUIRED: 2B  
 EXTERIOR WALL RATING: 0  
 FIRE SUPPRESSION: PROVIDED  
 FIRE ALARM SYSTEM: PROVIDED

**4. MEANS OF EGRESS:**

<b>CONSTRUCTION TYPE:</b>	A2 FOR THIS RESTAURANT ONLY
<b>USE GROUP:</b>	2
MIN. EXITS PER FLOOR:	2
MAX. TRAVEL DISTANCE:	125'
MAX. DEAD END CORRIDOR:	NONE
MAX. COMMON PATH:	75'
CORRIDOR WIDTH PROVIDED:	36" MIN.
EGRESS DOOR WIDTH PROVIDED:	36" MIN.
STAIR WIDTH PROVIDED:	N/A"

2 CODE SUMMARY  
3/16" = 1'-0"

ARCHITECTURAL-STRUCTURAL SHEETS ONLY

Sheet Number	Sheet Name
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ISSUES/REVISIONS

10-15-25 SPECIAL PERMIT PLANS  
2-13-26 PRICING SET FOR BANK

**PROJECT:**  
CONVERT GARAGE INTO RESTAURANT AT 855 BROADWAY REVERE MA INTERIOR FIT OUT ONLY

**ISSUED FOR SPECIAL PERMIT ASSEMBLY AND EGRESS PLAN**

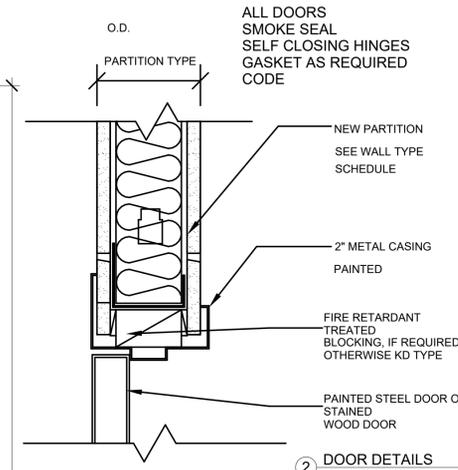
DRAWN BY:	DC	DRAWING NUMBER
DATE:	AS NOTED BELOW	
SCALE:	3/16" = 1'-0"	<b>A003</b>
PROJ.#:	855BRD	

Attachment: 855 Broadway reverse 2026 bank set (26-044 : Special Permit, C-26-05, 855 Broadway)



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ALL DOORS SMOKE SEAL SELF CLOSING HINGES GASKET AS REQUIRED CODE

NEW PARTITION SEE WALL TYPE SCHEDULE

2" METAL CASING PAINTED

FIRE RETARDANT TREATED BLOCKING, IF REQUIRED OTHERWISE KD TYPE

PAINTED STEEL DOOR OR STAINED WOOD DOOR

DOOR DETAILS 3" = 1'-0"

SEE SHEET A104 FOR EXTERIOR ELEVATIONS

PROPOSED CHANGE OF USE FROM GARAGE TO RESTAURANT AND BUSINESS USE.

TOTAL GROSS BUILDING AREA OF 5900 SF TENANT SPACE (LEFT SIDE) OF 2800 SF WITH BATHROOMS THAT ACCOMMODATES FOR THREE TOILETS AND ONE URINAL, FOUR LAVATORIES ANTICIPATING FUTURE USE AS BOTH RETAIL AND OR RESTAURANT.

THE RIGHT SIDE OF THE BUILDING IS A PROPOSED RESTAURANT

GROSS AREA OF 3100 SF OF WHICH PROPOSED PLAN HAS

DINING AREA OF 900 SF BATHROOM 200 SF REMAINING KITCHEN AND RELATED BUSINESS AREA OF 1800 SF

PER MASSACHUSETTS 780CMR IBC 2021 CHAPTER 10

THE KITCHEN AND BUSINESS USE OF 1800 ALLOWS FOR 18 PEOPLE AT 100 SF PER PERSON AND FOR DINING AREA OF 900 WE ARE ALLOWED 60 UNFIXED SEATS OR 60 PEOPLE.

THE BUILDING PROPOSES 78 OCCUPANTS. PER MASSACHUSETTS PLUMBING CODE 248 CMR 10.00 TABLE 1 FROM CHAPTER 10, PROPOSED TWO BATHROOMS THAT ACCOMMODATES FOR THREE TOILETS AND ONE URINAL, THREE LAVATORIES BASED ON 39 FEMALES AND 39 MALES TOTAL.

THE PROPOSED FIXTURE COUNT MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE MASSACHUSETTS UNIFORM STATE PLUMBING CODE (248 CMR 10.00 TABLE 1).

ARCHITECTURAL-STRUCTURAL SHEETS ONLY

Table with 2 columns: Sheet Number, Sheet Name. Includes sheets A001 through A104.

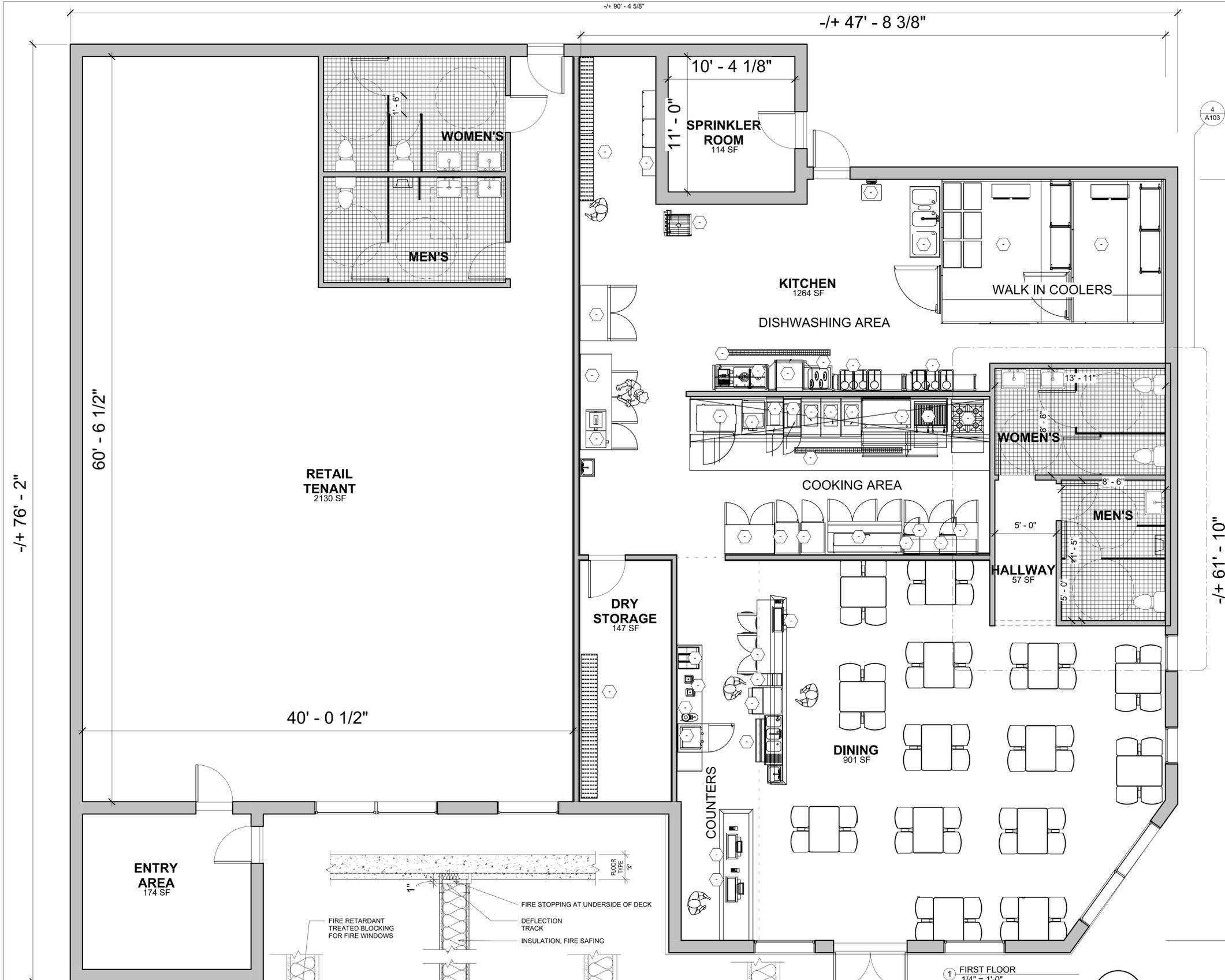
ISSUES/REVISIONS

10-15-25 SPECIAL PERMIT PLANS 2-13-26 PRICING SET FOR BANK

PROJECT: CONVERT GARAGE INTO RESTAURANT AT 855 BROADWAY REVERE MA INTERIOR FIT OUT ONLY

ISSUED FOR SPECIAL PERMIT FLOOR PLAN

Table with 2 columns: DRAWN BY, DATE, SCALE, PROJ.# and DC, DRAWING NUMBER. Includes drawing number A100.



-/+ 76' - 2"

60' - 6 1/2"

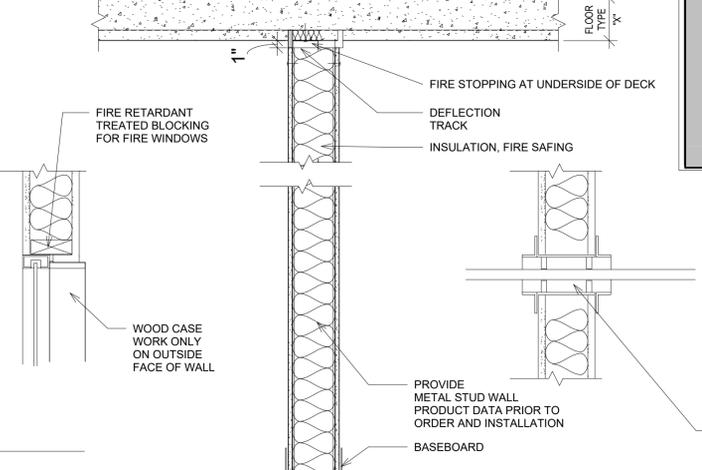
40' - 0 1/2"

-/+ 47' - 8 3/8"

-/+ 61' - 10"

NOTE TO CONTRACTOR: IT IS YOUR RESPONSIBILITY TO CONFIRM CONSTRUCTION OF FURRED OUT WALL AT THE FIRE RATED DEMISING WALL IS CONSTRUCTED PER LANDLORD REQUIREMENTS. IT IS YOUR RESPONSIBILITY TO COORDINATE THE SOUND ATTENUATION DETAIL OF THE UNDERSIDE OF DECK WITH THE ST-C-60 DETAIL AS PROVIDED IN THE REFLECTED CEILING PLAN SHEET THIS SET OF PLANS

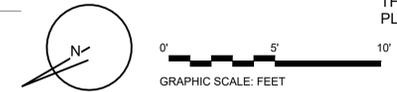
3 PARTITION TYPES 1" = 1'-0"

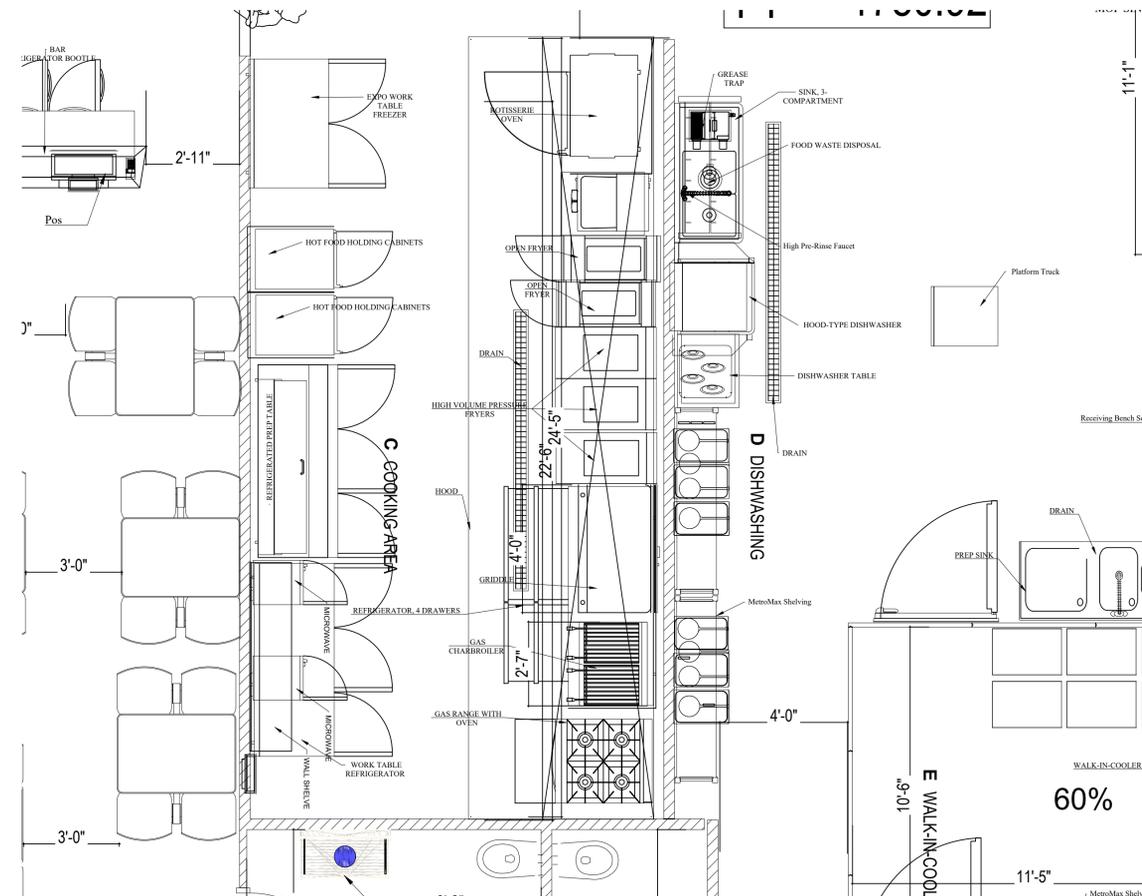
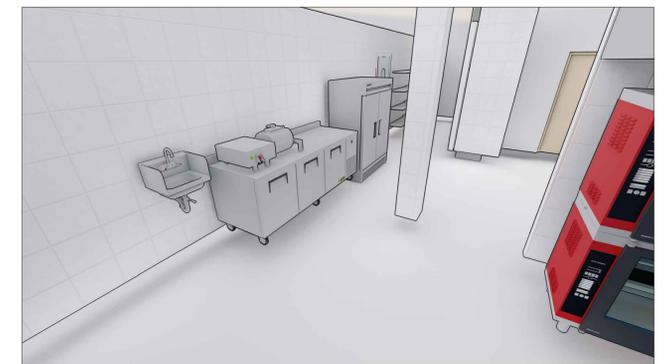
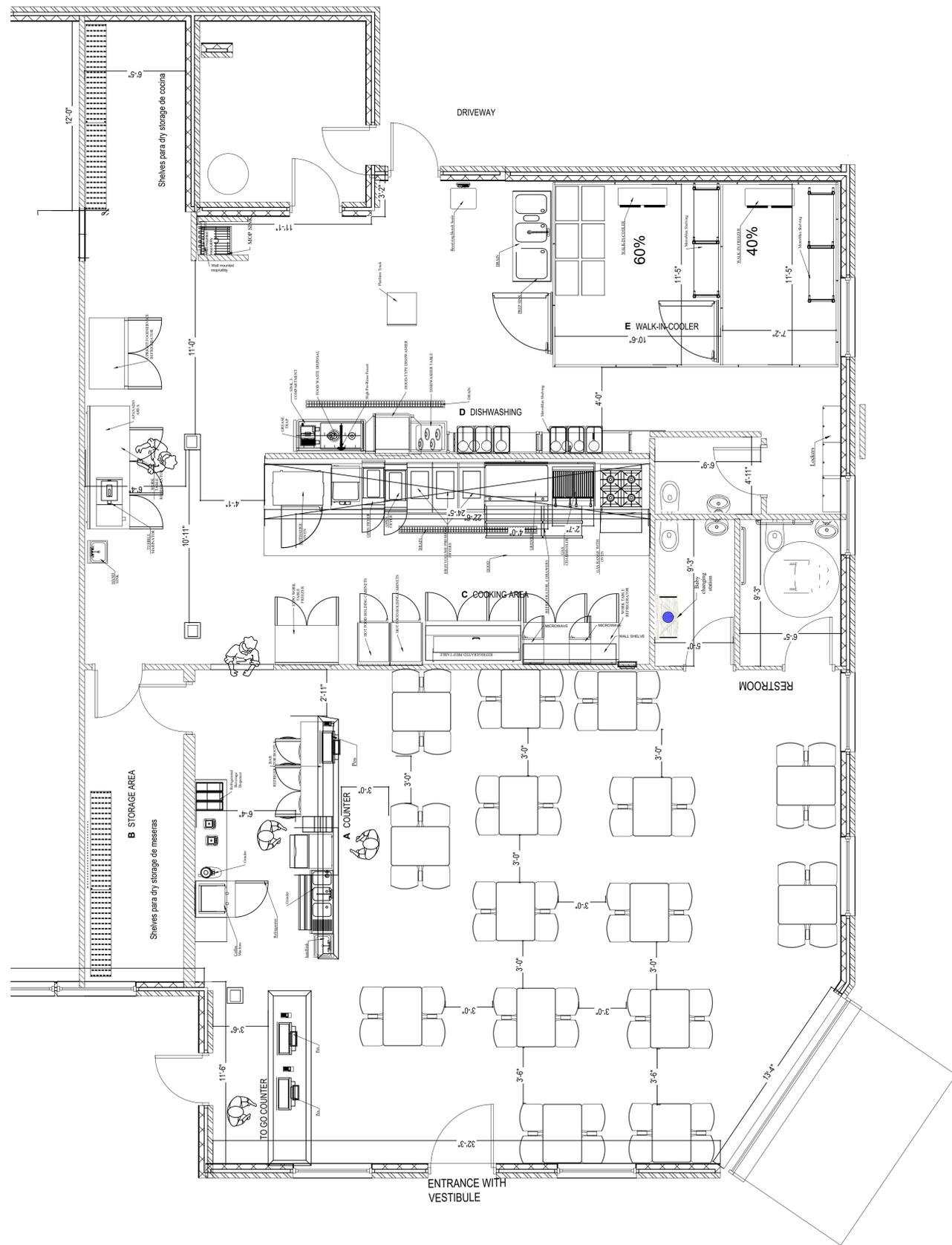


TYPICAL FIRESTOPPING AT ALL THRU-WALL PENETRATIONS

Table with 4 columns: TYPE, FIRE RATING, DESIGN, S.T.C. RATING, NON-LOAD BEARING. Includes TYPE A and TYPE B details.

1 FIRST FLOOR 1/4" = 1'-0" SEE SHEET A104 FOR EXTERIOR ELEVATIONS





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All drawings, specifications, ideas, designs, and arrangements contained herein constitute original unpublished intellectual property.

Food Production Designer:  
**Johann Avila**  
Food Production & Process Designer  
j.avila@mankafsc.com

Construction Engineer:  
**Camila Reyes**  
Construction Operation Manager  
c.reyes@mankafsc.com

Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Specifications:  
- All dimensions are expressed in inches and feet.

Project: **Pollo Royal**

Location:  
**855 Broadway, Revere, MA, 02151**

Content:  
**EQUIPMENT PLAN**

File: v6.08-13-2025.pollo royal.dwg

Designed:		<b>A101</b> <b>(EQ)</b>
Approved:	SE	
Reviewed:	MCR	
REV A	SCALE: 1'0" = 1/4"	

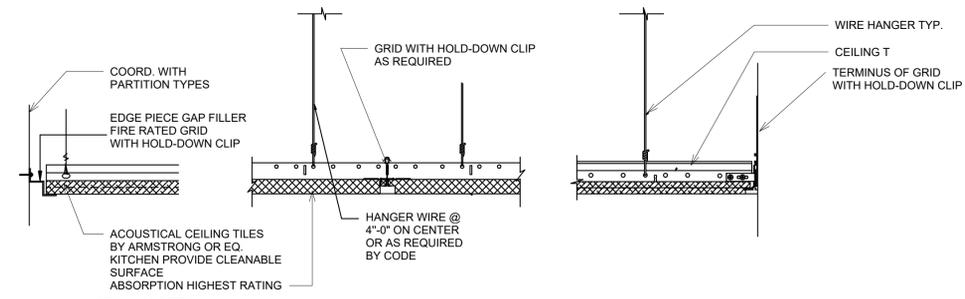


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2 CEILING PLAN FIRST FLOOR  
1/4" = 1'-0"



1 CEILING DETAIL  
1 1/2" = 1'-0"

GENERAL NOTES:  
NOT ALL COMPONENTS OF CEILING SHOWN ON PLANS THIS SHEET.

REFER TO OTHER SHEETS IN THIS SET FOR ADDITIONAL INFORMATION

GENERAL CONTRACTOR SHALL PROVIDE TIER 2 LEVEL SHOPDRAWINGS OF KITCHEN FIRE PROTECTION SYSTEM.

GENERAL CONTRACTOR SHALL PROVIDE TIE-INS OF ALL NEW FIRE PROTECTION FEATURES AND NEW FIRE ALARM SYSTEM WITH NEW OR EXISTING MODIFIED MAIN FIRE ALARM PANEL.

ALL LIFE SAFETY FIRE ALARM AND FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED PER ALL APPLICABLE CODES.

ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM, TEL/COMM. TRADES SHALL PROVIDE P.E. DESIGNED SHOP DRAWINGS FOR APPROVAL AS REQUIRED BY BUILDING INSPECTOR OR BE INSTALLED AS DESIGN-BUILD UNDER THE SUPERVISION OF LICENSED TRADE PROFESSIONAL.

LEGEND

- ○ ○ ○ FIRE ALARM PANEL
- HORN / STROBE
- ◀ STROBE
- E EXIT SIGN
- E EXIT SIGN / LIGHTS
- EMERGENCY LIGHT
- ⊗ SMOKE and CO DETECTOR
- P PULL STATION
- FE FIRE EXTINGUISHERS
- H HEAT DETECTOR
- DESIGN BUILDING AIR DEVICES  
QUANTITY AND LOCATION SUBJECT TO CHANGE

ARCHITECTURAL-STRUCTURAL SHEETS ONLY

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PROJECT:  
CONVERT GARAGE INTO RESTAURANT AT 855 BROADWAY REVERE MA INTERIOR FIT OUT ONLY

ISSUED FOR SPECIAL PERMIT  
CEILING PLAN

DRAWN BY	Author	DRAWING NUMBER
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SCALE	As indicated	
PROJ.#	855BRD	

A102

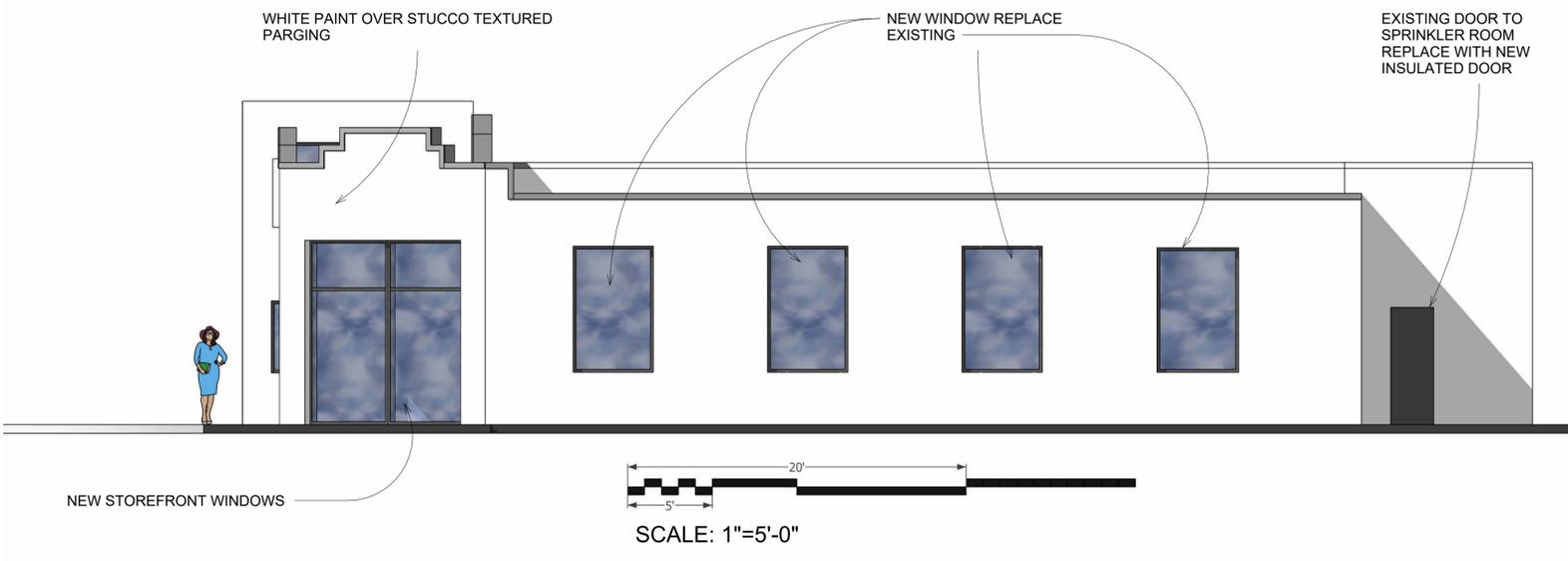
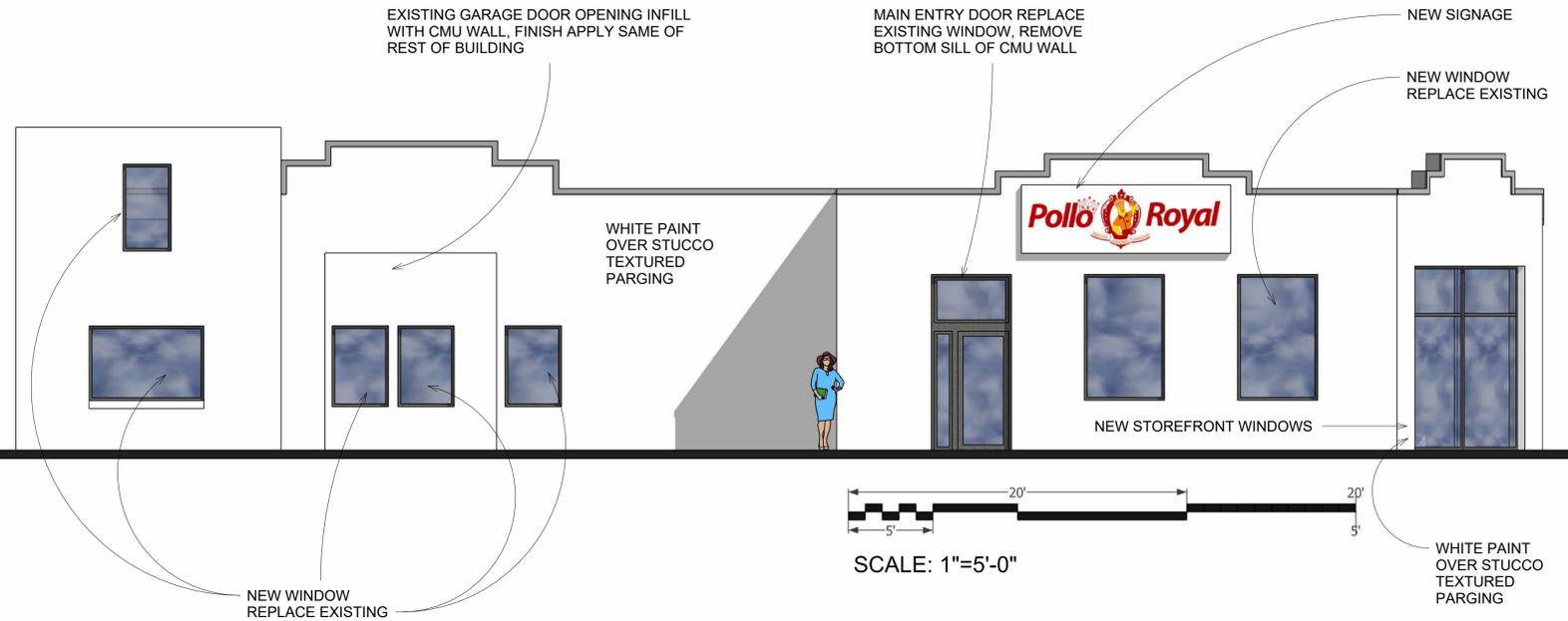
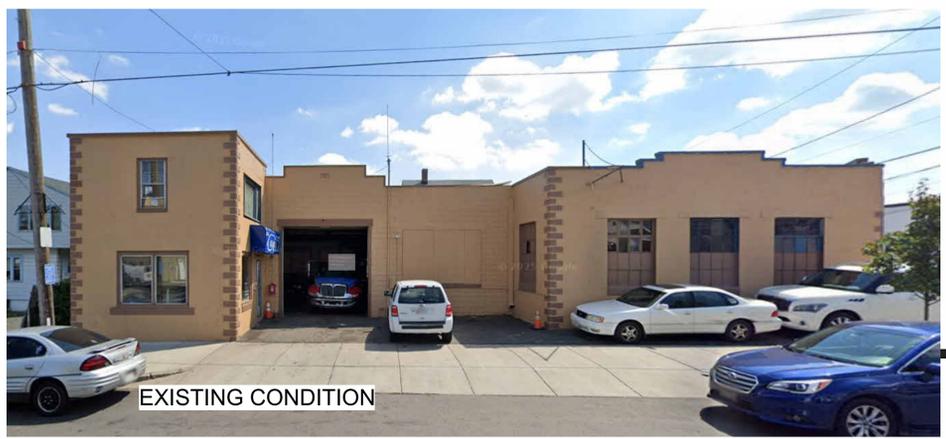
**David Choi Architect**

MASSACHUSETTS  
ARCHITECTURAL LICENSE  
# 20179



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- H. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND THOROUGH CLEAN UP AT THE END OF THE PROJECT, AND FOR DAILY CLEAN-UP OF CONSTRUCTION DEBRIS.
- I. THE GENERAL CONTRACTOR IS TO ENSURE WHERE EXISTING CONSTRUCTION IS TO REMAIN, FIRE RESISTIVE CONSTRUCTION IS TO BE COMPLETE AND UNINTERRUPTED. GENERAL CONTRACTOR IS TO REPAIR AND PATCH EXISTING CONSTRUCTION WITH FIRE RESISTIVE CONSTRUCTION OF SAME OR HIGHER RATING.



**ARCHITECTURAL-STRUCTURAL SHEETS ONLY**

Sheet Number	Sheet Name
A001	GENERAL INFORMATION
A002	ACCESSIBILITY STANDARDS
A003	ASSEMBLY AND EGRESS PLAN
A100	FLOOR PLAN
A101(EQ)	EQUIPMENT PLAN
A102	CEILING PLAN
A103	INTERIOR ELEVATIONS
A104	EXTERIOR ELEVATIONS

**ISSUES/REVISIONS**

10-15-25 SPECIAL PERMIT PLANS  
2-13-26 PRICING SET FOR BANK

**PROJECT:**  
CONVERT GARAGE INTO RESTAURANT AT 855 BROADWAY REVERE MA INTERIOR FIT OUT ONLY

**ISSUED FOR SPECIAL PERMIT EXTERIOR ELEVATIONS**

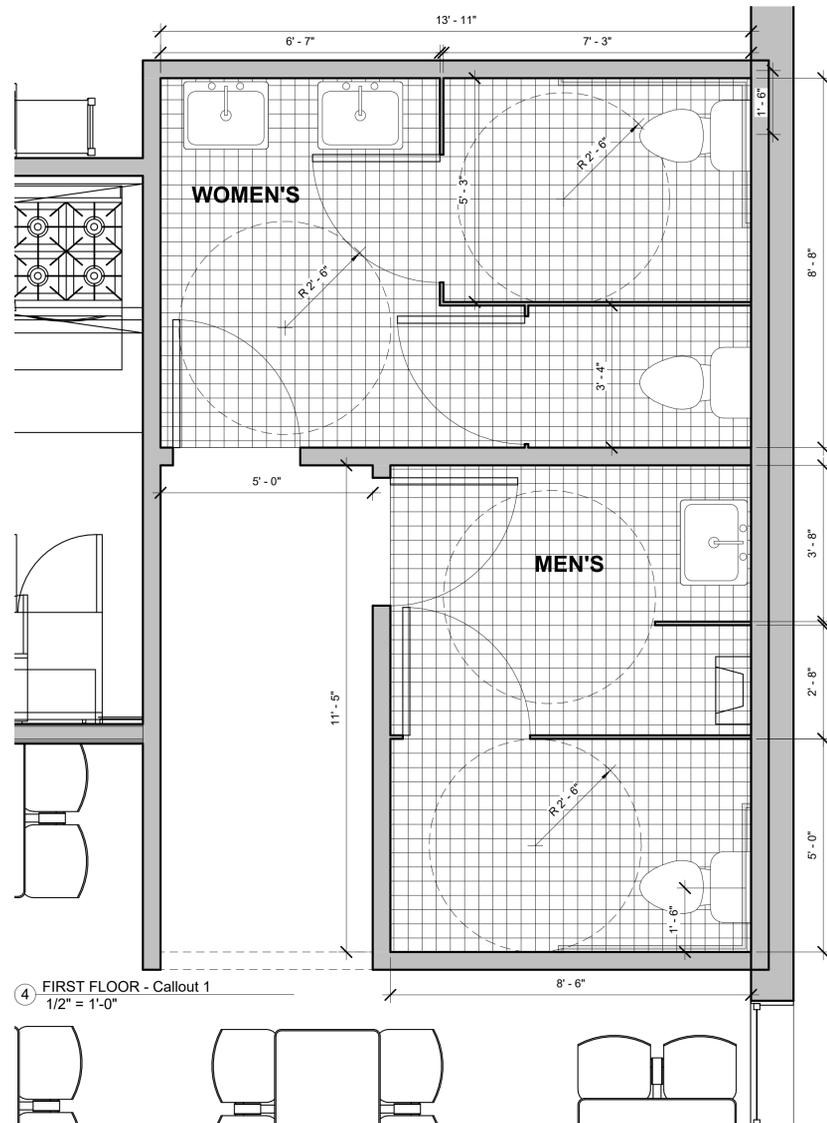
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DATE	Checker	
	2/13/2026 8:46:45 PM	
SCALE		
PROJ.#	855BRD	

**A104**

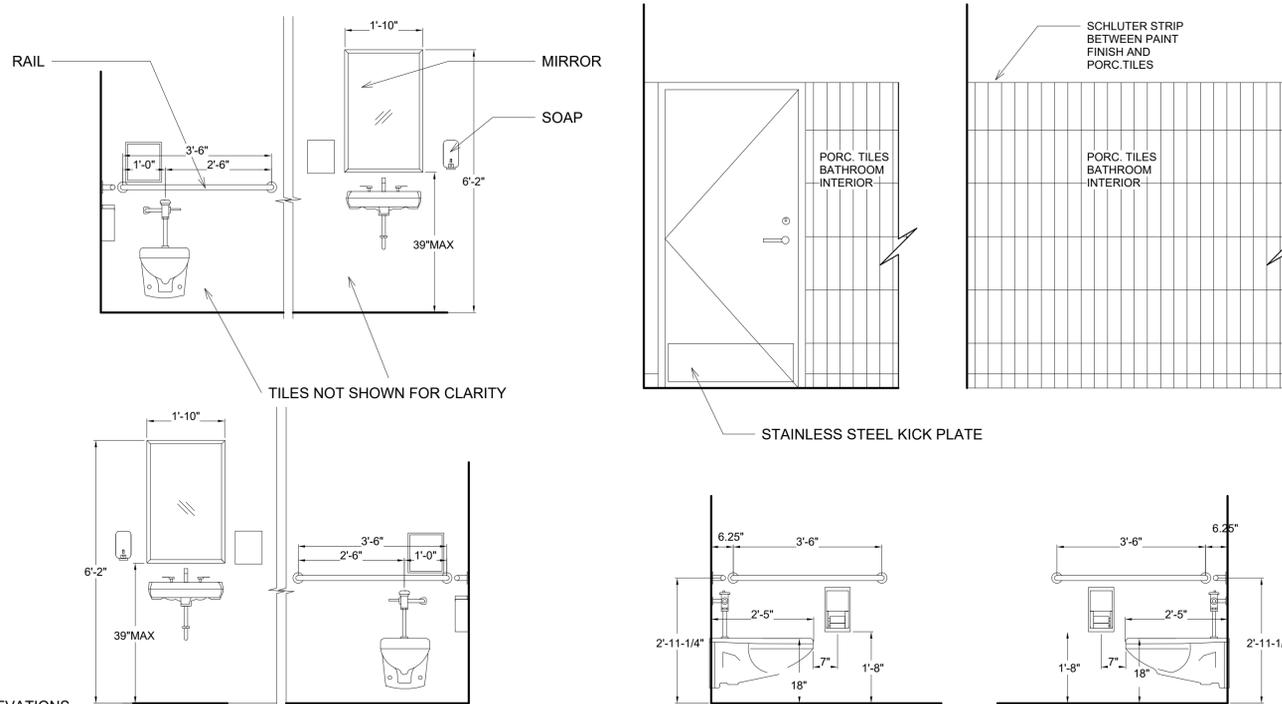


GENERAL NOTES:

- A. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND EXECUTE ALL WORK IN STRICT ACCORDANCE WITH ALL MASSACHUSETTS STATE BUILDING CODE AND INTERNATIONAL BUILDING CODE AND OTHER REGULATIONS.
- B. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE BEFORE STARTING WORK AND TO COORDINATE WITH WORK ACCORDINGLY. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER AND THE DESIGNER PROMPTLY AND PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROVIDE IN WRITING TO OWNER, ARCHITECT AND ENGINEER REQUEST FOR ADDITIONAL INFORMATION OF SCOPE OF WORK. IN THE ABSENCE OF THIS WRITTEN REQUEST, SCOPE OF WORK SHALL BE DETERMINED AS UNDERSTOOD BY CONTRACTOR.
- C. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN IN THE CONTRACT DOCUMENTS EXCEPT WHERE SPECIFICALLY DESIGNATED TO BE DONE BY A SEPARATE SUBCONTRACTOR OR BY A CONTRACTOR WORKING DIRECTLY FOR THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF THESE CONTRACTORS.
- D. THE GENERAL CONTRACTOR IS TO DO ALL CUTTING AND PATCHING OF EXISTING FLOOR, WALL, CEILING, ROOFS FOR ANY NEW PLUMBING HVAC, OR ELECTRICAL WORK, EVEN IF THE CUTTING AND PATCHING IS NOT SPECIFICALLY IDENTIFIED.
- E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.
- F. ALL WORK TO BE CONSIDERED NEW WORK UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL VERIFY WITH OWNER AND ENGINEER SCOPE OF NEW WORK VERSUS EXISTING CONDITION TO REMAIN PRIOR TO COMMENCE OF WORK. THIS VERIFICATION SHALL BE PROVIDED IN A WRITTEN FORMAT ALONG WITH MARK-UPS ON PLANS.
- G. THE GENERAL CONTRACTOR SHALL FILE FOR AND SECURE ALL APPROVALS, PERMITS AND CERTIFICATES OF COMPLIANCE AS REQUIRED AND PAY FOR SUCH FEES.
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9 BATHROOM ELEVATIONS  
1/2" = 1'-0"



NOTE:

Products do not provide job specific elevations. The "standard" elevation shown here is being provided to illustrate the key elements of your partition system.

KITCHEN FRP WALL PANELS  
KITCHEN STAINLESS STEEL WALL PANELS

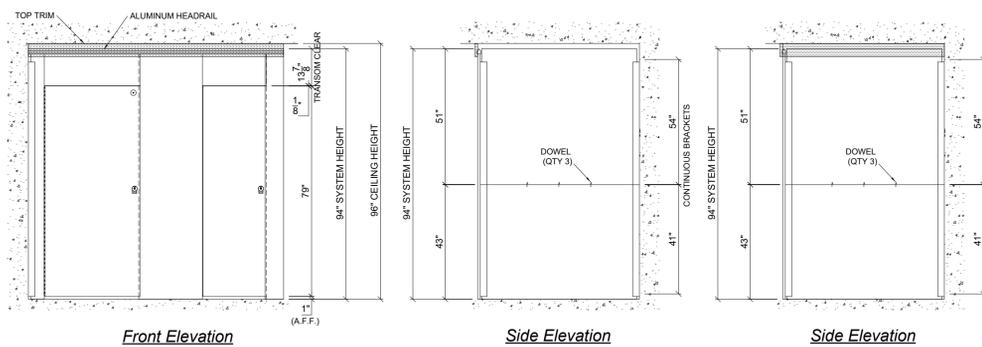
BENJ. MOORE PAINT WALL, COORD. GRAPHICS WITH BUSINESS OWNER

COLUMNS AND INTERIOR WALLS (EXCLUDING BATHROOMS, NON-DINING AREAS)

BASIS OF DESIGN:  
BEHIND MENU BOARD WALL, WOOD CLADDEN FINISH CLASS A MATERIAL; ROPE TEXTURED WALL PAPER CLASS A MATERIAL AT COLUMNS ALL; WOOD CLADDING FINISHES FOR TRANSACTION COUNTER AREA WALLS BELOW COUNTER

ALTERNATE DEDUCT #1 AS FOLLOWS: COLUMN FINISHED WITH WAINSCOTING AT 48" WITH WOOD CLADDING BELOW WAINSCOTT, PROVIDE TEXTURED STUCCO ABOVE THE WAINSCOTT. FOR ALTERNATE DEDUCT #1, PROVIDE WOOD CLADDING AT WALL BELOW TRANSACTION COUNTER, PAINT WALL BEHIND MENU BOARD

ALTERNATE DEDUCT #2 AS FOLLOWS: ALL PAINT FINISHES WALLS AND COLUMNS PROVIDE WAINSCOTING 48" (H)

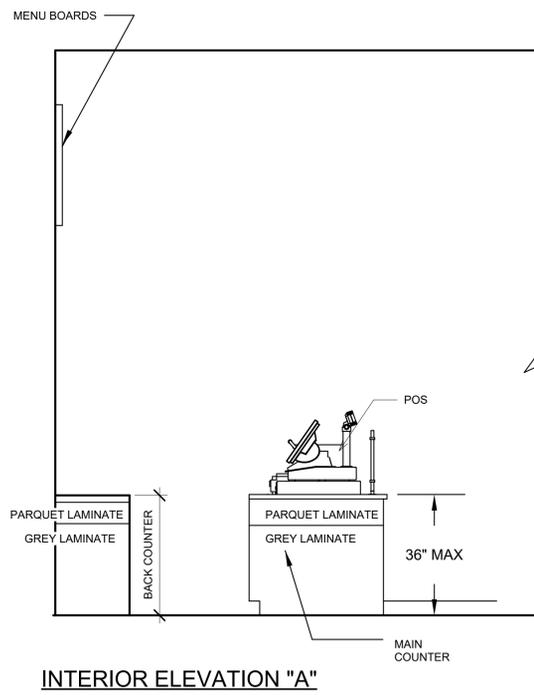
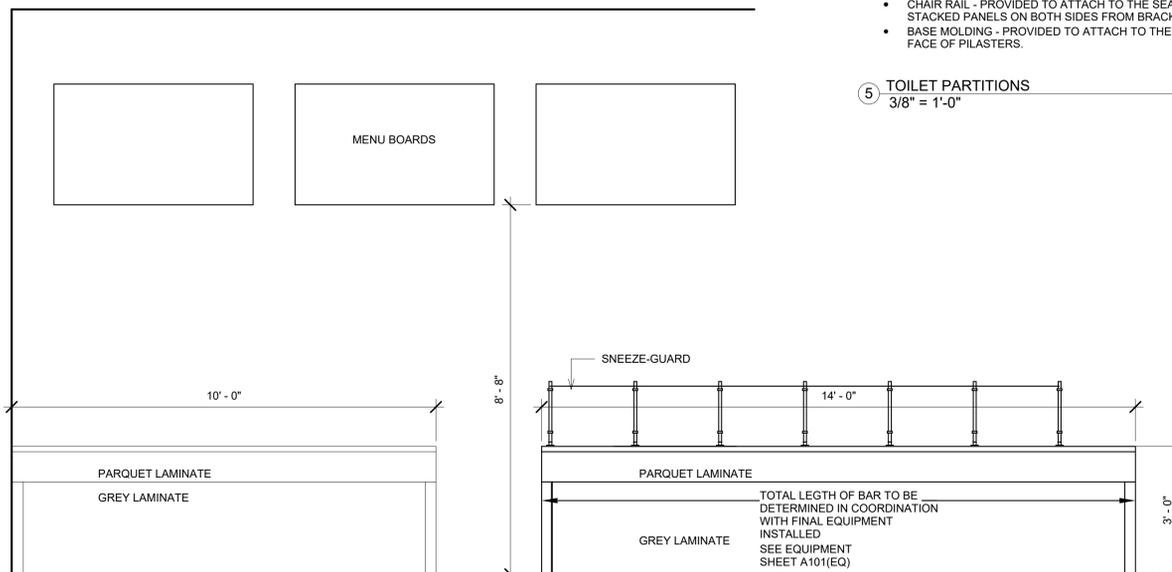


TRIM DEFINITIONS:

- TOP TRIM - PROVIDED TO ATTACH TO THE TOP OUTSIDE FACE OF PILASTERS AND OUTSIDE PANELS.
- CHAIR RAIL - PROVIDED TO ATTACH TO THE SEAM BETWEEN TWO STACKED PANELS ON BOTH SIDES FROM BRACKET TO BRACKET.
- BASE MOLDING - PROVIDED TO ATTACH TO THE BOTTOM OUTSIDE FACE OF PILASTERS.

PLEASE NOTE:  
1-41" & 1-54" bracket provided at each connection; Cut in field to fit.

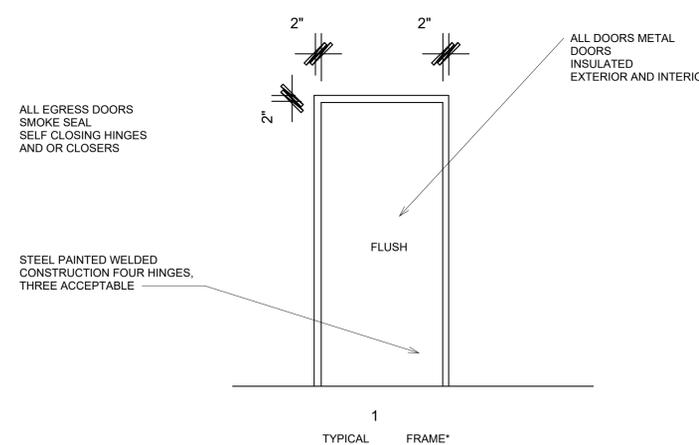
5 TOILET PARTITIONS  
3/8" = 1'-0"



6 COUNTER ELEVATIONS  
1/2" = 1'-0"

INTERIOR ELEVATION "C"

JOHNSONSITE RUBBER BASE BLACK TYPICAL



DOOR FRAMES AND DOOR TYPES Copy

2 1/2" = 1'-0"

ARCHITECTURAL-STRUCTURAL SHEETS ONLY

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INTERIOR ELEVATIONS

DRAWN BY	Author	DRAWING NUMBER
DATE	Checker	
2/13/2026 8:46:45 PM		
SCALE	As indicated	
PROJ.#	855BRD	

A103

**Ashley Melnik**

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**From:** fstringi@revere.org  
**Sent:** Tuesday, March 10, 2026 4:15 PM  
**To:** Ashley Melnik; 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 10, 2026  
**Application #:** SPR25-000169  
**Address:** 855 BROADWAY  
**Description:** change of use from tow company to restaurant as per plans provided  
**Review Status:** Pending

The Site Plan Review Committee has recommended the following conditions for the special permit request for the change of use of a nonconforming structure from a garage to a restaurant if so approved by the City Council:

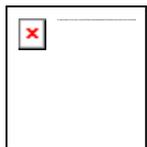
1. The plans shall be reviewed by the Fire Dept. for fire suppression system requirements.
2. The building shall be brought into compliance with all building, plumbing, electrical, fire safety, and health codes.
3. An exterior grease interceptor shall be installed for the proposed restaurant to be approved by the plumbing inspector.
4. Improvements shall be made to the exterior of the building including new signage to be approved by the Site Plan Review Committee.

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

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, February 23, 2026 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

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

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

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

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before February 18, 2026.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Bill to: [amelnik@revere.org](mailto:amelnik@revere.org)  
02/04/2026



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

February 9, 2026

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

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Anthony Parziale to the Conservation Commission in accordance with MGL Title VII, Chapter 40, Section 8C. Anthony will be filling the vacancy left by Dora Hallett, which expires on September 19, 2028.

Anthony is an active member and advocate for the City of Revere. His experience both personally and professionally will make him a great fit for the Conservation Commission.

Regards,

Patrick M. Keefe Jr.

Attachment: A. Parziale ConCom Appointment Letter (26-047 : Appointment of Anthony Parziale to the Conservation Commission)

Anthony Parziale

51 Arcadia St.

Revere, MA 02152

anthonyparz@icloud.com | 617-388-6370

## OBJECTIVE

Community-driven public servant with hands-on municipal leadership experience seeking appointment to the Revere Conservation Commission. Currently serving as Deputy Superintendent of Public Works with extensive experience in infrastructure operations, environmental stewardship, facilities management, and community engagement.

## PROFESSIONAL EXPERIENCE

Deputy Superintendent

City of Woburn – Department of Public Works

2025 – Present

Assist in overseeing day-to-day operations of the Department of Public Works, including highway, sewer, stormwater, fleet, and facilities functions. Support planning, prioritization, and execution of infrastructure projects with a focus on public safety, environmental impact, and regulatory compliance. Coordinate emergency response activities including snow and ice operations, flooding, and utility issues. Work closely with city leadership and engage with residents on public works matters.

Woburn Department of Public Works – Highway Division

2024 – 2025

Supported daily public works operations including roadway maintenance, drainage, and emergency response.

Archdiocese of Boston – Building Maintenance Manager

2023 – Present

Manage maintenance and operations for five buildings. Coordinate contractors and ensure safety and code compliance.

We Buy Ugly Houses Franchise – Owner & Operator

2017 – 2022

Managed property acquisition, renovation, and resale operations.

Take Junk Corp – Owner & Operator

2013 – 2023

Founded and operated a junk removal business overseeing logistics, staffing, and environmental compliance.

#### MEDIA EXPERIENCE

93.7 WEEI – On-Air Personality (2021–2022)

107.3 WAAF – On-Air Personality & Executive Producer (2000–2019)

AM 680 WRKO – Producer (1999–2000)

#### COMMUNITY INVOLVEMENT

Woburn Wrestling Hall of Fame – Inductee

Greg Hill Foundation – Board Member (2017–2022)

Big Brother Big Sister Mentor – Revere High School (2023–2025)

#### EDUCATION

Woburn High School – Class of 1997

Middlesex Community College – Class of 2001, Associate Degree in Liberal Arts Communications





**CITY OF REVERE**

Patrick M. Keefe Jr.  
Mayor

February 9, 2026

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

Dear members of the Honorable Revere City Council,

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

Laila has made a meaningful impact on the City of Revere through her work on the AHTFB over her last two terms, and is prepared to continue for a third.

Regards,

Patrick M. Keefe Jr.

Attachment: Laila Pietri Reappointment Letter AHTFB (26-048 : Reappointment of Laila Pietri to the AHTFB)



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

February 24, 2026

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

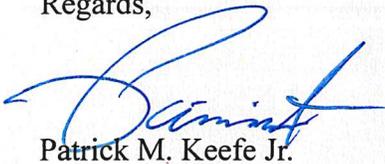
Dear Honorable members of the Revere City Council,

I am hereby requesting the City Council's confirmation of Sean Bruno, 439 Vane St., Revere, MA 02151, as a Constable for the City of Revere.

In accordance with the provisions of Chapter 41, Section 91 of Massachusetts General Law, *this appointment is granted for a period of three years*, unless sooner revoked by the Mayor, Chief of Police, or the Honorable City Council.

Mr. Bruno has been advised that the Appointments Sub-Committee will be contacting him with a date and time to appear before them concerning this appointment.

Regards,



Patrick M. Keefe Jr.



APPLICATION FOR A CONSTABLE  
CITY OF REVERE,  
COMMONWEALTH OF MASSACHUSETTS

ATTORNEY RECOMMENDATION

I, being a member of the Massachusetts Bar in good standing for the last 15 years, and being a Revere resident, do state upon honor that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true; and that the applicant is a person of good moral character and reputation, and competent to perform the duties of a constable.

Signature Rebecca D. Edmondson-Karam Print Name Rebecca D. Edmondson-Karam, Esq.

Resident Address: 27 Greenhalge Ave, Everett, MA 02149

REPUTABLE CITIZENS RECOMMENDATION

I, the undersigned Revere resident, hereby state that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, competent to perform the duties of a constable.

Signature	Name (PRINT)	Street Address	Occupation
<u>Richard D. Bruno Sr.</u>	<u>Richard D. Bruno Sr.</u>	<u>32 Libbyway Street</u>	<u>Retired</u>
<u>Nicholas D. Russo</u>	<u>Nicholas D. Russo</u>	<u>52 Elmwood St.</u>	<u>Lt. Revere Fire</u>
<u>Edward B. Giacalone</u>	<u>Edward B. Giacalone</u>	<u>15 S. GAMESER</u>	<u>CUSTOMER</u>
<u>Stephanie T. Bruno</u>	<u>Stephanie T. Bruno</u>	<u>439 Vane St</u>	<u>Paralegal</u>

POLICE CHIEF RECOMMENDATION

I, the Chief of Police, having reviewed this application for appointment as a constable:

Recommend that this applicant be appointed.

Do not recommend that this applicant be appointed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature G. Chris Mally  Approved  Denied Date 2-20-26

Attachment: Sean Bruno Constable Application (REDACTED) (26-057 : Appointment of Sean Bruno as Constable)



## CITY OF REVERE CONSTABLE APPLICATION GUIDE TO CONSTABLE LICENSES

Thank you for your interest in serving as a constable in the City of Revere.

In accordance with Massachusetts General Laws, chapter 41, § 91, constables shall be appointed by the Mayor, subject to confirmation of the City Council, for a term of three (3) years. The Mayor may, with the consent of the City Council, remove a constable from office for gross misconduct.

### **Application Requirements - Please note that the application may take up to 8 weeks to process.**

All applicants must have continuously resided within the City of Revere for a minimum of twelve (12) months prior to the date of their application. For the purposes of this process, *resided* shall be defined as actually having lived at an address within the City of Revere during said time period. Any evidence uncovered that shows that the applicant was using a “straw” residence for purposes of this application shall automatically disqualify the applicant from consideration. All persons appointed to the position of constable shall continue to reside in the City; failure to do so shall be cause for immediate removal.

To apply to become a constable, you need to do the following:

1. **Recommendations:** Complete the attached “Attorney Recommendation” and “Reputable Citizens Recommendation” forms, which require a signature from an attorney living in Revere, and signatures from four reputable citizens living in Revere.
2. **Certificate of Good Standing:** Submit, in accordance with Revere Revised Ordinance 5.04.100 (A), a Certificate of Good Standing. The Certificate of Good Standing must be obtained at the Treasurer’s Office, 281 Broadway, Revere. The Treasurer’s Office is open Monday-Thursday, 8:30a.m.- 5:00p.m., and on Friday, 8:30a.m.-12:00p.m.
3. **Fee:** The application fee is \$450.00 (which includes a non-refundable \$150.00 processing fee). Please attach the fee to your application in the form of two cashier’s checks or money orders (one for \$150.00 one for \$300.00) made payable to the City of Revere.
4. **Bond:** Obtain a three-year (3) constable bond in the minimum amount of \$5,000, as provided in M.G.L., c. 41, §92, and file a copy of the bond with the application.
5. **Driver’s License:** Provide a copy of a valid Massachusetts driver’s license (front and back) with a Revere address.
6. **Criminal Record Check:** Complete the attached CORI.
7. **Fingerprint Card:** Complete by appt. City of Revere Substation, 6 Pleasant St, Revere, 781-629-3627 and attach to application.
8. **Submit the Application:** Deliver a completed application packet with an original signature to the Mayor’s Office at **281 Broadway, Revere**. After the application is processed, the Mayor, upon recommendation of the Chief of Police, will make a determination on recommending approval to the City Council. Once a determination has been made you will be contacted by the Mayor’s Office. Please allow up to 8 weeks for processing of the application, **do not contact our office during the application processing period.**

---

If the Mayor recommends approval to the City Council, and if the Council votes to confirm your appointment, the City Clerk’s Office will send you a letter informing you of your approval, and instructing you on when and where to be sworn in.

Once sworn in, you are responsible for obtaining a Constable Identification Card for the current calendar year from the City of Revere IT Department, which must be obtained before you may conduct any business as a constable. You must carry this identification card with you whenever conducting business as a constable.

In accordance with M.G.L. c. 41, § 95A, constables appointed by the City of Revere shall pay to the City 25% of all fees collected for the service of civil process under the fee structure established by M.G.L. c. 262, § 8. This payment shall be made to the City of Revere Treasurer on a quarterly basis, January 15, April 15, July 15, and October 15. constables appointed by the City of Revere shall file, in accordance with M.G.L. c. 41, § 95B, an itemization of all civil process fees charged and revenues received from said fees, as well as all amounts paid to the City of Revere Treasurer’s Office. This report shall be filed annually on or before April 15.

**Your ongoing appointment as constable is subject to the timely receipt of these quarterly payments.**



CA 10/2020 Revised

### APPLICATION FOR A CONSTABLE

#### CITY OF REVERE, COMMONWEALTH OF MASSACHUSETTS

To the honorable Mayor and City Council of the City of Revere

I respectfully request to be granted a license to operate as a Constable in the City of Revere:

New Constable

Renewal—list current Constable License expiration date \_\_\_\_\_

Name Sean S. Bruno Date of Birth Sep. 7, 1973

Address, City, Zip 439 Vane St. Revere, MA 02151

How long have you resided at this address? 1 month Telephone (781) 484-6001

Present Employer Revere Fire Department Present Occupation Firefighter

MA Driver's L \_\_\_\_\_ License Expiration Date \_\_\_\_\_

High School \_\_\_\_\_ D Yes  No \_\_\_\_\_  
Do you currently hold a license to carry a firearm in the Massachusetts? Yes  No \_\_\_\_\_  
Have you ever had a license to carry a firearm revoked or suspended, or  
Has an application for such denied, here or in any other jurisdiction? Yes  No \_\_\_\_\_

List current constable appointments below:

City/Town:	Year appointed/expiration:

Why do you seek appointment?

To assist attorneys in and around Revere with the serving of legal documents.

What are your qualifications?

As a firefighter and life-long resident, I am familiar with both the public and the areas.

Who do you expect to serve?

Attorneys in and around Revere.

Upon granting of constable license, will you be employed by an attorney's office? If yes, please provide the attorney's information below:

Attorney's name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Business Address: \_\_\_\_\_ BBO #: \_\_\_\_\_

I understand that this license will be subject to all of the terms, conditions and limitations set forth in the Revere Code of Ordinances, any applicable State and Federal laws, and any conditions prescribed by the Mayor or the City Council and that it will be revocable at any time at the pleasure of the City Council. I certify that under the penalties of perjury that I am a citizen of the United States, that all statements in this application are true and accurate, and that my best knowledge and belief, I have filed all State tax returns and paid all State taxes required under law.

Signature Sean S. Bruno Date Oct. 6, 2025

Attachment: Sean Bruno Constable Application (REDACTED) (26-057 : Appointment of Sean Bruno as Constable)



APPLICATION FOR A CONSTABLE CITY OF REVERE,  
COMMONWEALTH OF MASSACHUSETTS

CRIMINAL HISTORY SYSTEMS BOARD PUBLIC RECORD REQUEST  
INFORMATION

Bruno  
Last Name

Sean  
First Name

S.  
M.I.

Maiden Name

9/7/1973  
Date of Birth

(required)

List of Aliases used (PLEASE PRINT LEGALY)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: Sean Bruno Constable Application (REDACTED) (26-057 : Appointment of Sean Bruno as Constable)



**CITY OF REVERE MASSACHUSETTS  
FINANCE DEPARTMENT, TREASURY DEPARTMENT**

- 1. Exact name of taxpayer/applicant's business:  
Sean S Bruno
- 2. Address of taxpayer's/applicant's business in Revere:  
439 Vane St., Revere, MA 02151
- 3. Address of taxpayer's/applicant's home in Revere:  
439 Vane St., Revere MA 02151
- 4. Taxpayer's/Applicant's Day Phone:  
(781) 484-6221
- 5. Taxpayer's Applicant Evening Phone:  
(781) 484-6221

I, the undersigned Taxpayer, do hereby certify that the information contained herein is true and correct and all taxes and fees due the City have been paid or that the Taxpayer has entered into an agreement to pay all taxes and fees and is current on said agreement.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, this 6<sup>th</sup> day of October, 20<sup>25</sup>  
(Taxpayer's signature) Sean S Bruno

**CITY'S ACKNOWLEDGEMENT**

DATE OF ISSUANCE: \_\_\_\_\_  
INCLUDES RELEVANT POSTINGS THROUGH: \_\_\_\_\_

**TAXES AND ACCOUNT NUMBER(S) INCLUDED IN CERTIFICATE:**

- |                                      |  |
|--------------------------------------|--|
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Personal Property |
| # _____                              | # _____                                    |
| # _____                              | # _____                                    |
| <input type="checkbox"/> Water/Sewer | <input checked="" type="checkbox"/> Other: |
| # _____                              | # _____                                    |
| # _____                              | # _____                                    |

CLERK'S INITIALS: \_\_\_\_\_ ORIGINAL STAMP: \_\_\_\_\_

Attachment: Sean Bruno Constable Application (REDACTED) (26-057 : Appointment of Sean Bruno as Constable)



# United Casualty and Surety Insurance Company

292 Newbury Street #105, Boston, MA 02115

## CONSTABLE BOND

Bond No. UCSX1X1622

Principal (Constable): Sean S. Bruno

Principal Mailing Address: 15 South Genesee Street, Revere, MA 02151

Bond Period, From: January 1 2023 To: January 1 2026 12:01 AM at your mailing address as shown above.

In consideration of the agreed premium, United Casualty and Surety Insurance Company (the "Surety"), a corporation licensed and authorized to transact business in Massachusetts, and having a usual place of business in Boston, in the County of Suffolk and Commonwealth of Massachusetts, as Surety, are held and stand firmly bound and obliged unto:

Obligee: City of Revere

Obligee Address: 281 Broadway Revere, MA, 02151 in the amount of \$ 5,000.00.

As Surety, we bind ourselves, our heirs, executors or administrator, successors and assigns jointly and severally by this Constable Bond.

WHEREAS, Principal has been duly appointed and confirmed a Constable of the Obligee in accordance with Massachusetts General Law Chapter 41, sections 91 through 95;

NOW THEREFORE, if the above-named Principal shall faithfully perform all the duties and obligations in the service of all civil processes committed to said Constable, observe all laws, statutes, rules or regulations applicable to said office, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

SIGNED, SEALED, AND DATED: December 18 2022



UNITED CASUALTY AND SURETY INSURANCE COMPANY

BY: Robert F. Thomas  
Robert F. Thomas, President

WITNESS: Deborah A. Holleran  
Deborah Holleran, Witness

BY: Sean S. Bruno  
CONSTABLE/PRINCIPAL

WITNESS: Steph T. Blue  
WITNESS

Rev. 1018

Attachment: Sean Bruno Constable Application (REDACTED) (26-057 : Appointment of Sean Bruno as Constable)



# United Casualty and Surety Insurance Company

292 Newbury Street #105, Boston, MA 02115

## CONSTABLE BOND

Bond No. UCSX1X1622

Principal (Constable): Sean S. Bruno

Principal Mailing Address: 15 South Genesee Street, Revere, MA 02151

Bond Period, From: January 1 2023 To: January 1 2026 12:01 AM at your mailing address as shown above.

In consideration of the agreed premium, United Casualty and Surety Insurance Company (the "Surety"), a corporation licensed and authorized to transact business in Massachusetts, and having a usual place of business in Boston, in the County of Suffolk and Commonwealth of Massachusetts, as Surety, are held and stand firmly bound and obliged unto:

Obligee: City of Revere

Obligee Address: 281 Broadway Revere, MA, 02151 in the amount of \$ 5,000.00.

As Surety, we bind ourselves, our heirs, executors or administrator, successors and assigns jointly and severally by this Constable Bond.

WHEREAS, Principal has been duly appointed and confirmed a Constable of the Obligee in accordance with Massachusetts General Law Chapter 41, sections 91 through 95;

NOW THEREFORE, if the above-named Principal shall faithfully perform all the duties and obligations in the service of all civil processes committed to said Constable, observe all laws, statutes, rules or regulations applicable to said office, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

SIGNED, SEALED, AND DATED: December 18 2022



UNITED CASUALTY AND SURETY INSURANCE COMPANY

BY: Robert F. Thomas  
Robert F. Thomas, President

WITNESS: Deborah Holleran  
Deborah Holleran, Witness

BY: Sean S. Bruno  
CONSTABLE/PRINCIPAL

WITNESS: Steph T. [Signature]  
WITNESS

Rev. 1018

Attachment: Sean Bruno Constable Application (REDACTED) (26-057 : Appointment of Sean Bruno as Constable)



UNITED CASUALTY AND SURETY INSURANCE COMPANY  
US Casualty and Surety Insurance Company  
United Surety Insurance Company

**POWER OF ATTORNEY**

UCSX1X1622

KNOW ALL MEN BY THESE PRESENTS: That United Casualty and Surety Insurance Company, a corporation of the State of Nebraska, and US Casualty and Surety Insurance Company and United Surety Insurance Company, assumed names of United Casualty and Surety Insurance Company (collectively, the Companies), do by these presents make, constitute and appoint:

**Robert F. Thomas**

Its true and lawful Attorney(s)-In-Fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed One Million & 00/100 Dollars (\$1,000,000.00). This Power of Attorney shall expire without further action on December 31<sup>st</sup>, 2023.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Companies at a meeting duly called and held on the 1<sup>st</sup> day of July, 1993:

Resolved that the President, Treasurer, or Secretary be and they are hereby authorized and empowered to appoint Attorneys-In-Fact of the Company, in its name and as its acts to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-In-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected Officers of the Company in their own proper persons.

That the signature of any officer authorized by Resolutions of this Board and the Company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereunto affixed, this 1st day of August, 2019.



UNITED CASUALTY AND SURETY INSURANCE COMPANY  
US Casualty and Surety Insurance Company  
United Surety Insurance Company

Joel R. Chachkes, Treasurer

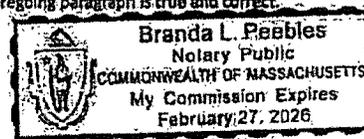
Corporate Seals

Commonwealth of Massachusetts  
County of Suffolk ss:

On this 1st day of August, 2019, before me, Branda L. Peebles, a notary public, personally appeared Joel R. Chachkes, Treasurer of United Casualty and Surety Insurance Company, US Casualty and Surety Insurance Company and United Surety Insurance Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the Commonwealth of Massachusetts that the foregoing paragraph is true and correct.  
WITNESS my hand and seal.

Branda L. Peebles, Notary Public Commission Expires: 02/27/2026



I, Thomas P. Carrigan, Jr., Vice President of United Casualty and Surety Insurance Company, US Casualty and Surety Insurance Company and United Surety Insurance Company do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Boston, Massachusetts this 18th day of

December 2022

Corporate Seals



Thomas P. Carrigan, Jr., Vice President

TO CONFIRM AUTHENTICITY OF THIS BOND OR DOCUMENT EMAIL: CONFIRMBOND@UNITEDCASUALTY.COM

Attachment: Sean Bruno Constable Application (REDACTED) (26-057 : Appointment of Sean Bruno as Constable)



THE COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY  
Department of Criminal Justice Information Services  
200 Arlington Street, Suite 2200, Chelsea, MA 02150  
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973  
MASS.GOV/CJIS



**Criminal Offender Record Information (CORI)  
Acknowledgement Form**

To be used by organizations conducting CORI checks for employment, volunteer, subcontractor, licensing, and housing purposes.

City of Revere is registered under the  
(Organization)  
provisions of M.G.L. c.6, § 172 to receive CORI for the purpose of screening current and otherwise qualified prospective employees, subcontractors, volunteers, license applicants, current licensees, and applicants for the rental or lease of housing.

As a prospective or current employee, subcontractor, volunteer, license applicant, current licensee, or applicant for the rental or lease of housing, I understand that a CORI check will be submitted for my personal information to the DCJIS. I hereby acknowledge and provide permission to City of Revere  
(Organization)

to submit a CORI check for my information to the DCJIS. This authorization is valid for one year from the date of my signature. I may withdraw this authorization at any time by providing City of Revere  
(Organization)

with written notice of my intent to withdraw consent to a CORI check.

**FOR EMPLOYMENT, VOLUNTEER, AND LICENSING PURPOSES ONLY:**

The City of Revere may conduct  
(Organization)  
subsequent CORI checks within one year of the date this Form was signed by me, provided, however, that City of Revere  
(Organization), must first provide me  
(Organization)  
with written notice of this check.

By signing below, I provide my consent to a CORI check and affirm that the information provided on Page 2 of this Acknowledgement Form is true and accurate.

Sean S. Bruno  
Signature of CORI Subject

Oct 6, 2025  
Date



THE COMMONWEALTH OF MASSACHUSETTS  
 EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY  
 Department of Criminal Justice Information Services  
 200 Arlington Street, Suite 2203, Chelsea, MA 02150  
 TEL: 617-680-4640 | TTY: 617-680-4606 | FAX: 617-680-5973  
 MASS.GOV/CJIS



**SUBJECT INFORMATION**  
 Please complete this section using the information of the person whose CORI you are requesting.  
 The fields marked with an asterisk (\*) are required fields.

\* First Name: Sean Middle Initial: S  
 \* Last Name: Bruno Suffix (Jr., Sr., etc.): \_\_\_\_\_  
 Former Last Name 1: \_\_\_\_\_  
 Former Last Name 2: \_\_\_\_\_  
 Former Last Name 3: \_\_\_\_\_  
 Former Last Name 4: \_\_\_\_\_  
 \* Date of Birth (MM/DD/YYYY): 09/07/1973 Place of Birth: Malden, MA  
 \* Last SIX digits of Social Security Number: \_\_\_\_\_  
 Sex: Male Hel: \_\_\_\_\_  
 Driver's License or ID Number: \_\_\_\_\_  
 Father's Full Name: Richard Donald Bruno, Sr.  
 Mother's Full Name: Mary Jane (Reilly) Bruno  
 Current Address  
 \* Street Address: 439 Vane St.  
 Apt. # or Suite: \_\_\_\_\_ \*City: Revere \*State: MA \*Zip: 02151

**SUBJECT VERIFICATION**

The above information was verified by reviewing the following form(s) of government-issued identification:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Verified by:  
 \_\_\_\_\_  
 Print Name of Verifying Employee  
 \_\_\_\_\_  
 Signature of Verifying Employee

\_\_\_\_\_ Date

Attachment: Sean Bruno Constable Application (REDACTED) (26-057 : Appointment of Sean Bruno as Constable)



# City of Revere, Massachusetts

**Tom Skwierawski**

*Chief of Planning and Community Development*

Department of Planning and Community Development

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



**Patrick M. Keefe Jr.**

*Mayor*

March 17<sup>th</sup>, 2026

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

RE: Low-Income Solar Program

Dear City Council,

The Department of Public Utilities recently started allowing municipalities to deliver community solar savings through aggregation programs. This program is new. No community has implemented it yet. Several communities are actively working on it, including Salem, Cambridge, and Lexington.

The programs are based on a contract between the municipality and a solar developer.

- The **solar developer** builds the project and agrees to provide funding for the aggregation program. That funding comes from a portion of the incentive the developer receives from the state solar program.
- The **municipality** agrees to arrange for the funding to go to low-income customers in the aggregation program. This is typically done through a discount on the electricity price.

New Bedford-based Parallel Products is a solar developer with three projects that it would like to make available for a municipal aggregation program. The projects are ready for construction. However, construction can't begin until the developer has an arrangement with a municipality.

The City of Revere was connected through Mass Power Choice, the service provider for Revere Power Choice, our municipal aggregation program, and would like to partner with Parallel Products to bring energy savings to low-income ratepayers in Revere.

The attached agreement would establish a 20-year relationship with Parallel Products to provide energy savings to low-income households that participate in our municipal aggregation program. The agreement would remain in effect as long as Revere is a municipal aggregation community and would extinguish were we to decide not to be a municipal aggregation community.

# City of Revere, Massachusetts

**Tom Skwierawski**

*Chief of Planning and Community Development*

Department of Planning and Community Development

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

**Patrick M. Keefe Jr.**

*Mayor*

If signed, this agreement would save income-eligible Revere Power Choice users roughly \$800,000 annually on their electric bills. This is on top of the over \$600k (as of December 2025) that Revere Power Choice saved ratepayers since program launch in July '25.

Given that the agreement is over 3 years in duration, it must go to the City Council for review. This agreement was approved by MA DOER for the Smart 2.0 and has been reviewed by our City Solicitor as well as MassPower Choice.

Please don't hesitate to reach out if you have any questions.

Best,

Tom Skwierawski  
Chief of Planning and Community Development  
City of Revere

## SMART CSS AGREEMENT

This SMART CSS Agreement (this “*Agreement*”) is made and entered into as of [month] ##, 2026 (the “*Effective Date*”), between Parallel Products Solar Energy, LLC, a Delaware limited liability company (“*Provider*”) with an address of 100 Duchaine Blvd, New Bedford, MA, and the City of Revere, a Massachusetts municipal corporation with an address of 281 Broadway, Revere, MA (the “*City*”), acting on behalf of the customers of its municipal aggregation program referred to as the City of Revere Power Choice Program. Each of Provider and the City is sometimes referred to hereinafter as a “*Party*” and together as the “*Parties*”.

### RECITALS

A. Provider and/or one or more of its Affiliates have installed, own, operate and maintain, and may in the future install, own, operate and maintain, one or more solar photovoltaic systems (each, a “*System*” and together the “*Systems*”) at Premises to be described in a series of System Appendices attached hereto, each of which System qualifies or will qualify as a Community Shared Solar Tariff Generating Unit under DOER’s SMART 3.0 Program rules, guidelines and tariffs.

B. The City has established and operates the Revere Power Choice Program (the “*Program*”), a municipal aggregation program under M.G.L. c. 164, § 134, for consumers, and the City has signed an electricity supply agreement with a competitive retail electric supplier to provide all-requirements power supply to customers enrolled in the Program (such supplier and successor or replacement supplier, the “*Supplier*” and together with any such other supplier with which the City may contract from time to time, the “*Suppliers*”), and such agreement allows for such customers to take electric supply service from the Supplier and for clearly defined rates by rate class for participating customers.

C. Provider desires to utilize the accounts of Low Income Customers through a municipal aggregation program to provide an energy discount in order to attain and maintain, to the satisfaction of DOER, the eligibility of the Systems to qualify under the SMART 3.0 Program as Community Shared Solar Tariff Generation Units throughout the duration of this Agreement.

D. The City desires to be able to offer lower-cost electricity supply to the Program’s Participating Low Income Customers.

E. Provider is willing to commit to the City the Low Income Product Savings, as defined herein, all of which shall be for allocation among the Program’s Participating Low Income Customers.

NOW THEREFORE, in consideration of the foregoing recitals, mutual promises set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

#### 1. DEFINITIONS AND INTERPRETATION.

1.1 Definitions. In addition to other terms specifically defined elsewhere in the Agreement, where capitalized, the following words and phrases shall be defined as follows:

“**Administrator**” means the organization or entity that provides services to the City in support of the Program.

“**Affiliate**” means, with respect to any specified Person, any other Person directly or indirectly controlling, controlled by, or under common control with such specified Person.

“**Agreement**” has the meaning set forth in the preamble to this Agreement.

“**Allocated Percentage**” means the amount of each System’s production, shown on the applicable System Appendix, for which the City will receive Low Income Product Savings under this Agreement.

“**Applicable Law**” means, with respect to any Person, any constitutional provision, law, statute, rule, regulation, ordinance, treaty, order, decree, judgment, decision, certificate, holding, injunction, registration, license, franchise, permit, authorization, guideline, Governmental Approval, consent or requirement of any Governmental Authority having jurisdiction over such Person or its property, enforceable at law or in equity, including the written interpretation and administration thereof by such Governmental Authority.

“**Bankruptcy Event**” means, with respect to a Party, that either: (i) a bankruptcy, receivership or other insolvency proceeding is instituted against a Party and not dismissed, stayed or vacated within one hundred twenty (120) days thereafter, or; (ii) a Party has made a general assignment for the benefit of creditors, has become insolvent, or has voluntarily instituted bankruptcy, reorganization, liquidation or receivership proceedings.

“**Billing Period**” means the monthly billing period established by the Utility.

“**Business Day**” means any day other than Saturday, Sunday or any other day on which banking institutions in Boston, Massachusetts are required or authorized by Applicable Law to be closed for business. For avoidance of doubt, any reference to “day” and not “Business Day” shall mean a calendar day.

“**Change in Law**” means, after the Effective Date, any passage, enactment, modification, revision, repeal, addendum, interpretation or other change in any Applicable Law affecting the rights or obligations of either Party under this Agreement, including without limitation, implementation by a Massachusetts state regulatory agency or other governmental authority of any law relating to the System, the SMART 3.0 Program, or otherwise affecting the Parties’ rights and obligations under this Agreement.

“**Commercial Operation**” has the meaning set forth in Section 3.3.

“**Commercial Operation Date**” is the date specified in the notice delivered by Provider to the City for each System pursuant to Section 3.3.

“**Community Shared Solar Tariff Generation Unit**” means a solar electricity generating system that meets the requirements of a “Community Shared Solar Tariff Generating Unit” under the SMART 3.0 Program Rules.

“**Confidential Information**” has the meaning set forth in Section 15.1.

“**Designated Account**” means a bank account established in the name of Provider.

“**Designated Account Threshold Amount**” has the meaning set forth in Exhibit C hereto.

“**Determined Value of Energy**” means, for each System, the “average annual AOBC value” of the System, calculated as specified in the Guideline. The Parties acknowledge that, under the Guideline, “average annual AOBC value” of the System is calculated as the average of (i) the 6-month basic service fixed-rate kWh charge at the date of the System’s Statement of Qualification Application for the rate class and the Utility of the System and (ii) the basic service fixed-rate kWh charge in the previous 6-month term prior to the date of the System’s Statement of Qualification Application for the rate class and Utility of the System.

“**DOER**” means the Massachusetts Department of Energy Resources or its successors.

“**DPU**” means the Massachusetts Department of Public Utilities or its successors.

“**Effective Date**” has the meaning set forth in the preamble to this Agreement.

“**Environmental and Tax Attributes**” means any credit, benefit, reduction, offset, financial incentive, tax credit and other beneficial allowance that is in effect as of the Effective Date or may come into effect in the future, including, to the extent applicable and without limitation, (a) all environmental and renewable energy attributes and credits of any kind and nature resulting from or associated with the Systems and/or their electricity generation, (b) government financial incentives, (c) greenhouse gas offsets under the Regional Greenhouse Gas Initiative, (d) renewable energy certificates or any similar certificates or credits under the laws of the Commonwealth of Massachusetts or any other jurisdiction, (e) tax credits, incentives or depreciation allowances established under any federal or state law, and (f) other allowances environmental characteristics, resulting from the use of solar energy generation or the avoidance of the emission of any gas, chemical or other substance into the air, soil or water attributable to the Systems and/or their electricity generation.

“**Environmental Conditions**” means any contamination arising out of, relating to, or resulting from the release of Oil and Hazardous Materials, as those terms are defined in the Massachusetts Contingency Plan (310 CMR 40.000).

“**Estimated Allocated Annual Production**” has the meaning set forth in Section 3.4.

“**Financing Party**” means, as applicable, (i) any Person (or its agent) from whom Provider (or an Affiliate of Provider) leases one or more Systems, or (ii) any Person (or its agent) that has made or will make a loan to or otherwise provide financing to Provider (or an Affiliate of Provider) with respect to one or more Systems.

“**Force Majeure Event**” means any event or circumstance that prevents a Party from performing its obligations under this Agreement, which event or circumstance (a) is not within the reasonable control, and is not the result of the negligence, of such Party, and (b) by the exercise of reasonable due diligence, such Party is unable to overcome or avoid or cause to be avoided.

Subject to the foregoing, a Force Majeure Event may include but is not limited to the following acts or events: natural phenomena, such as storms, hurricanes, floods, lightning and earthquakes; explosions or fires arising from lightning or other causes; acts of war or public disorder, civil disturbances, riots, insurrection, sabotage, epidemic, pandemic, terrorist acts, rebellion, strikes or labor disputes; and acts, omissions, or orders of any kind of any Governmental Authorities acting in their regulatory or judicial capacity.

**“Governmental Approval”** means any approval, consent, franchise, permit, certificate, resolution, concession, license, or authorization issued by or on behalf of any applicable Governmental Authority.

**“Governmental Authority”** means the United States of America, the Commonwealth of Massachusetts, and any political or municipal subdivision thereof, and any agency, department, commission, board, bureau, or instrumentality of any of them, and any independent electric system operator.

**“Guideline”** means DOER’s SMART 3.0 Guideline Regarding Community Shared Solar Tariff Generation Units, as amended and in effect from time to time.

**“Incentive Payment Effective Date”** means the date specified as such in an applicable System’s Statement of Qualification issued by DOER, which date for each System is specified on the System Appendix for such System.

**“Losses”** means all losses, liabilities, claims, demands, suits, causes of action, judgments, awards, damages, cleanup and remedial obligations, interest, fines, fees, penalties, costs and expenses.

**“Low Income Customer”** means a “Low Income Customer” as defined in the SMART 3.0 Program Rules.

**“Low Income Customer Consumption”** means the total kWh consumption of all Low Income Customers participating in the Program as metered by the Utility over any given calendar year.

**“Low Income Product”** means the product offered in the Program to provide savings to Participating Low Income Customers based on Low Income Product Savings, which may be in the form of a discounted rate applicable to electricity supply, or application of appropriate billing credits.

**“Low Income Product Savings”** means, for each monthly billing period, the Allocated Percentage *multiplied by* each System’s actual production *multiplied by* an amount equal to thirty percent (30%) of the Determined Value of Energy for such System.

**“Participating Low Income Customers”** means low-income residential customers, as such term is defined by the SMART 3.0 Program, residing in the City’s territorial jurisdiction and whose Utility electric accounts are enrolled in the Program at any given time during the Term and are receiving the Low Income Product.

“**Party**” and “**Parties**” have the meanings set forth in the preamble to this Agreement.

“**Person**” means an individual, partnership, corporation, limited liability company, business trust, joint stock company, trust, unincorporated association, joint venture, firm, or other entity, or a Governmental Authority.

“**Premises**” means the premises on which a System is located as described in the applicable System Appendix. For the avoidance of doubt, the Premises includes the entirety of any structures and underlying real property located at the address described in the applicable System Appendix.

“**Program**” means the City of Revere Power Choice Program, as approved by DPU, and as may be amended from time to time.

“**Provider**” has the meaning set forth in the preamble to this Agreement.

“**Provider Default**” has the meaning set forth in Section 9.1(a).

“**Representatives**” has the meaning set forth in Section 15.1.

“**SMART Payment**” means, for any Billing Period, the aggregate amount paid by the Utility to Provider in respect of electricity generated by a System during that Billing Period.

“**SMART 3.0 Program**” means the Solar Massachusetts Renewable Target 3.0 Program, as embodied by the SMART 3.0 Program Rules.

“**SMART 3.0 Program Rules**” means, collectively and as amended from time to time, the Massachusetts SMART regulations, 225 CMR 28.00 *et seq.*, guidelines issued from time to time by DOER relating to the SMART 3.0 Program, orders and guidelines issued by DPU relating to the SMART 3.0 Program, and the associated SMART 3.0 Tariff of the Utility, including but not limited to the Guideline.

“**SMART Tariff**” means the Utility’s tariff implementing the SMART 3.0 Program, as such tariff may be amended from time to time.

“**Supplier**” has the meaning set forth in the recitals.

“**System**” and “**Systems**” have the meanings set forth in the recitals. For avoidance of doubt, the term “System” as used in this Agreement may, as the context requires, correspond with the term “Unit” as used in the SMART 3.0 Program Rules.

“**System Appendix**” means an appendix, in substantially the form of Exhibit A hereto, which is then in effect and which shall be updated and executed periodically by Provider and the City in order to list all Systems that are then subject to the terms and conditions of this Agreement.

“**Term**” has the meaning set forth in Section 2.1.

“**City**” has the meaning set forth in the preamble to this Agreement.

“**City Default**” has the meaning set forth in Section 9.2(a).

“*Utility*” means the local electric distribution company providing electric distribution and interconnection services to the System(s) at the Premises or, as applicable, the local electric distribution company providing electric distribution services to customers of the City.

1.2 Interpretation. The captions or headings in this Agreement are strictly for convenience and shall not be considered in interpreting the Agreement. Words in this Agreement that impart the singular connotation shall be interpreted as plural, and words that impart the plural connotation shall be interpreted as singular, as the identity of the parties or objects referred to may require. The words “include”, “includes”, and “including” mean include, includes, and including “without limitation” and “without limitation by specification.” The words “hereof”, “herein”, and “hereunder” and words of similar import refer to this Agreement as a whole and not to any particular provision of this Agreement. Except as the context otherwise indicates, all references to “Articles” and “Sections” refer to Articles and Sections of this Agreement.

## 2. TERM AND TERMINATION.

2.1 Term. The term of the Agreement (the “*Term*”) shall commence on the Effective Date and shall continue for twenty (20) years from the latest Commercial Operation Date of a System described in any executed System Appendix, unless and until terminated earlier pursuant to the provisions in Sections 2.2, 2.3, 5.5, 8.2, 9.1, or 9.2 of this Agreement. Provider’s delivery of Low Income Product Savings from each System shall commence upon the date specified with respect to such System in the applicable System Appendix and shall end on the twentieth (20<sup>th</sup>) anniversary of the Incentive Payment Effective Date under the SMART 3.0 Program Rules for such System.

2.2 Termination Prior to System Commercial Operation. Provider shall be relieved of the obligation to deliver Low Income Product Savings from, and may terminate this Agreement with respect to any specific System in advance of its Commercial Operation Date upon thirty (30) days’ prior written notice to the City if:

(a) there exist site conditions (including Environmental Conditions) at the Premises of such System that could reasonably be expected to significantly increase the cost of the construction and installation of the Systems and the start-up, testing, acceptance, operation or maintenance thereof, or could reasonably be expected to materially adversely affect the electricity production from such System as designed; or

(b) there exist any conditions or there has been any other occurrence that, in Provider’s reasonable judgment, would, or could reasonably be expected to, materially adversely affect, impair or prevent the installation, operation, maintenance or removal of such System on a commercially reasonable basis, including but not limited to changes in Applicable Law or unanticipated increases in development costs (including but not limited increased costs to interconnect the System); or

(c) Provider reasonably determines that it is unable to obtain financing for such System on terms and conditions reasonably satisfactory to it or it is unable to select one or more alternative Premises with respect to this Agreement in a manner that will allow it to obtain financing for that System on terms and conditions reasonably satisfactory to it.

### 2.3 City Rights of Termination.

(a) The City shall have the right to terminate this Agreement upon one hundred twenty (120) days' prior written notice to Provider in the event that the City terminates, winds down, or otherwise ceases to offer the Program.

(b) The City shall have the right to terminate this Agreement if Provider fails to meet the project milestones for Community Shared Solar Tariff Generating Unit approval set forth in Exhibit B.

## 3. SYSTEM OPERATIONS.

3.1 Provider as Owner and Operator. The Systems will be owned or operated by Provider and will be installed, operated and maintained and, as necessary, repaired and removed, by or for Provider. Throughout the duration of the Agreement, Provider or Provider's Financing Party(ies) shall be the legal and beneficial owner(s) of the Systems at all times, and the Systems shall remain the personal property of Provider or Provider's Financing Party(ies).

3.2 Metering. Provider will arrange for there to be a separate meter installed and maintained by the Utility that will measure the net amount of electrical energy generated by each System and delivered to the Utility. Provider also may, at its discretion and expense, install and maintain a utility-grade kilowatt-hour (kWh) meter for the measurement of electrical energy generated by each System. Provider shall promptly provide to the City or its designee the data measured by the meters each month.

3.3 Commercial Operation. "**Commercial Operation**" for a System shall occur when the System has been approved for interconnected operation by the Utility and Provider has determined that the System has achieved regular commercial operation. Provider shall provide the City and Administrator written notice of the Commercial Operation Date for each System to the extent such dates occur after the Effective Date.

3.4 Estimated Allocated Annual Production. The initial estimated allocated annual production for each System's first year of operations during the Term (as updated as described herein, "**Estimated Allocated Annual Production**") is described in the applicable System Appendix. Not later than sixty (60) days prior to January 1 of each successive year during the Term, Provider shall provide the City with an updated Estimated Allocated Annual Production for such System for the coming calendar year.

3.5 Minimum Output. Beginning on the Effective Date, the Systems collectively shall produce not less than eighty percent (80%) of the applicable Estimated Allocated Annual Production (the "**Minimum Output Requirement**") for the applicable year during the Term, measured on an annual basis, unless, and then only to the extent that, the failure to satisfy the Minimum Output Requirement is due to (a) Facility failure, damage or downtime attributable to third parties, including curtailment; (b) inverter or battery failure or delayed repair of an inverter or battery due to the claims process with the equipment manufacturer; (c) general outage or failure of the Utility; or (d) Force Majeure as defined in this Agreement. Subject to that proviso, if as of any anniversary of the Commercial Operation Date beginning on the first anniversary of such date, the actual output of the Facility for the prior year (the "**Actual Facility Output**") does not equal or

exceed the Minimum Output Requirement for such one-year period, then the shortfall shall not constitute a Provider Default, but Provider shall deposit into the Designated Account for distribution to Participating Low Income Customers an amount equal to the following: the product of (A) thirty percent (30%) of the Determined Value of Energy multiplied by (B) the difference between the Minimum Output Requirement for such one-year period and the Actual Facility Output for such one-year period.

#### 4. POWER CHOICE PROGRAM.

4.1 Maintenance of the Program. The City acknowledges and understands that the continued operation of the Program is necessary to enable Provider to deliver the Low Income Product Savings to Participating Low Income Customers and therefore to enable the Systems to continue to qualify under the SMART 3.0 Program as Community Shared Solar Tariff Generation Units. As such, the City shall use reasonable efforts to maintain the Program throughout the Term and take such other actions as may be necessary to deliver the Low Income Product Savings, which shall include, without limitation, ensuring (a) that the Program secures electric supply agreements with Suppliers consistent with the Program, (b) that such agreements obligate Suppliers to deliver the Low Income Product and other products in the Program that are supported by the Low Income Product Savings, and (c) that one hundred percent (100%) of the Low Income Product Savings support the Low Income Product. The City shall ensure that electric supply agreements with Suppliers resulting from the City's procurement processes will include rates to be charged to all participating consumers, including clearly defined rates charged to (a) all residential customers and (b) all Participating Low Income Customers. During the Term, the City shall, or shall cause the Supplier(s) to, maintain and provide to Provider data necessary to ensure Provider is able to fulfill its obligations under the SMART 3.0 Program, including but not limited to any data that may be specified in a SMART 3.0 Program Rules.

#### 4.2 Low Income Product.

(a) During the Term, the City shall include in the Program, and shall cause its Supplier(s) to extend to Participating Low Income Customers, the Low Income Product. The City shall guarantee that the Low Income Product is in the form of a discounted rate, or application of a billing credit, designed to ensure that not less than one hundred percent (100%) of the Low Income Product Savings is allocated to Participating Low Income Customers. The City shall offer and maintain a Low Income Product that complies with the SMART 3.0 Program Rules.

(b) Not later than November 1 of each successive year during the Term, the Provider shall prompt the City to provide, or cause to be provided, to Provider by December 1 a forecast of Low Income Customer Consumption for the coming year. Based on that forecast and any updates to the aggregate Estimated Allocated Annual Production for the Systems provided by Provider pursuant to Section 3.4 above, the City shall update the terms of the Low Income Product as it deems necessary to ensure that it is designed such that not less than one hundred percent (100%) of the Low Income Product Savings will be allocated to Participating Low Income Customers. The City may update the terms of the Low Income Product as it deems necessary throughout the year, provided it provides notice to Provider and such updates do not result in Provider not meeting ongoing obligations

under the SMART 3.0 Program for maintaining its eligibility as a Low Income Solar Tariff Generation Unit.

## 5. SYSTEM SAVINGS GENERATION AND ALLOCATION.

### 5.1 SMART 3.0 Program.

(a) The Parties shall: (i) work cooperatively and in good faith to meet all SMART 3.0 Program requirements under Applicable Law and Utility tariffs, including applicable interconnection and metering requirements, and to provide any information that may be required by DOER to ensure the Systems qualify and continue to qualify as Community Shared Solar Tariff Generation Units; and, (ii) use commercially reasonable efforts to ensure that the Systems continue to qualify under and remain in compliance with the SMART 3.0 Program Rules.

(b) The City shall comply with any requirements specified by Provider that are necessary for a System to meet and maintain eligibility under the SMART 3.0 Program, including the requirement that one hundred percent (100%) of the Low Income Product Savings be allocated to Participating Low Income Customers. The City shall supply or cause to be supplied any information and complete any form that may be required to verify eligibility of the Systems to participate in the SMART 3.0 Program or receive certain benefits under the SMART 3.0 Program, or as Provider may otherwise reasonably request.

### 5.2 Designated Account.

(a) Provider shall establish and manage a Designated Account at a Massachusetts bank throughout the Term. The Parties agree that the deposited funds shall be applied to assure reimbursement to any Supplier with respect to the provision of the Low Income Product Savings.

(b) Within fourteen (14) days after Provider's or its applicable Affiliate's receipt of the SMART Payment in respect of a Billing Period, Provider shall deposit an amount equal to the Low Income Product Savings associated with that Billing Period into the Designated Account.

(c) The City shall authorize distribution of funds from the Designated Account to Suppliers to reimburse Suppliers for their provision of the savings associated with the Low Income Product to Participating Low Income Customers under the Program pursuant to the following process. Within sixty (60) days of the end of each month, the City shall submit to Provider a report detailing the amount to be disbursed to the Suppliers in respect of that month, together with such supporting information as is necessary to validate that amount. If Provider accepts the amount as accurate, or fails to object to the accuracy of the amount within fourteen (14) days of its receipt of such report, Provider shall promptly disburse such amount from the Designated Account to the Suppliers. If Provider objects to the accuracy of such amount, the Parties shall collaborate in good faith to resolve any such objections as soon as is reasonably practicable in the circumstances.

(d) Notwithstanding the foregoing, the Parties agree to refrain from disbursing funds from the Designated Account until such time as not less than an amount equal to the Designated Account Threshold Amount has accrued in the Designated Account, but only to the extent that such action does not cause any System to cease to qualify as a Community Shared Solar Tariff Generation Unit.

(e) The Parties acknowledge and agree that any account balance remaining in the Designated Account upon the conclusion of the Term will be released within thirty (30) days or otherwise paid to Participating Low Income Customers in accordance with the SMART 3.0 Program Rules after the City has completed making all distributions from the Designated Account then owed.

5.3 Contingent Obligation. Provider's obligation to deliver Low Income Product Savings to the City (including its obligation to deposit the amount of Low Income Product Savings into the Designated Account) from a particular System is expressly subject to and contingent upon the availability of, and the generation of electricity by, that System.

5.4 Environmental and Tax Attributes. The City's allocation of Low Income Product Savings does not include Environmental and Tax Attributes. The City disclaims any right to Environmental and Tax Attributes associated with a System or and shall, at the request of Provider, execute any document or agreement reasonably necessary to fulfill the intent of this Section 5.4.

5.5 Change in Law. If, after the Effective Date, there is any Change in Law that (a) results in a material and adverse change in Provider's ability to provide, or the City's ability to receive, Low Income Product Savings or results in the disqualification of any System as a Community Shared Solar Tariff Generating, or (b) otherwise materially impacts the ability of either Party to perform its obligations under this Agreement, including Changes in Law that result in a material increase in Provider's costs of construction and installation (if applicable), or continuing operation of, one or more of the Systems, the affected Party shall send written notice to the other Party, setting forth the Change in Law and reasonably demonstrating the effect of the same on the affected Party. Upon delivery of such notice, the Parties shall use commercially reasonable efforts to negotiate an amendment to this Agreement to mitigate such effect. If the Parties are not able to agree in good faith on any commercially reasonable amendments necessary to address a Change in Law within ninety (90) days after one Party has submitted notice thereof, then either Party shall have the right to terminate this Agreement, and neither Party shall have any further obligations under this Agreement except for obligations arising or accruing prior to the effective date of termination or that are expressly meant to survive its termination or expiration.

5.6 Documentation, Consents and Approvals. The City shall provide or cause to be provided to Provider such documentation (including billing records from Suppliers) as may be reasonably requested in connection with this Agreement. The City shall ensure that any authorizations required of the City under this Agreement are not unreasonably withheld, conditioned or delayed. To the extent that only the City is authorized to request, obtain or issue any necessary approvals, permits, rebates or other financial incentives, the City shall cooperate with Provider to obtain such approvals, permits, rebates or other financial incentives.

6. REPRESENTATIONS & WARRANTIES.

6.1 Representations and Warranties of Provider. In addition to any other representations and warranties contained in this Agreement, Provider represents and warrants to the City as of the Effective Date that:

- (a) it is duly organized and validly existing and in good standing in the jurisdiction of its organization;
- (b) it has the full right and authority to enter into, execute, deliver, and perform its obligations under the Agreement;
- (c) the Agreement constitutes its legal, valid and binding obligation enforceable against such Party in accordance with its terms, except as may be limited by applicable bankruptcy, insolvency, reorganization, moratorium, and other similar laws now or hereafter in effect relating to creditors' rights generally;
- (d) there is no litigation, action, proceeding or investigation pending or, to the best of its knowledge, threatened, before any court or other Governmental Authority by, against, affecting or involving any of its business or assets that could reasonably be expected to adversely affect its ability to carry out the transactions contemplated herein; and
- (e) its execution and performance of the Agreement and the transactions contemplated hereby do not constitute a breach of any term or provision of, or a default under, its organizational document or any Applicable Laws.

6.2 Representations and Warranties of the City. In addition to any other representations and warranties contained in the Agreement, the City represents and warrants to Provider as of the Effective Date that:

- (a) the Program has sufficient Low Income Customer Consumption to ensure that, for each System, the City's provision of the Low Income Product to Participating Low Income Customers will enable such System to qualify as a Community Shared Solar Tariff Generation Unit;
- (b) during the Term, all Participating Low Income Customers are Low Income Customers whose Utility electric accounts are enrolled in the Program ;
- (c) the individuals specified in the signature pages of this Agreement hold the offices identified thereby;
- (d) the individuals specified in the signature pages of this Agreement hold all requisite power and/or authority to execute and deliver this Agreement, and this Agreement constitutes the legal, valid and binding obligation of the City, subject to the Applicable Laws; and

(e) the individuals specified in the signature pages of this Agreement are not aware of the institution of, or the threat of, any litigation challenging the City's authority, to enter into this Agreement.

6.3 EXCLUSION OF WARRANTIES. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, EACH PARTY HEREBY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES AND GUARANTEES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

7. TAXES AND GOVERNMENTAL FEES. Provider shall be responsible for all income, gross receipts, ad valorem, personal property or real property, or other similar taxes and any and all franchise fees or similar fees assessed against it due to its ownership or operation of the Systems, including any tax on electric generation or electric generation equipment. Provider shall not be obligated for any taxes payable by or assessed against the City based on or related to the City's overall income or revenues.

8. FORCE MAJEURE.

8.1 Performance Excused by Force Majeure. To the extent a Party is prevented by a Force Majeure Event from carrying out, in whole or part, its obligations under this Agreement, then such Party will be excused from the performance of such obligations under this Agreement (other than the obligation to make payments then due or becoming due with respect to performance prior to the Force Majeure Event). Such Party will use commercially reasonable efforts to eliminate or avoid the Force Majeure Event and resume performing its obligations; provided, however, that the affected Party shall not be required to settle any strikes, lockouts or similar disputes except on terms acceptable to such Party in its sole discretion. During the period in which, and to the extent that, obligations of a Party are excused by a Force Majeure Event, the other Party will not be required to perform or resume performance of its obligations to the affected Party corresponding to the obligations of the affected Party excused by the Force Majeure Event. Notwithstanding the foregoing, in no event shall the City be excused from providing the Low Income Product to eligible Low Income Customers for Low Income Product Savings that Provider delivered to the City, provided that the a Force Majeure Event does not also prevent the City and/or its Supplier(s) from delivering of such Low Income Product.

8.2 Termination in Consequence of Force Majeure Event. In the event of a Force Majeure Event that prevents, in whole or in material part, the performance of a Party for a period of one hundred eighty (180) days or longer (provided that such period shall be extended for an additional period of up to one hundred (100) days if the affected Party has promptly commenced efforts to resume performance of its obligations and is diligently continuing such efforts), then either Party may, upon thirty (30) days' notice to the other Party, terminate this Agreement, whereupon the Parties shall each discharge by performance all obligations due to the other Party that arose prior to the effective date of termination and the Parties shall have no further obligations hereunder except those which by their terms survive expiration or termination of this Agreement.

9. DEFAULT.

9.1 Provider Defaults and the City's Remedies.

(a) Provider Defaults. Subject to the provisions of Section 13, the following events shall constitute defaults with respect to Provider (each, a "***Provider Default***"):

- (i) a Bankruptcy Event shall have occurred with respect to Provider;
- (ii) Provider fails to deposit Low Income Product Savings in the Designated Account (other than amounts disputed in good faith) within thirty (30) days from receipt of notice from the City of such past due amount; or
- (iii) Provider breaches any material term of the Agreement if: (A) such breach can be cured within thirty (30) days after the City's written notice of such breach, and Provider fails to so cure; or (B) Provider fails to commence and diligently pursue a cure within such thirty (30) day period if a longer cure period is needed; provided, however, that Provider shall not be entitled to a cure period in excess of one hundred twenty (120) days in total.

(b) The City's Remedies. If a Provider Default has occurred and is continuing, in addition to other remedies expressly provided herein, and subject to Section 10 and the provisions of Section 13, the City may terminate the Agreement and exercise any other remedy it may have at law or equity or under the Agreement. In the event of such termination, both Parties acknowledge that the City's compensatory damages are limited to the total Low Income Product Savings the Program would have likely received, but has not yet received, through the effective date of termination.

9.2 The City Defaults and Provider's Remedies.

(a) The City Defaults. The following events shall be defaults with respect to the City (each, a "***City Default***"):

- (i) a Bankruptcy Event shall have occurred with respect to the City;
- (ii) the City breaches any material term of the Agreement if: (A) such breach can be cured within thirty (30) days after Provider's notice of such breach and the City fails to so cure within such time period; or (B) a period longer than thirty (30) days after Provider's notice of such breach is required to cure such breach and the City fails to commence, within such thirty (30) day period, and thereafter diligently pursue, said cure; provided, however, that the City shall not be entitled to a cure period in excess of one hundred twenty (120) days in total; or
- (iii) the City fails to deliver the Low Income Product to Participating Low Income Customers within the Program pursuant to the terms of this Agreement within fifteen (15) days from receipt of notice from Provider; or

(iv) the City, by direct action or inaction, causes a System to fail to qualify as a Community Shared Solar Tariff Generation Unit, and, if such failure to qualify can be rectified by cure of such action or inaction, such action or inaction has not been cured within thirty (30) days of notice by the City.

(b) Provider's Remedies. If a City Default has occurred and is continuing, in addition to other remedies expressly provided herein, Provider may terminate the Agreement. In the event of such termination, the City shall reasonably cooperate with Provider (and to the extent that the City is commercially able, promote any transition and continued application of the Low Income Product) for a period of six (6) months following termination to ensure the continued eligibility of the Systems (including eligibility for any adders) under the SMART 3.0 Program. In addition, the City acknowledges that, in light of the limitations of liability described in Section 11.2 below, monetary damages would not provide Provider an adequate remedy in the event of a breach or prospective breach of this Agreement that causes or would cause a System to fail to qualify as a Community Shared Solar Tariff Generation Unit and that, accordingly, Provider shall be entitled to equitable relief, including injunctive relief and specific performance, in the event of such a breach or prospective breach.

9.3 Remedies Cumulative; Unpaid Obligations. Except as otherwise expressly provided herein, the rights and remedies contained in this Section are cumulative with the other rights and remedies available under this Agreement or at law or in equity. The non-defaulting Party shall be under no obligation to prioritize the order with respect to which it exercises any one or more rights and remedies available under this Agreement. Notwithstanding anything to the contrary herein, the defaulting Party shall in all events remain liable to the non-defaulting Party for any amount payable by the defaulting Party with respect to any of its obligations that remain outstanding after any such exercise of rights or remedies.

## 10. INDEMNIFICATION.

10.1 Indemnity. The Provider shall indemnify, defend and hold harmless the other Party and its members, managers, officers, employees, agents, representatives and independent contractors, from and against all costs, claims, and expenses incurred by the City in connection with or arising from any claim by a third party for physical damage to or physical destruction of property, or death of or bodily injury to any Person, but only to the extent caused by (a) the gross negligence or willful misconduct of the indemnifying Party, its agents or employees or others under the indemnifying Provider's control or (b) an Event of Default of the indemnifying Party. The Provider shall have the right to control the defense and settlement of any such claim, demand, or suit at its own expense. Notwithstanding the foregoing, the indemnity provided under this Section shall not extend to claims, demands, lawsuits or actions for liability to the extent attributable to the negligence or willful misconduct of the City. The duty to defend shall immediately accrue and be owed upon the utterance of such a claim by any Person or entity regardless of merit and shall not be dependent upon a finding of negligence or any other finding of fact at trial. The duty to defend shall be absolute and will include, and shall not be defeated or in any way undermined by, the utterance of claims not covered by this Agreement.

10.2 Claim Procedure. If the City seeks indemnification pursuant to this Section 10, it shall notify the Provider of the existence of a claim, or potential claim, as soon as practicable after learning of such claim, or potential claim, describing with reasonable particularity the circumstances giving rise to such claim. Upon written acknowledgment by the Provider that it will assume the defense and indemnification of such claim, the Provider may assert any defenses which are or would otherwise be available to the City.

10.3 Survival of Indemnity Claims. In addition, notwithstanding any provision contained herein, the provisions of this Section 10 shall survive the termination or expiration of this Agreement for a period of three (3) years with respect to any claims which occurred or arose prior to such termination or expiration.

## 11. LIMITATIONS OF LIABILITY.

11.1 No Liability to Third Parties. Provider and the City agree that this Agreement is not intended for the benefit of any third party (other than Financing Parties) and that Provider shall not be liable to any third party by virtue of this Agreement.

11.2 Limitations on Damages. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, IT IS SPECIFICALLY AGREED AND UNDERSTOOD THAT NEITHER PARTY WILL BE RESPONSIBLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL OR PUNITIVE DAMAGES WHATSOEVER ARISING OUT OF THIS AGREEMENT OR ANYTHING DONE IN CONNECTION HEREWITH. THIS SECTION 11.2 SHALL APPLY WHETHER ANY SUCH DAMAGE IS BASED ON A CLAIM BROUGHT OR MADE IN CONTRACT OR IN TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), UNDER ANY WARRANTY OR OTHERWISE. [FOR AVOIDANCE OF DOUBT, NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, DAMAGES ARISING FROM THE FAILURE OF A SYSTEM TO QUALIFY, OR LOSS OF A SYSTEM'S QUALIFICATION, AS A COMMUNITY SHARED SOLAR TARIFF GENERATION UNIT IS DEEMED AN INDIRECT, CONSEQUENTIAL DAMAGE. IN ADDITION, NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THE CITY'S TOTAL LIABILITY OVER THE ENTIRE TERM OF THE AGREEMENT FOR ALL CLAIMS BY ALL CLAIMANTS, INCLUDING WITHOUT LIMITATION ALL ASSIGNEES OF PROVIDER, WHETHER SUCH CLAIMS ARE IN TORT, CONTRACT, OR OTHERWISE, SHALL NOT EXCEED, IN THE AGGREGATE, THE CAP ON DAMAGES SET FORTH IN SECTION 2 OF CHAPTER 258 OF THE MASSACHUSETTS GENERAL LAWS.]

## 12. ASSIGNMENT.

12.1 General Prohibition on Pledge or Assignment. Except as provided in this Agreement, neither Party may pledge or assign its rights hereunder without the prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned or delayed.

## 12.2 Permitted Assignments by Provider.

(a) Notwithstanding anything to the contrary herein, Provider may assign all or a portion of its rights and obligations hereunder to: (i) an Affiliate of Provider or, provided that Provider (or its contractor) retains responsibility for the day to day operation of the Systems, to any other Person in connection with financing of the Systems; or (ii) to the purchaser of all or substantially all of the assets of Provider, or to an entity that acquires ownership of one or more of the Systems or, prior to the construction of one or more of the Systems, the development rights thereto. In the event of any such assignment, Provider shall provide at least ten (10) days' prior written notice to the City of the existence of such assignment, together with the name and address of the assignee, and documentation establishing that the assignee has assumed (or, as of the effective date of such assignment, will have assumed) all or a portion of Provider's rights and obligations under this Agreement. In addition, in the event of an assignment under clause (ii) above, promptly following the City's request, Provider and/or such assignee shall reasonably demonstrate to the City the assignee's ability (itself or through use of the services of qualified third parties) to perform its obligations under this Agreement, including credit-worthiness, provided that the assignee shall not be required to possess ability that exceeds that of Provider immediately prior to such assignment. The City agrees to promptly execute any document reasonably requested by Provider in acknowledgement of such assignment and in consent thereto in accordance with the provisions hereof. Following an assignment permitted under this Section 12.2, except to the extent provided by the terms of such assignment and except to the extent that the assignee has assumed only a portion of Provider's rights and obligations hereunder, Provider shall have no liability arising under this Agreement after the effective date of such assignment.

(b) In the event that Provider assigns this Agreement pursuant to Section 12.2(a)(ii) above to a Person that acquires ownership of one or more of the Systems but does not acquire ownership of all of the Systems, (i) with respect to such Systems this Agreement shall be deemed a separate agreement between the City and such assignee (as the Provider party thereunder), (ii) the assignee shall be obligated to establish and administer its own separate Designated Account under such agreement, (iii) Provider shall have no further obligations hereunder with respect to such Systems, and (iv) this Agreement shall remain in full force and effect between Provider and the City with respect to the remaining Systems. In addition, at the written request of Provider, the City shall use reasonable efforts to enter into a separate SMART CSS Agreement with such assignee that is the substantially same as this Agreement, but with the term "Provider" under such new agreement referring to the assignee, the term "Systems" referring to only such Systems, and reflecting such other modifications as may be agreed by the City and such assignee.

12.3 Successors and Assigns. Subject to the foregoing limitations, the provisions of this Agreement shall bind, apply to and inure to the benefit of, the Parties and their permitted heirs, successors, and assigns.

### 13. FINANCING AND RELATED MATTERS.

13.1 Special Provider Assignment Rights. Notwithstanding any contrary provisions contained in this Agreement, including but not limited to Section 12, the City specifically agrees, without any further request for prior consent, to permit Provider to assign, transfer or pledge its rights under this Agreement as collateral for the purpose of obtaining financing or refinancing in connection with the Systems, and to sign any agreements reasonably requested by Provider or its debt or equity financing parties to acknowledge and evidence such agreement, provided that any such assignment shall not relieve Provider of its obligations under this Agreement.

#### 13.2 Financing Party Rights.

(a) Notice to Financing Party. The City agrees to give copies of any notice provided to Provider by the City to any assignee or transferee permitted pursuant to Section 12.1 of which it has notice (each, a “**Financing Party**”) of any event or occurrence which, if uncured, would result in a Provider Event of Default.

(b) Exercise of Provider Rights. Any Financing Party, as collateral assignee and if allowed pursuant to its contractual arrangements with Provider, shall have the right in the place of Provider to exercise any and all rights and remedies of Provider under this Agreement. Such Financing Party shall also be entitled to exercise all rights and remedies of secured parties generally with respect to this Agreement.

(c) Performance of Provider Obligations. Without limiting the foregoing or any other provision hereof, a Financing Party shall have the right, but not the obligation, to pay all sums due under this Agreement and to perform any other act, duty, or obligation required of Provider hereunder or cause to be cured any default of Provider hereunder in the time and manner provided by the terms of this Agreement. Nothing herein requires the Financing Party to cure any default of Provider under this Agreement or (unless such party has succeeded to Provider’s interests under this Agreement) to perform any act, duty or obligation of Provider under this Agreement, but the City hereby gives such party the option to do so.

(d) Exercise of Remedies. Upon the exercise of remedies, including any sale of one or more of the Systems by a Financing Party, whether by judicial proceeding or under any power of sale contained therein, or any conveyance from Provider to the Financing Party (or any transferee or assignee of the Financing Party) in lieu thereof, the Financing Party shall give notice to the City of the transferee or assignee of this Agreement. Any such exercise of remedies shall not constitute a default under this Agreement and the City shall continue to perform its obligations hereunder in favor of the assignee or transferee as if such party had thereafter been named as Provider under this Agreement. Thereafter, the Financing Party (or its agent or designee, transferee or assignee) shall have the right to exercise in the place of Provider any and all rights and remedies of Provider under this Agreement.

(e) Cure of Bankruptcy Rejection. Upon any rejection or other termination of this Agreement pursuant to any process undertaken with respect to Provider under the

United States Bankruptcy Code, at the request of a Financing Party made within ninety (90) days of such termination or rejection, the City shall enter into a new agreement with such party or its assignee having substantially the same terms and conditions as this Agreement.

(f) Third-Party Beneficiary. The City agrees and acknowledges that each Financing Party is a third-party beneficiary of the provisions of this Section 13.2.

13.3 Cooperation Regarding Financing. The City agrees that it shall reasonably cooperate with Provider and its financing parties in connection with any financing or refinancing of all or a portion of the Systems. In furtherance of the foregoing, as Provider or its financing parties request from time to time, the City agrees to: (a) execute any consents to assignment or acknowledgements (including, without limitation, an acknowledgment for the benefit of one or more particular Financing Parties or prospective Financing Parties of the accommodations set forth in this Section 13), (b) deliver such estoppel certificates as an existing or prospective Financing Party may reasonably require, and (c) furnish such information as Provider and its financing parties may reasonably request.

#### 13.4 Right to Cure.

(a) The City will not exercise any right to terminate or suspend this Agreement unless it shall have given each Financing Party prior written notice of its intent to terminate or suspend this Agreement, as required by this Agreement, specifying the condition giving rise to such right, and the Financing Party shall not have caused to be cured the condition giving rise to the right of termination or suspension within thirty (30) days after such notice or (if longer) the periods provided for in this Agreement; provided that if such Provider default reasonably cannot be cured by the Financing Party within such period and such party commences and continuously pursues cure of such default within such period, such period for cure will be extended for a reasonable period of time under the circumstances, such period not to be less than an additional thirty (30) days. The Parties' respective obligations will otherwise remain in effect during any cure period.

(b) If, pursuant to an exercise of remedies by a Financing Party, such party or its assignee (including any purchaser or transferee) shall acquire control of one or more of the Systems and this Agreement and shall, within the time periods described in the preceding subsection, cure all defaults under this Agreement existing as of the date of such change in control in the manner required by this Agreement and which are capable of cure by a third person or entity, then such person or entity shall no longer be in default under this Agreement, and this Agreement shall continue in full force and effect.

13.5 Amendments and Accommodations. At Provider's request, the City agrees to consider in good faith any requests to amend this Agreement, including any provision that may reasonably be requested by an existing or proposed Financing Party, or to make reasonable efforts to provide separate accommodations as may be reasonably requested by an existing or proposed Financing Party; provided, however, that the foregoing undertaking shall not obligate the City to materially change any rights or benefits, or materially increase any burdens, liabilities or obligations of the City, under this Agreement (except for providing such notices and additional

cure periods to Financing Parties with respect to Provider Events of Default as an existing or proposed Financing Party may reasonably request).

14. NOTICES.

All notices, demands, requests, consents or other communications required or permitted to be given or made under this Agreement shall be in writing and addressed as follows:

if to Provider to:       Parallel Products Solar Energy, LLC  
100 Duchaine Blvd  
New Bedford, MA 02745  
Attn: Timothy Cusson

with a copy to:       Klavens Law Group, P.C.  
420 Boylston Street, Suite 610  
Boston, MA 02116  
Attention: Jonathan S. Klavens, Esq.

if to City to:       City Hall  
Attention: Mayor's Office  
281 Broadway  
Revere, MA 02151  
(781) 286-8311

with a copy to:       Office of the City Solicitor  
Revere City Hall  
281 Broadway  
Revere, MA 02151  
781-286-8166

If to a Financing Party, to the address and contact person of which the City has been given notice pursuant to this Section 14.

Notices hereunder shall be deemed properly served: (a) by hand delivery, on the day and at the time on which delivered to the intended recipient at the address set forth in this Agreement; (b) if sent by mail, on the third Business Day after the day on which deposited in the United States certified or registered mail, postage prepaid, return receipt requested, addressed to the intended recipient at its address set forth in this Agreement; or (c) if by overnight Federal Express or other reputable overnight express mail service, on the next Business Day after delivery to such express mail service, addressed to the intended recipient at its address set forth in this Agreement. Any Party may change its address and contact person for the purposes of this Section 14 by giving notice thereof in the manner required herein.

## 15. CONFIDENTIALITY.

15.1 Confidentiality Obligation. The City shall act in accordance with the provisions of M.G.L. Chapter 4, Section 7, and M.G.L. Chapter 66, Section 10, and other applicable statutes, the terms and provisions of which shall prevail in the event of any conflict with the terms or provisions of this Agreement. Consistent with the foregoing, if either Party provides confidential information and such designation has been expressly communicated to the other Party (“**Confidential Information**”), the receiving Party shall (a) protect the Confidential Information from disclosure to third parties with the same degree of care accorded its own confidential and proprietary information, and (b) refrain from using such Confidential Information, except in the negotiation and performance of the Agreement. For the avoidance of doubt, any list of Participating Low Income Customers or any account information related to the Participating Low Income Customers including, without limitation, account number, historic usage data, metering, and billing and payment information shall be considered Confidential Information. Notwithstanding the above, a Party may provide such Confidential Information to its officers, directors, members, managers, employees, agents, contractors and consultants, and Affiliates, lenders, and potential assignees of the Agreement or acquirers of Provider or its Affiliates (collectively, “**Representatives**”), in each case whose access is reasonably necessary. Each such recipient of Confidential Information shall be informed by the Party disclosing Confidential Information of its confidential nature and shall be directed to treat such information confidentially and shall agree to abide by these provisions. All Confidential Information shall remain the property of the disclosing Party and shall be returned to the disclosing Party or destroyed after the receiving Party’s need for it has expired or upon the request of the disclosing Party.

15.2 Public Disclosure. The City acknowledges that in respect of this Agreement it is acting in its capacity as a municipal aggregator under M.G.L. Chapter 164, Section 134 and may determine in accordance with M.G.L. Chapter 4, Section 7, Clause 26(s) that certain trade secrets or confidential, competitively sensitive or other proprietary information should be exempt from public disclosure where disclosure of such information would adversely affect the City’s ability to conduct its municipal aggregation activities, the City will use such authority to protect the confidentiality of proprietary information designated as such by Provider, and the City acknowledges that Provide designates the contents of Exhibit C hereto as its proprietary information.

15.3 Permitted Disclosures. Notwithstanding any other provision herein, neither Party shall be required to hold confidential any information that: (a) becomes publicly available other than through the receiving Party; (b) is independently developed by the receiving Party; or (c) is or becomes available to the receiving Party without restriction from a third party under no obligation of confidentiality. In addition, Confidential Information of the disclosing Party may be disclosed by the receiving Party to the extent that disclosure is necessary to comply with law or the valid order or regulatory or other requirement of a governmental entity or court of competent jurisdiction; provided that the receiving Party uses reasonable efforts to provide the disclosing Party with at least five (5) days’ prior written notice of such disclosure, the receiving Party discloses only that Confidential Information that is legally required to be furnished, and the receiving Party reasonably cooperates with the disclosing Party in its efforts to obtain a protective order or assurances of confidential treatment thereof.

15.4 Goodwill and Publicity. Neither Party shall use the name, trade name, seal, service mark, or trademark of the other Party in any promotional or advertising material, including publicly referring to this Agreement or the matters that are the subject of the Agreement, without the prior written consent of such other Party, such consent not to be unreasonably withheld, conditioned or delayed. At no time will either Party acquire any rights whatsoever to any trademark, trade name, seal, service mark, logo or other intellectual property right belonging to the other Party.

15.5 Enforcement of Confidentiality Obligation. Each Party agrees that the disclosing Party would be irreparably injured by a breach of this Agreement by the receiving Party or its Representatives or other Person to whom the receiving Party discloses Confidential Information of the disclosing Party and that the disclosing Party may be entitled to equitable relief, including injunctive relief and specific performance, in the event of any breach of the provisions of this Article. To the fullest extent permitted by Applicable Law, such remedies shall not be deemed to be the exclusive remedies for a breach of this Section 15 but shall be in addition to all other remedies available at law or in equity.

## 16. GOVERNING LAW; DISPUTE RESOLUTION.

16.1 Governing Law. This Agreement shall be construed under and governed by the laws of the Commonwealth of Massachusetts, without regard to its rules regarding choice of laws.

### 16.2 Dispute Resolution.

(a) The Parties agree to use their respective commercially reasonable efforts to resolve any dispute(s) that may arise regarding this Agreement. Unless otherwise expressly provided for in this Agreement, the dispute resolution procedures of this Section shall be the exclusive mechanism to resolve disputes arising under this Agreement between the Parties.

(b) Any dispute that arises under or with respect to this Agreement shall in the first instance be the subject of informal negotiations between an executive of Provider and the City Manager of the City (or the individuals then serving as chief executives of the Parties), who shall use their respective good faith efforts to resolve such dispute. The dispute shall be considered to have arisen when one Party sends the other a notice that identifies with particularity the nature, and the acts(s) or omission(s) forming the basis of, the dispute. The period for informal negotiations shall not exceed thirty (30) calendar days from the time the dispute arises, unless it is modified by written agreement of the Parties.

(c) In the event that the Parties cannot resolve a dispute by informal negotiations, the Parties involved in the dispute agree to submit the dispute to mediation. Within thirty (30) days following the expiration of the time period for informal negotiations, the Parties involved in the dispute shall propose and agree upon a neutral and otherwise qualified mediator. If the Parties fail to agree upon a mediator, the Parties shall request that the Boston, Massachusetts office of JAMS, appoint a mediator. The period for mediation shall commence upon the appointment of the mediator, shall not exceed ninety (90) days from the time the mediator is requested, unless such time period is modified by

written agreement of the Parties involved in the dispute, and the mediation shall be conducted in accordance with procedures mutually agreed to by the Parties. The decision to continue mediation shall be in the sole discretion of each Party involved in the dispute. The Parties will bear their own costs of the mediation. The mediator's fees shall be shared equally by all Parties involved in the dispute.

(d) In the event that the Parties cannot resolve a dispute by informal negotiations or mediation, sole venues for judicial enforcement shall be the Superior Court for Suffolk County, Massachusetts or the U.S. District Court for the District of Massachusetts. Notwithstanding the foregoing, injunctive relief from such courts may be sought without resorting to alternative dispute resolution to prevent irreparable harm that would be caused by a breach of this Agreement. Each Party consents to these venues and expressly waives any objections to venue it might otherwise be able to raise.

## 17. MISCELLANEOUS.

17.1 Survival. The provisions of Sections 6.3, 7, 9.1(b), 9.2(b), 9.3, and 10 to 17, and other provisions of this Agreement that, by their sense and context, are intended to survive termination of this Agreement, shall survive the expiration or termination of this Agreement for any reason.

17.2 Integration; Exhibits. The Agreement, together with the Exhibits and Appendix attached thereto and hereto, constitute the entire agreement and understanding between Provider and the City with respect to the subject matter hereof and thereof and supersedes all prior agreements relating to the subject matter hereof, which are of no further force or effect. The Exhibits and Schedules attached thereto and hereto are integral parts hereof and are made a part of the Agreement by reference.

17.3 Amendments. This Agreement may only be amended, modified or supplemented by an instrument in writing executed by duly authorized representatives of Provider and the City.

17.4 Industry Standards. Except as otherwise set forth herein, for the purpose of the Agreement, the normal standards of performance within the solar photovoltaic power generation industry in the relevant market shall be the measure of whether a Party's performance is reasonable and timely. Unless expressly defined herein, words having well known technical or trade meanings shall be so construed.

17.5 Limited Effect of Waiver. No delay or omission of the right to exercise any power by either Party shall impair any such right or power or shall be construed as a waiver of or acquiescence to any default. One or more waivers of any covenant, term or condition of this Agreement by either Party shall not be construed by the other Party as a waiver of a subsequent breach of the same covenants, terms or condition. The consent or approval of either Party to or of any act by the other Party of a nature requiring consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

17.6 Severability. If any term, covenant, or condition in the Agreement shall, to any extent, be invalid or unenforceable in any respect under Applicable Law, the remainder of the Agreement shall not be affected thereby, and each term, covenant, or condition of the Agreement

shall be valid and enforceable to the fullest extent permitted by Applicable Law and, if appropriate, such invalid or unenforceable provision shall be modified or replaced to give effect to the underlying intent of the Parties and to the intended economic benefits of the Parties.

17.7 Relation of the Parties. The relationship between Provider and the City shall not be that of partners, agents, or joint venturers of one another, and nothing contained in the Agreement shall be deemed to constitute a partnership or agency agreement between them for any purposes, including federal income tax purposes. Provider and the City, in performing any of their obligations hereunder, shall be independent contractors or independent parties and shall discharge their contractual obligations at their own risk. Neither Party shall hold itself out as having the authority to bind the other Party.

17.8 Forward Contract; Bankruptcy Code; Service Contract. The Parties acknowledge and agree that this Agreement and the transactions contemplated hereunder are a “forward contract” within the meaning of the United States Bankruptcy Code, and that Provider is a “forward contract merchant” within the meaning of the United States Bankruptcy Code. The Parties further acknowledge and agree that, for purposes of this Agreement, Provider is not a “utility” as such term is used in Section 366 of the United States Bankruptcy Code, and the City agrees to waive and not to assert the applicability of the provisions of Section 366 in any bankruptcy proceeding wherein the City is a debtor. The Parties intend that this Agreement be treated as a “service contract” within the meaning of Section 7701(e) of the Internal Revenue Code.

17.9 Counterparts. This Agreement may be executed in one or more counterparts, all of which taken together shall constitute one and the same instrument.

17.10 Facsimile Delivery. This Agreement may be duly executed and delivered by a Party by electronic mail delivery of the “pdf” signature page of a counterpart to the other Party, and such document shall have the force of an original.

17.11 Immunity. Performance under this Agreement by the City, and its agents, servants, and employees, shall be for public and governmental purposes, and all privileges and immunities from liability enjoyed by governmental units, their agents, servants, and employees, shall extend to performance under this Agreement to the extent permitted by Massachusetts and Federal law; provided that, notwithstanding any provisions of law or charter to the contrary, neither party to this Agreement shall be exempt from liability for its obligations under this Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF and in confirmation of their consent to the terms and conditions contained in this SMART CSS Agreement and intending to be legally bound hereby, Provider and the City have executed this SMART CSS Agreement by their duly authorized representatives under seal as of the date first above written.

Parallel Products Solar Energy, LLC

By: \_\_\_\_\_  
Name: Timothy Cusson  
Title: Vice President

City of Revere

By: \_\_\_\_\_  
Name:  
Title:

Attachment: SMART CSS Muni Agg LI Agmt\_ Revere - SMART 3 (26-058 : Low-Income Solar Power Contract)

**EXHIBIT A**  
**SYSTEM APPENDIX NO. 2**

[REDACTED], 2026

This System Appendix, along with the Schedule of Systems attached hereto and made a part hereof, (a) establishes and defines one or more incremental Systems as being qualified as Community Shared Solar Tariff Generating Units under the SMART 3.0 Program to be utilized to provide for the delivery of electricity at discounted prices to low-income consumers of the City of Revere Municipal Aggregation Program (the “**Program**”) subject to the terms and conditions of the SMART CSS Agreement (the “**Agreement**”), dated [REDACTED], 2026 between Parallel Products Solar Energy, LLC (“**Provider**”) and the City of Revere, Massachusetts (the “**City**”) and (b) provides a cumulative and updated list of all Systems that are subject to the terms of the Agreement. This System Appendix, together with the Agreement, constitute a single agreement between the Parties and any capitalized terms used but not defined herein shall have the meanings set forth in the Agreement.

Except as expressly amended or waived by this System Appendix, the terms, conditions, covenants, agreements, warranties and representations contained in the Agreement are in all respects ratified, confirmed and remade as of the date hereof and, except as amended or waived hereby, shall continue in full force and effect.

All previously executed System Appendices between Provider and the City are hereby superseded and replaced by this System Appendix.

This Systems Appendix may be executed in counterparts, all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF and in confirmation of their consent to the terms and conditions contained in the Agreement and intending to be legally bound hereby, Provider and the City have executed this System Appendix by their duly authorized representatives under seal as of the date first above written.

Parallel Products Solar Energy, LLC

CITY OF REVERE

By: \_\_\_\_\_  
Name: Timothy Cusson  
Title: Vice President

By: \_\_\_\_\_  
Name:  
Title:

Attachment: SMART CSS Muni Agg LI Agmt\_Revere - SMART 3 (26-058 : Low-Income Solar Power Contract)



**Accounts by Month (actual)**

	Accounts					
	2020	2021	2022	2023	2024	2025
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Average/Total						

**Use by Month (actual) in kWh**

	2020	2021	2022	2023	2024	2025
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Average/Total						

Attachment: SMART CSS Muni Agg LI Agmt\_Reverse - SMART 3 (26-058 : Low-Income Solar Power Contract)

**EXHIBIT B**

**REGULATORY APPROVAL MILESTONES**

<u>Milestone</u>	<u>Milestone Date</u>	<u>Action led by</u>
Present final draft SMART 3.0 Agreement to Select Board	March xx, 2026	City
Submit final draft (unsigned) to DOER for preliminary approval/Pre-determination Letter in accordance with SMART 3.0 Guideline Regarding Community Shared Solar Tariff Generation Units	March yy, 2026	Provider
Submit documentation for each Tariff-Generating Unit involved in Agreement to DPU in accordance with D.P.U. 23-67-A (or successor order relating to SMART 3.0 program)	April xx, 2026	City
Execute Agreement	May xx, 2026	City and Provider
Submit executed Agreement to DOER along with Statement of Qualification Application	May yy, 2026	Provider

**EXHIBIT C****DESIGNATED ACCOUNT THRESHOLD AMOUNT**

**Definition:** “*Designated Account Threshold Amount*” means an amount equal to the sum of the following for each System listed on Exhibit A as of the Effective Date: twenty-five percent (25%) of the product of (a) the initial Estimated Allocated Annual Production of each such System times (b) thirty percent (30%) of the Determined Value of Energy for each such System.

**Sample Calculation:**

Assumed values:

Estimated Allocated Annual Production for all Systems: 5,000,000 kWh

Determined Value of Energy for all Systems: \$0.14/kWh

Calculation:

Designated Account Threshold Amount =  $0.25 \times (5,000,000 \times 0.3(\$0.14))$

Designated Account Threshold Amount = \$52,500.

**AN ORDINANCE FURTHER AMENDING TITLE 8 “HEALTH AND SAFETY”  
OF THE REVERE REVISED ORDINANCES**

*Be it ordained as follows:*

SECTION 1. Title 8 of the Revere Revised Ordinances is hereby amended by inserting new Chapter 8.40 “Cryptocurrency ATMs”:

**Chapter 8.40 CRYPTOCURRENCY ATMs**

**§ 8.40.010 Purpose.**

The purpose of this section is to prohibit the placement and operation of cryptocurrency ATMs in the City of Revere due to the risks posed to consumers, including financial fraud, money laundering, and lack of recourse for users. The current absence of sufficient federal and state consumer protections and regulatory oversight for such machines necessitates a municipal prohibition to safeguard residents and preserve public safety.

**§ 8.40.020 Definitions.**

The following definitions shall apply in the interpretation and implementation of this chapter:

“Cryptocurrency” shall mean any type of digital unit that is used as a medium of exchange or a form of digitally stored value or that is incorporated into payment system technology. Cryptocurrency shall be construed to include digital units of exchange that (i) have a centralized repository or administrator; (ii) are decentralized and have no centralized repository or administrator; or (iii) may be created or obtained by computing or manufacturing effort. This definition shall not be construed to include digital units that are used (a) solely within online gaming platforms with no market or application outside such gaming platforms, or (b) exclusively as part of a consumer affinity or rewards program, and can be applied solely as payment for purchases with the issuer or other designated merchants, but cannot be converted into or redeemed for fiat currency. Cryptocurrency includes but is not limited to Bitcoin, Bitcoin Cash, Dash, LiteCoin, Ripple, ZCash, Ethereum, and similar blockchain-based tokens.

“Cryptocurrency Automated Teller Machine” or “Cryptocurrency ATM” shall mean any self-service kiosk, machine, or device installed in a publicly accessible location that enables users to buy, sell, exchange, or transfer

cryptocurrency through the machine using cash, debit card, credit card, or other means of payment.

§ 8.40.030 **Prohibition.**

No person, business, or entity shall install, operate, maintain, or allow the installation, operation or maintenance of a Cryptocurrency ATM within the geographic boundaries of the City of Revere.

§ 8.40.040 **Enforcement.**

The provisions of this chapter shall be enforced by the Revere Police Department, the Department of Municipal Inspections, or any other authorized agent of the City.

Any person or entity found to be in violation of this ordinance shall be subject to the penalties set forth in Chapter 1.12, Art. II and Chapter 1.16 of Revere Revised Ordinances.

SECTION 2. This ordinance shall take effect on the thirtieth day after its enactment.