



CITY COUNCIL
Regular Meeting

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

Monday, March 24, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org.

5:00PM Appointments Sub-Committee Meeting

5:30PM Legislative Affairs Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of March 10, 2025

Public Hearings

3. **25-006** Hearing called as ordered on, An Ordinance Further Amending the Revere Revised Ordinances Relative to Open Meeting Rules.
4. **25-074** Hearing called as ordered on the application of Trichilo Development, 13 Victoria Street, Revere, MA 02151 request a special permit from the Revere City Council to raze the existing non-conforming structure and construct a five story mixed used development consisting of fifty-two residential units and two commercial units at 114 Shirley Avenue, Revere, MA 02151.
5. **25-075** Hearing called as ordered on the application of Master Spray Foam Insulation, Inc., 870 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to change a non-conforming use (commercial garage) to another non-conforming use (contractor storage yard) at 870 Broadway, Revere, MA 02151.
6. **25-076** Hearing called as ordered on the application of Washington Sherman, LLC, 9 South Street, Chestnut Hill, MA 02467 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 660 gallons of gasoline to be contained within 33 vehicles to be parked in a parking garage of a residential development at 810 Washington Avenue, Revere, MA 02151.
7. **25-077** Hearing called as ordered on petition submitted by National Grid to relocate SO (Sole-Owed) pole 520 near 791 Broadway Revere approximately 8 feet South-West and also to install (1) SO pole 521-1 approximately 50 feet North-East of existing pole 520.

8. **25-078** Hearing called as ordered on petition submitted by National Grid to install 1 JO pole and relocate 1 JO pole on Graves Road beginning at a point approximately 15 feet East of the centerline of the intersection of Graves Road and Malden Street and continuing approximately 1124 feet in a Northeast direction. National Grid to install P3335-50 approximately 66' South from existing P3335 on East Side of Graves Rd. Relocate P4466 approximately 20' North from existing location on East side of Graves Rd. Changes are for reliability and feeder relief. Graves Rd is becoming 3ph mainline.
9. **25-079** Hearing called as ordered on petition submitted by National Grid to install underground facilities on Revere Street. National Grid is petitioning to install (2) - 4" conduits starting at pole 2677 and continuing through the sidewalk into 8 Revere Street to serve as the permanent electric feed.
10. **25-080** Hearing called as ordered on petition submitted by National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location.
11. **25-081** Hearing called as ordered on petition submitted by National Grid to install one jointly owned pole on the sidewalk to serve as the permanent electric service for a new building at 8 Avon Street, Revere, MA.

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

Unfinished Business

12. **25-047** Petition submitted by National Grid to install a pole across from 55 Walnut Avenue, Revere, MA 02151 beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Avenue and Walnut Avenue and continuing approximately 17 feet in an East direction. (Plan No. 30811266)
13. **25-048** Petition submitted by National Grid to install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street, Revere, MA. (Plan # 30941770)
14. **25-049** Petition submitted by National Grid to install approximately 10' of 1-3" underground conduit from existing pole #3919-0 to provide a permanent overhead to underground siphon service at 73 Gage Avenue, Revere, MA 02151. (Plan #31071852)

Appointments Sub-Committee Report

15. **25-037** Communication from the Mayor relative to the appointment of Jaime Jimenez to the Cultural Council.
16. **25-038** Communication from the Mayor relative to the appointment of Debra DeFilippo-West to the Cultural Council.
17. **25-051** Communication from the Mayor relative to the appointment of Diana Cardona to the Public Art Commission.

18. **25-054** Communication from the Mayor relative to the appointment of Nina DeFreitas to the Council on Elder Affairs.
19. **25-055** Communication from the Mayor relative to the appointment of Lucretia Deeran to the Council on Elder Affairs.
20. **25-056** Communication from the Mayor relative to the appointment of Nancy Monkiewicz to the Council on Elder Affairs.
21. **25-057** Communication from the Mayor relative to the appointment of Kathleen Smith to the Council on Elder Affairs.
22. **25-058** Communication from the Mayor relative to the appointment of Ann Marie Droukis to the Council on Elder Affairs.
23. **25-059** Communication from the Mayor relative to the appointment of Lois Internicola D'Ambrosio to the Council on Elder Affairs.
24. **25-060** Communication from the Mayor relative to the reappointment of Eleanor Vieira to the Council on Elder Affairs
25. **25-061** Communication from the Mayor relative to the reappointment of Denise Rampleberg to the Council on Elder Affairs
26. **25-062** Communication from the Mayor relative to the reappointment of Sandy Lozier to the Council on Elder Affairs
27. **25-063** Communication from the Mayor relative to the reappointment of Robert Hanlon to the Council on Elder Affairs.
28. **25-064** Communication from the Mayor relative to the reappointment of Linda Doherty to the Council on Elder Affairs.

Legislative Affairs Sub-Committee Report

29. **24-305** An Ordinance Further Amending Food Truck Locations (Revere Historical Commission Parking Lot).
30. **25-026** Hearing called as ordered on, An Ordinance Further Amending Chapter 2.57 of the Revised Ordinances of the City of Revere Relative to the Parks & Recreation Commission.
31. **25-034** Hearing called as ordered on, An Ordinance Relative to Improving Public Health and Accessibility to Health Care Products in the City of Revere (attached).

Communications

32. **25-082** Communication from the City Auditor requesting an appropriation from the Cable Access Receipt Reserved Fund to pay Revere TV's quarterly invoice.
33. **25-083** Communication from the Mayor relative to the reappointment of Chaimaa Hossaini to the Human Rights Commission.
34. **25-084** Communication from the Mayor relative to the appointment of Lark Logan to the Cultural Council.

- 35. **25-085** Communication from the Mayor relative to the appointment of Sheila Johnson to the Human Rights Commission.
- 36. **25-086** Communication from the Policy Writer and Analyst relative to rules and regulations for the veteran property tax work-off abatement program.

Motions

- 37. **25-087** Motion presented by Councillor Jaramillo: That the City Council order to a public hearing, An Ordinance Further Amending the Revere Revised Ordinances Relative to the Transparency and Accountability of Utility Companies. (attached)
- 38. **25-088** Motion presented by Councillor Cogliandro: That the Mayor request the Short-Term Rental Office to appear before the City Council to provide an update on short-term rentals throughout the City and to discuss the effectiveness of the new software and recent changes to the ordinance.
- 39. **25-089** Motion presented by Councillor Argenzio: That the Mayor request the Superintendent of Public Works and the City Engineer to appear before the City Council to discuss and present a list of street and sidewalk construction for this year.
- 40. **25-090** Motion presented by Councillor Cogliandro: That the Mayor and Superintendent of Public Works be requested to contact MassDOT to install traffic lights at the intersection of Mountain Avenue and Broadway.
- 41. **25-091** Motion presented by Councillor Novoselsky: That the City Council award a Certificate of Commendation to Revere Karate Academy in recognition of their 45th anniversary of being in business.
- 42. **25-092** Motion presented by Councillor McKenna, Councillor Jaramillo: That the Mayor request the Director of Parking to issue paper visitor passes, as opposed to digital visitor passes, for seniors over the age of 65 and health care workers. Too much of a burden is placed on seniors and health care workers when using the digital system who may need to update their visitor pass information multiple times per day.
- 43. **25-093** Motion presented by Councillor Cogliandro: That the City Council approve, An Act Establishing an Elected Zoning Board of Appeals in the City of Revere. (attached).



CITY COUNCIL

Regular Meeting

City Councillor

Joseph A. DelGrosso

City Council Chamber

Journal

Monday, March 10, 2025

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Marc Silvestri presiding.

5:00PM Zoning Sub-Committee Meeting

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Anthony Cogliandro	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Anthony T. Zambuto	Councillor	Late	6:02 PM
Marc Silvestri	Council President	Present	

2 Approval of the Journal of the Regular Meeting of February 24, 2025

RESULT: ACCEPTED

Communications

3 25-066 Communication from the Mayor relative to the proposed Inter-municipal RECC Agreement between Revere, Winthrop, and Chelsea.

The City Council discussed a proposal for an intermunicipal agreement between the communities of Revere, Winthrop, and Chelsea regarding their regional 911 services. Revere has been operating a regional 911 center with Winthrop for the past 15 years, originally planned to include Chelsea. However, Chelsea opted not to join initially. Now, after years of efforts to bring Chelsea back, the proposal is to include Chelsea in the regional 911 system, which would improve funding and efficiency.

By including Chelsea, the region would qualify for up to \$15 million in state grants (as opposed to the \$8-9 million Revere and Winthrop currently qualify for). The cost of running the 911 center would be shared by three communities, reducing individual expenses and increasing public safety funding. The new regional 911 center will be based at the former McKinley School, which will be refurbished with state-of-the-art facilities, including seismic reinforcement for disaster preparedness. This will provide better service, with the same high level of professionalism in the call centers.

The proposal has received support from all three communities, with Chelsea's City Council voting unanimously in favor. City officials from Revere, Chelsea, and Winthrop have expressed their commitment to the project, citing improved safety, better staff retention, and enhanced training facilities as key benefits. The agreement will also ensure that public safety workers will continue to receive strong benefits and be well-represented by unions. The proposal is seen as a major step forward for regional collaboration and public safety.

Mayor Keefe and Chelsea City Manager Fidel Maltez addressed the City Council on this request.

“SHALL THE CITY COUNCIL APPROVE THE AGREEMENT BY AND AMONG THE CITY OF REVERE, THE TOWN OF WINTHROP, AND THE CITY OF CHELSEA FOR THE METRO NORTH REGIONAL EMERGENCY COMMUNICATIONS DISTRICT AND DISPATCH CENTER?”

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

- 4 25-067 Communication from the Chief of Planning & Community Development relative to the conveyance of certain tax title properties to the Affordable Housing Trust Fund Board of Trustees.

RESULT:	REFERRED TO ECONOMIC DEVELOPMENT	Next: 4/7/2025 6:00 PM
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- 5 25-068 Brian Dakin, Sr. Project Manager of LeftField will provide an update on the Revere High School Building Project.

Brian Dakin provided an update on the high school project, noting that after completing the design development phase, estimates from both the construction manager and design firms were reconciled and found to be slightly under budget. The project remains on track, with no changes to the design. The team has submitted the design development package to MSBA. They will re-estimate costs to ensure they remain on budget before starting construction. Demolition of existing structures is set to begin in the coming weeks. Dakin also addressed concerns about the project's budget and contingencies, confirming that they are maintaining a 6% contingency for design costs and additional contingencies for potential tariffs or change orders. He explained that if the estimates come in over budget, the project team has a list of items to cut or refine, but any unspent funds would be returned to the city. There were also questions about ongoing maintenance costs for the new building, including staffing and landscaping. Dakin mentioned that the facilities team is working to understand these costs, though specifics are not yet available. Regarding the MEPA process, Dakin confirmed that they expect to wrap up by August, after which MSBA will reimburse the city for eligible expenses. He also addressed

concerns about potential flooding in the new garage, stating that the design includes pumps similar to those used in the Garfield garage to handle water drainage.

RESULT: PLACED ON FILE

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

Unfinished Business

- 6 25-047 Petition submitted by National Grid to install a pole across from 55 Walnut Avenue, Revere, MA 02151 beginning at a point approximately 134 feet North of the centerline of the intersection of Shirley Avenue and Walnut Avenue and continuing approximately 17 feet in an East direction. (Plan No. 30811266)

RESULT: TABLED - NO ROLL CALL **Next: 3/24/2025 6:00 PM**

- 7 25-048 Petition submitted by National Grid to install approximately 10' of 2-4" conduit from existing pole #2274-0 to private property to provide a permanent overhead to underground siphon service at 130 Hichborn Street, Revere, MA. (Plan # 30941770)

RESULT: TABLED - NO ROLL CALL **Next: 3/24/2025 6:00 PM**

- 8 25-049 Petition submitted by National Grid to install approximately 10' of 1-3" underground conduit from existing pole #3919-0 to provide a permanent overhead to underground siphon service at 73 Gage Avenue, Revere, MA 02151. (Plan #31071852)

RESULT: TABLED - NO ROLL CALL **Next: 3/24/2025 6:00 PM**

- 9 25-050 Petition submitted by National Grid to install approximately 60' of 1-4" underground conduit from existing pole #306 at the corner of Agneous Avenue and Broad Sound Avenue to provide a permanent overhead to underground siphon service for 3 Agneous Avenue, Revere, MA 02151. (Plan # 31086694)

RESULT: ORDERED - VOICE VOTE

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday, March 10, 2025 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Argenzio, Guarino-Sawaya, Jaramillo, Novoselsky, and Chairman Zambuto. The following matters were discussed by the committee:

24-269 An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.

The Planning Board offered a favorable recommendation for adoption of the ordinance by the City Council. Councillor Kelley and Marsha Ragusa addressed the committee and reiterated testimony from the initial public hearing relative to developers using the ordinance to circumvent minimum parking requirements and potential safety hazards with mechanical parking systems. Chairman Zambuto advised the committee that there have been a couple of projects which utilize mechanical parking systems which would become a non-conforming use.

The committee voted to provide a favorable recommendation to the City Council for adoption of the proposed ordinance repealing the definition and use of mechanical parking systems.

Councillors Argenzio, Guarino-Sawaya, Jaramillo, and Novoselsky voting “YES”. Chairman Zambuto voting “NO”.

25-015 Joshua Recycling, Inc., 12 Furlong Drive, Revere, MA 02151 requesting a special permit from the Revere City Council so as to permit a contractors storage yard use within the TED District at 12 Furlong Drive, Revere, MA 02151.

Site Plan Review issued the following conditions to be incorporated into the special permit if granted.

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

The committee voted to provide a favorable recommendation to the City Council to grant the relief requested subject to the conditions of Site Plan Review.

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

25-042 Edvin Balla, 48 Derby Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing non-conforming structure and construct a new four-story mixed used building, within the same footprint, consisting of a two-story restaurant on the ground and second floors, and two residential units on the third and fourth floors (one apartment per floor) at 63-64 Revere Beach Boulevard, Revere, MA 02151.

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

The committee voted to provide a favorable recommendation to the City Council to grant the relief requested subject to the conditions of Site Plan Review.

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

25-043 Nicholas Daher, 375 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to expand an existing nonconforming use and structure for the conversion of a 5-unit structure to a 6-unit structure at 30 Campbell Avenue, Revere, MA 02151.

- . The property shall be brought into compliance with building, electrical, plumbing, and fire codes for all the units.
 - . The final plans shall be approved by the Site Plan Review Committee.
3. The plans must be reviewed and approved by the Fire Dept. for fire suppression systems.

The committee voted to provide a favorable recommendation to the City Council to grant the relief requested subject to the conditions of Site Plan Review.

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

- 10 24-269 An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.

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

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

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

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

February 24, 2025 Ordered to a first reading.
 March 10, 2025 Ordered on a second reading.
 March 10, 2025 Ordered on a third and final reading.
 March 10, 2025 Ordered Engrossed & Ordained on a Roll Call.

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

- 11 25-015 Joshua Recycling, Inc., 12 Furlong Drive, Revere, MA 02151 requesting a special permit from the Revere City Council so as to permit a contractors storage yard use within the TED District at 12 Furlong Drive, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 12 FURLONG DRIVE SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW?”

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

- 12 25-043 Nicholas Daher, 375 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to expand an existing nonconforming use and structure for the conversion of a 5-unit structure to a 6-unit structure at 30 Campbell Avenue, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 30 CAMPBELL AVENUE SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW?”

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

- 13 25-042 Edvin Balla, 48 Derby Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing non-conforming structure and construct a new four-story mixed used building, within the same footprint, consisting of a two-story restaurant on the ground and second floors, and two residential units on the third and fourth floors (one apartment per floor) at 63-64 Revere Beach Boulevard, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 63-64 REVERE BEACH BOULEVARD SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW?”

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

Motions

- 14 25-069 Motion presented by Councillor Kelley: That the City Council request the City Solicitor That the City Council request the City Solicitor to draft a home rule petition exempting the City of Revere from the Commonwealth’s Zoning Act requirements relative to Accessory Dwelling Units.

Councillor Jaramillo is recorded as "NO".

The motion seeks an exemption from certain state requirements, particularly related to parking and location restrictions, to preserve Revere's local ordinances and protect its neighborhoods. Councillor Kelley explained that the state's ADU law imposes a one-size-fits-all approach that does not account for Revere's unique needs, such as the dense population, limited parking, and existing infrastructure strain. Kelley argued that the city's current ADU ordinance, which includes owner-occupancy requirements and restrictions on parking, is a more practical approach and better suited to the city's dynamics.

Kelley emphasized that the goal was not to reject the development of ADUs, but to maintain local control over how they are implemented. She also noted that many other municipalities have been challenging state mandates through lawsuits due to unfunded mandates and the strain they place on local services. The substitute motion requested that the City Solicitor draft a Home Rule petition to exempt Revere from the state's ADU zoning requirements.

Other councilors supported the motion, with Councilor Zambuto agreeing that there was no need to send it to committee and endorsed the request. Other Councillors also expressed support for the motion, emphasizing the importance of maintaining local control over zoning.

RESULT: ORDERED AS AMENDED VOICE VOTE

- 15 25-070 Motion presented by Councillor Argenzio: That the Mayor request the City Solicitor and Director of Planning and Community Development to explore the feasibility of challenging in court the new ADU regulations set forth by the Commonwealth of Massachusetts. Specifically lack of parking requirements, allowing ADU construction on homes greater than single family, allowing ADU construction in flood zones, and considering a bus stop as a transit station.

Councillor Jaramillo is recorded as "NO".

Councillors also mention the possibility of variances for setbacks, but express doubt about the practicality of ADUs in Revere due to smaller lot sizes compared to suburban areas. Councillors also emphasized the need for local regulations tailored to the city's needs and suggest that the state should not withhold funding from cities that oppose certain mandates. While ADUs can provide housing for seniors, young adults with special needs, and generate rental income, concerns about their regulation, particularly in flood zones and parking, are raised. Several Councillors are worried that the state mandate could lead to overcrowding, as there is no limit on the number of ADUs that can be built on properties. They express concern about the impact on the city's infrastructure and quality of life, arguing that Revere is too dense to accommodate such a policy without additional resources for emergency services. There is also frustration that the state did not consult with individual cities before making such decisions. Tom Skwierawski, Chief of Planning suggested waiting for state guidance on regulations and debated over how much local governments can resist state regulations and whether fighting the law in court is even a viable option. In the end, the discussion reflected on the challenges of integrating ADUs into local zoning laws while balancing state mandates and ensuring fairness and practicality for communities.

RESULT: ORDERED - VOICE VOTE

- 16 25-071 Motion presented by Councillor Argenzio: That the Mayor request the Department of Public Works to install bollards in front of 110 Ridge Road. This house is directly across from Homer Street which is an extremely steep hill. On several occasions, during snow storms, vehicles have come down the hill and into the resident's home and property.

RESULT: ORDERED - VOICE VOTE

- 17 25-072 Motion presented by Councillor Argenzio: That the Mayor request the DPW Superintendent to install a sidewalk approximately 175' in length to include curb in front of 15 Seaview Street to the corner of Mountain Avenue. This area is the only location on Seaview Street without a formal sidewalk. The area currently is grass and vegetation making it impossible to traverse.

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

RESULT:	ORDERED - VOICE VOTE
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Ordered adjourned at 7:25 PM.

Attest:

City Clerk

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

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed order:

AN ORDINANCE FURTHER THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO OPEN MEETINGS

Be it ordained by the City of Revere as follows:

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

A copy of the aforementioned 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 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
March 5, 2025
Send Invoice To: amelnik@revere.org

C-25-05

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 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 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 Trichilo Development, 13 Victoria Street, Revere, MA 02151 request a special permit from the Revere City Council to raze the existing non-conforming structure and construct a five story mixed used development consisting of fifty-two residential units and two commercial units at 114 Shirley Avenue, Revere, MA 02151.

A copy of the aforementioned application (C-25-05) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #20568
03/05/2025
03/12/2025

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

C-25-05

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 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 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 Trichilo Development, 13 Victoria Street, Revere, MA 02151 request a special permit from the Revere City Council to raze the existing non-conforming structure and construct a five story mixed used development consisting of fifty-two residential units and two commercial units at 114 Shirley Avenue, Revere, MA 02151.

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Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #20568
03/05/2025
03/12/2025

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

FORM B

APPLICATION NO. C-25-05
DATE: 2/24/25

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 17.40.030 Reconstruction and extension of a non-conforming structure
- C. 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.

1. Applicant submitting this application is:

Name: Trachilo Development

Address: 13 VICTORIA STREET REVERE MA 02117

Tel. #: 617-717-9203

2. Applicant is: ☐ Tenant ☐ Licensee ☒ Prospective Purchaser

☐ Owner ☐ Other (Describe)

FILED
2025 FEB 24 AM 9:49
OFFICE CITY CLERK
REVERE, MASS

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

Name: Joseph V. Cattoggio Jr.
 Title: Attorney at Law
 Address: One Sprague Street
Revere, MA 02151
 Tel. #: 781-267-3300

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

Name: ALUNE VAN
 Address: 116 Shirley Ave Revere MA 02151
 Tel. #: c/o Attorney Stephen Murray 781-289-3417

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

Book _____, Page _____, Certificate # (if registered) _____,

Book 36374, Page 155 and 156

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:

December 3, 2021 114 Shirley Ave Revere
 Lot # 1 and 2 Sq. Ft. 9798

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; ☒ no.

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

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 total square footage of Applicant's land is comprised of Lots 1 and 2 on attached plans showing a total of 9,798 square feet located withing two adjoining rectangular level lots with a pre-existing two story commercial building. The lot is located at the corners of Nahant Avenue and Shirley Avenue and is zoned for General Business. The lot and structure are serviced by all required utilities.

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

The applicant seeks to remove the existing non-conforming structure and replace with a state of the art, five-story mixed use structure housing 52 residential units and 2 or 3 commercial/retail spaces (to be located on the first floor/street level.

DATE OF DENIAL BY SITE PLAN REVIEW : January 7, 2025

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

Signature of Applicant

Joseph Truchin

Date

2/20/25

Signature of Owner

AUNE VAN

Date

2/12/25

Signature of Designated Representative

JOSEPH V CATTOGGIO JR

Date

2/20/25

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

Request for Finding of Fact – Special Permit

Now comes the applicant, Master Spray Foam Insulation Inc., who has applied to this Honorable City Council for a special permit for property located at 870 Broadway, 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 Ordinances for the following reasons:***
 - (a) The property is zoned for General Business and sits on an existing commercial site with an attractive location to public transportation in an area currently benefiting from similar commercial mixed use redevelopment***
 - (b) Retail space with single bedroom residential units above is directly in line with current redevelopment trends and will both blend and enhance the redevelopment of the Shirley Avenue area***
 - (c) Realizing the property's full potential will benefit the neighborhood, city and its tax payers.***

- 2. That the specific site is an appropriate location for such use for the following reasons:***
 - (a) We are following a number of similar mixed use, one bedroom multi unit developments in close proximity to public transportation and a public beach.***
 - (b) The proposed construction will attract a working force that will enhance both the city and immediate neighborhood***
 - (c) The location presently has access to all required utilities and services required for the proposed use***

- 3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:***
 - (a) The proposed use has been reviewed by all members of the City of Revere Site Plan Review will all requested improvements and facilities agreed to for the completion of construction***
 - (b) The property is properly serviced by both water and sewer sufficient to suit the proposed use***
 - (c) The proposed use will not be a burden to with the local water or sewerage systems***

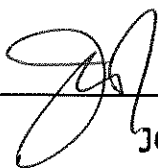
4. *That the use as developed will not adversely affect the neighborhood, for the following reasons;*
 - (a) *The property is located in the central area of the City's business district, generally not effecting the surrounding neighborhood*
 - (b) *All similar mixed use single bedroom multi-unit development has shown a positive effect on city business and has not had a negative effect on safety.*
 - (c) *Additional diverse and unique retail space on the first floor will be an enhancement to the neighborhood.*

5. *That there will not be a nuisance or serious hazard to vehicles or pedestrians using Broadway for the following reasons:*
 - (a) *Occupants will be restricted to no automobiles on site. There will not be any addition to vehicle traffic*
 - (b) *The change in use will not result in any measurable increase in traffic*
 - (c) *The first floor retail space will provide safe sidewalk passage*

6. *That adequate and appropriate facilities will be provided for the proper use, for the following reasons*
 - (a) *The application has been reviewed by Site Plan Review which has determined all facilities are available*
 - (b) *Review of all public and fire safety measures will be met.*
 - (c) *All safety requirements will be met as conditioned by the City Council; Planning Board; Fire Department; Board of Health and Community Development*

Date: February 4, 2025

Respectfully submitted by :



JOSEPH V CATTOGGIO JR

Attorney for Applicant

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: Trichilo Development LLC
 Address: 13 Victoria St Revere MA 02157

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

Name: ALUNE VAN
 Address: 116 Shirley Ave Revere MA 02157

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.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

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:

Limited Liability Company
Officer's Name: Joseph Trichilo

Address: 13 VICTORIA ST RENEW MA 0217

Director's Name: Joseph Trichilo

Address: 13 VICTORIA ST RENEW MA 0217

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:

[Signature] Landowner

[Signature] Applicant

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

To: George Anzuoni, Director of Finance
 From: Ashley E. Melnik, City Clerk
 Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: _____

Requested Return

Date: _____

Hearing

Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: Trichilo Development LLC
 (person, corporation or business enterprise applying for license or permit)

Address of Applicant: 13 VILLOIA ST REVERE MA 0217
 (business address of above person, corporation or business enterprise)

Location Address: 114 Shirley Avenue and
 (location of property for which license or permit is required.)

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

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.

✓ 

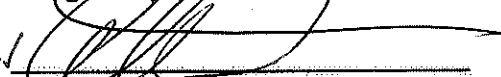
CHANDLER

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.

✓ 

CHANDLER

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (If applicable)

Application Review Comments

From: fstringi@revere.org

To: cattoggio@aol.com; amelnik@revere.org; lcavagnaro@revere.org

Date: Tuesday, January 7, 2025 at 01:26 PM EST

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: January 07, 2025
Application #: SPR24-000141
Address: 114 SHIRLEY AVE
Description: mixed use proposal (parcels 8/146/1 and 2)
Review Status: Denied

Thank you for your recent permit application for mixed use proposal (parcels 8/146/1 and 2). 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

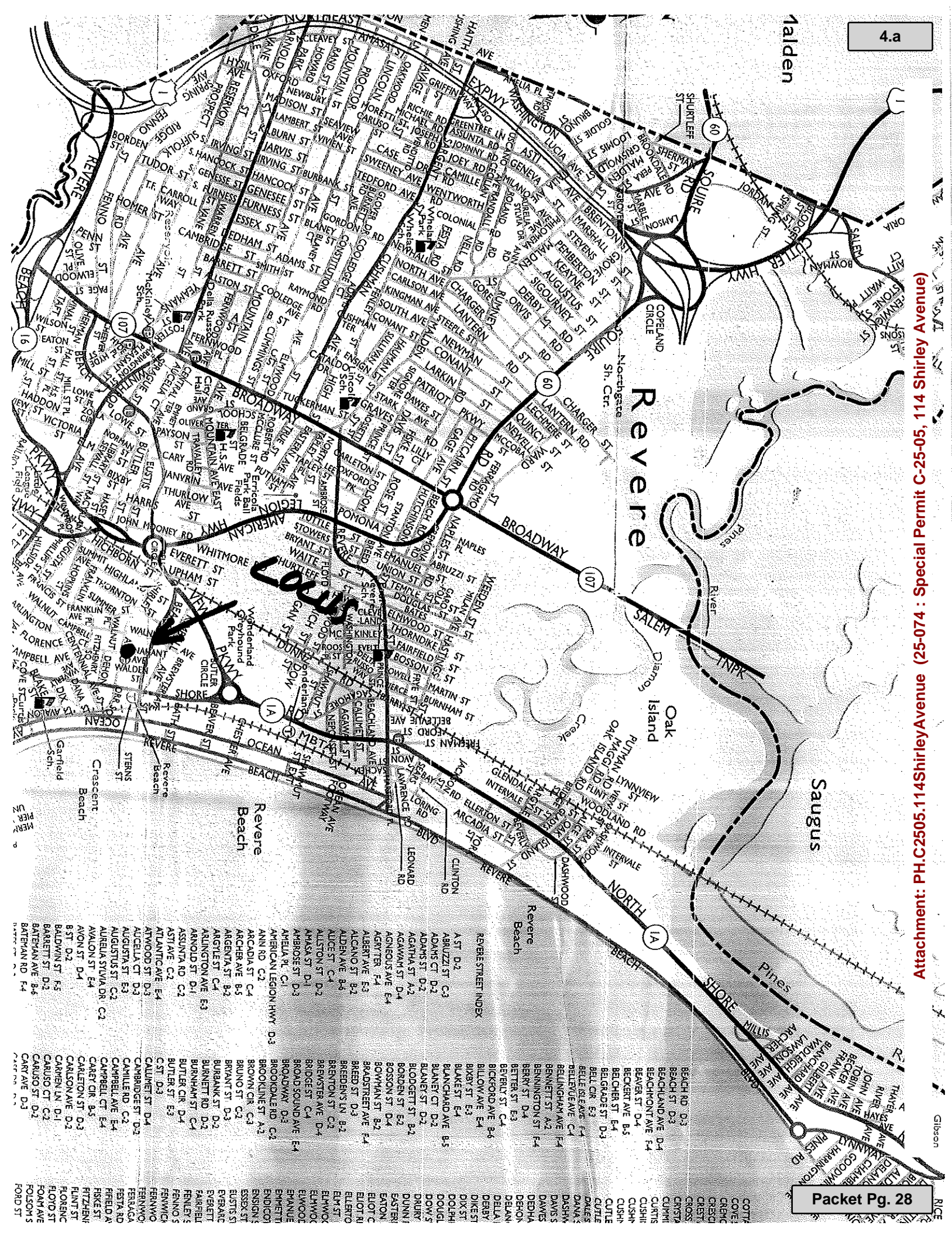
1. This plan has been denied for the following reasons: In accordance with Section 17.40.030, the reconstruction and extension of a nonconforming structure may only be allowed by special permit of the City Council.

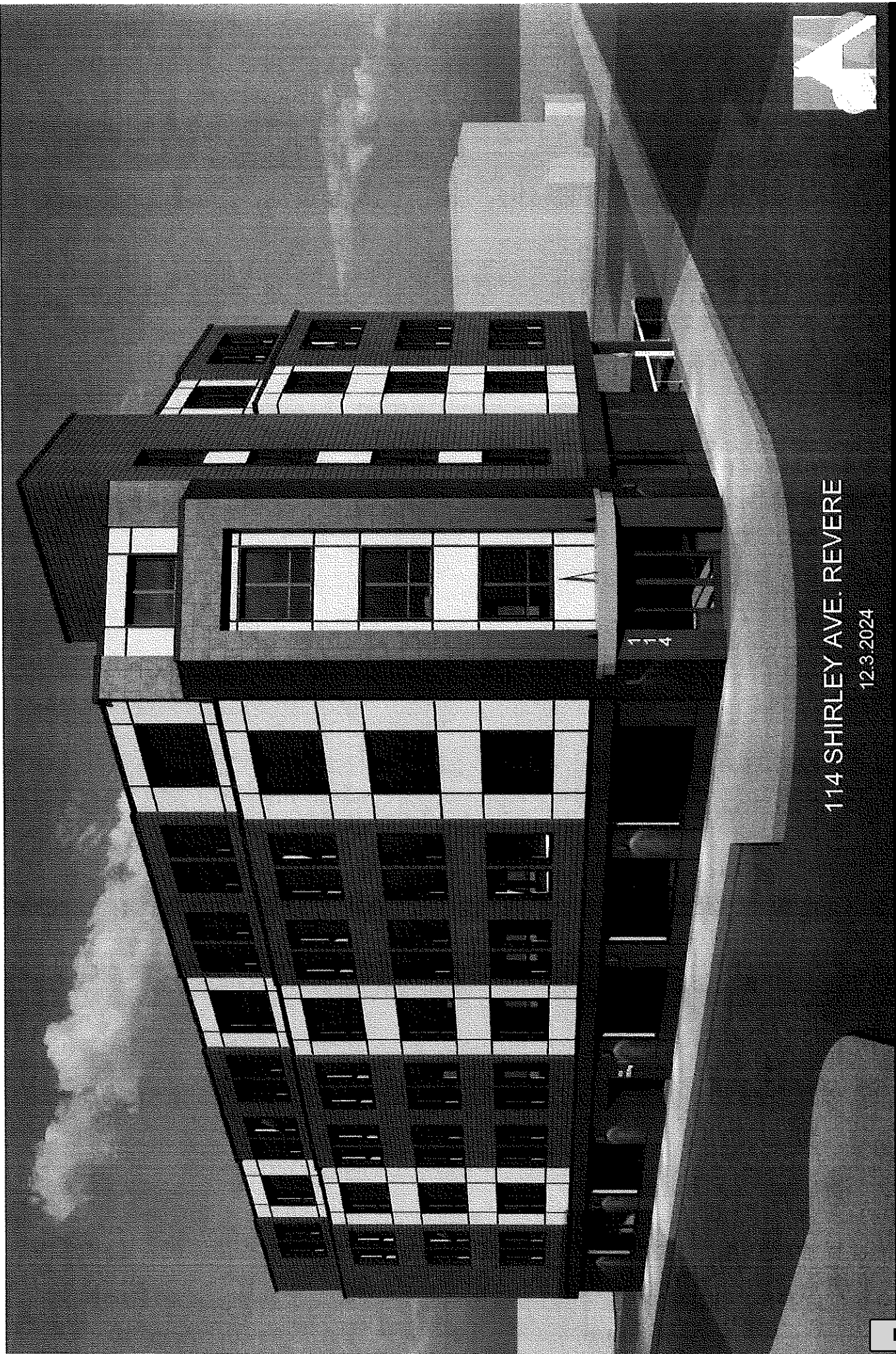
NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

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



Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)



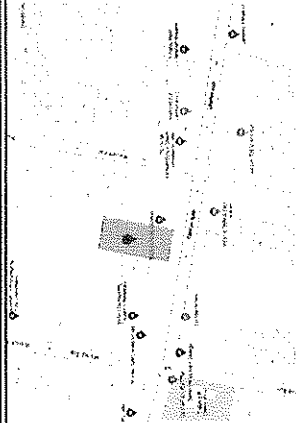
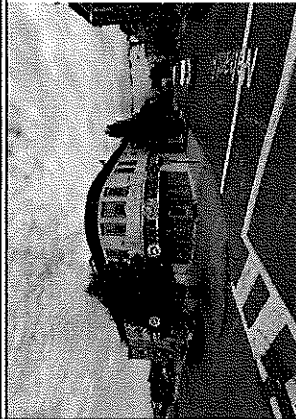


114 SHIRLEY AVE. REVERE

12.3.2024

PROPOSED MIXED USE BUILDING

114 Shirley Ave, Revere, MA 02151



EXISTING SITUATION

LOCUS MAP

AERIAL VIEW

ZONING STUDY
ZONE: **residential**
MIN. LOT AREA: 10,000 SF.
MIN. FRONTAGE: 100'
MIN. HEIGHT: 50'
MAX. STORIES: 5
G.F.A.: 37,600 SF.
F.A.R.: 1.5

SETBACK REQUIREMENTS:
FRONT: 10'
SIDE: 20'
REAR: 20'

ARCHITECT:
DAVID BARSKY - ARCHITECT
Commercial Residential Hospitality
57 Elm Road, Newburyport, MA 02460
e-mail: dbarskyarcor@aol.com
tel: 617.448.3872
617.576.9901

1. For all residential uses in the CR and CR-2 districts the yard dimensions shall be as follows: Front, 10 feet, side, 20 feet, rear, 20 feet.
2. Where abutting a residential district and/or area.

PROJECT SUMMARY
APARTMENT UNITS
TOTAL LOT AREA = 9,720 SF.
TOTAL GFA = 37,600 SF.
TOTAL FAR = 3.86

1-ST LEVEL
UTILITY
MAIL ROOM
RETAIL 1
RETAIL 2

2-ND LEVEL
UNIT 201 1 BED
UNIT 202 1 BED
UNIT 203 1 BED
UNIT 204 1 BED
UNIT 205 1 BED
UNIT 206 1 BED
UNIT 207 1 BED
UNIT 208 1 BED
UNIT 209 1 BED
UNIT 210 1 BED
UNIT 211 1 BED
UNIT 212 1 BED
UNIT 213 1 BED

3-RD LEVEL
UNIT 301 1 BED
UNIT 302 1 BED
UNIT 303 1 BED
UNIT 304 1 BED
UNIT 305 1 BED
UNIT 306 1 BED
UNIT 307 1 BED
UNIT 308 1 BED
UNIT 309 1 BED
UNIT 310 1 BED
UNIT 311 1 BED
UNIT 312 1 BED
UNIT 313 1 BED

4TH LEVEL
UNIT 401 1 BED
UNIT 402 1 BED
UNIT 403 1 BED
UNIT 404 1 BED
UNIT 405 1 BED
UNIT 406 1 BED

5TH LEVEL
UNIT 501 1 BED
UNIT 502 1 BED
UNIT 503 1 BED
UNIT 504 1 BED
UNIT 505 1 BED
UNIT 506 1 BED
UNIT 507 1 BED
UNIT 508 STUDIO
UNIT 509 1 BED
UNIT 510 1 BED
UNIT 511 1 BED
UNIT 512 1 BED
UNIT 513 1 BED

TOTAL NET UNIT AREA = 26,029 S.F.
51 1 BED UNITS
1 STUDIO
52 UNITS TOTAL

UNIT 407 1 BED = 459 S.F.
UNIT 408 1 BED = 463 S.F.
UNIT 409 1 BED = 548 S.F.
UNIT 410 1 BED = 565 S.F.
UNIT 411 1 BED = 491 S.F.
UNIT 412 1 BED = 551 S.F.
UNIT 413 1 BED = 490 S.F.

UNIT 501 1 BED = 532 S.F.
UNIT 502 1 BED = 457 S.F.
UNIT 503 1 BED = 526 S.F.
UNIT 504 1 BED = 534 S.F.
UNIT 505 1 BED = 457 S.F.
UNIT 506 1 BED = 437 S.F.
UNIT 507 1 BED = 438 S.F.
UNIT 508 STUDIO = 429 S.F.
UNIT 509 1 BED = 518 S.F.
UNIT 510 1 BED = 565 S.F.
UNIT 511 1 BED = 491 S.F.
UNIT 512 1 BED = 551 S.F.
UNIT 513 1 BED = 490 S.F.

SHEET	COVER SHEET	SHEET TITLE	DATE
A-000	COVER SHEET	ARCHITECTURAL	12.03.2024
A-001	GENERAL NOTES		12.03.2024
A-100	FLOOR PLANS	2ND THROUGH 4TH LEVEL	12.03.2024
A-101	FLOOR PLANS	5TH LEVEL	12.03.2024
A-102	FLOOR PLANS	6TH LEVEL	12.03.2024
A-103	FLOOR PLANS	ROOF LEVEL	12.03.2024
A-200	ELEVATION		12.03.2024
A-201	ELEVATION		12.03.2024

VISUALIZATION



COMMERCIAL
RESIDENTIAL
HOSPITALITY
200 NEWTON STREET,
REVERE, MA 02151
TEL: 617.448.3872
WWW.COMMERCIALRESIDENTIALHOSPITALITY.COM

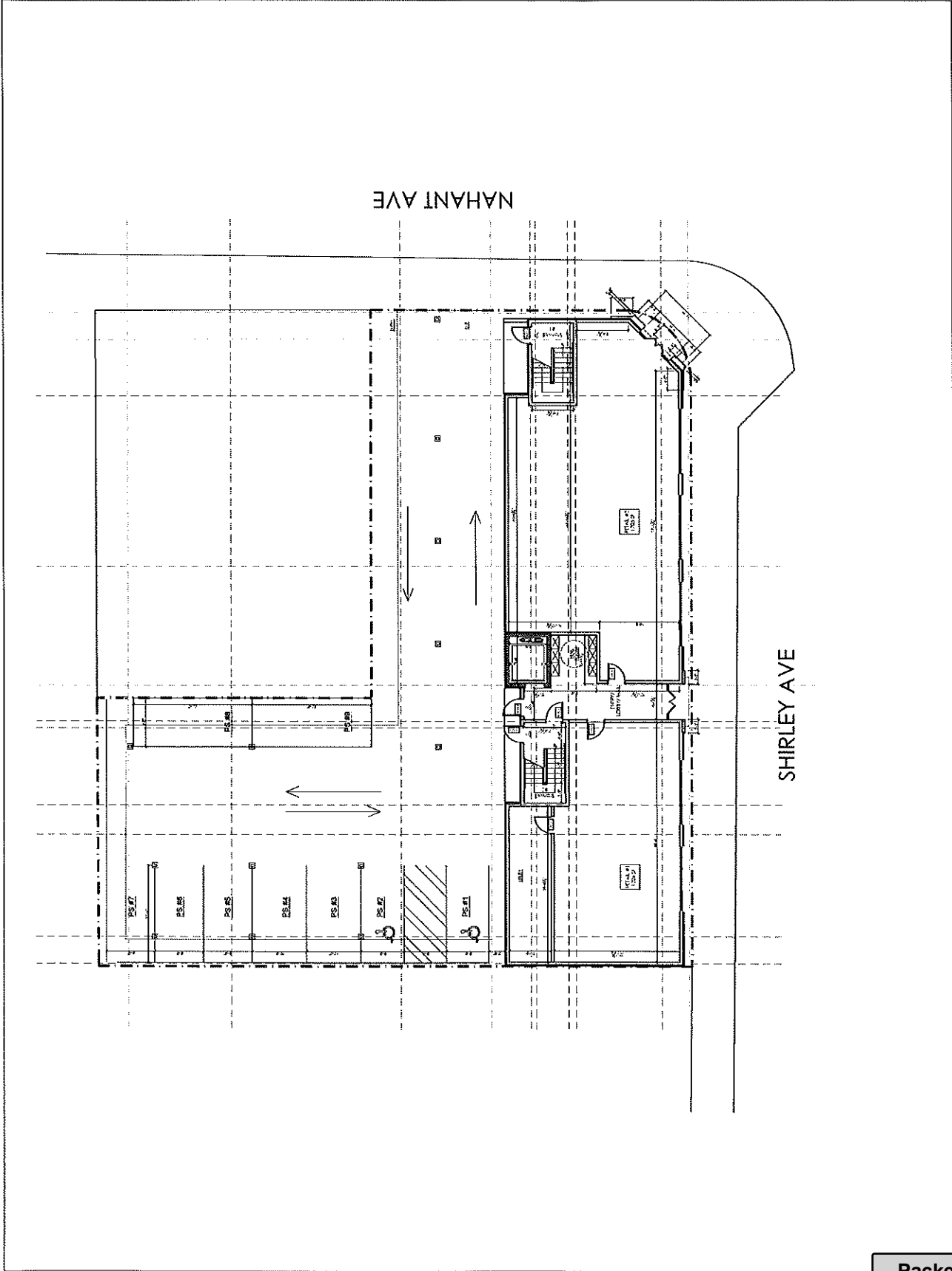
CLIENT INFORMATION
TRICHILODEVELOPMENT LLC.
13 Victoria Street,
Revere, MA 02151

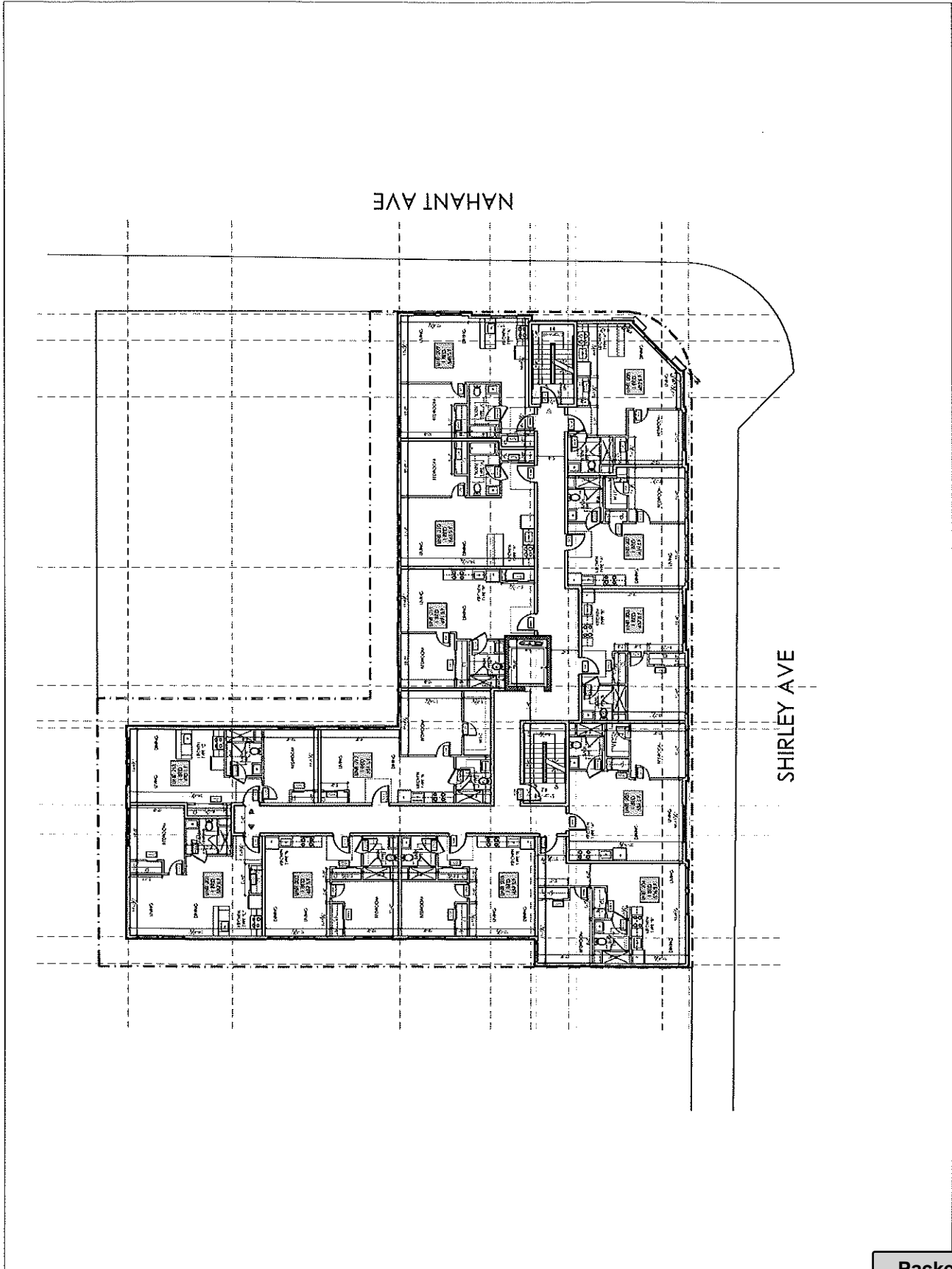
PROJECT LOCATION
114 Shirley Ave,
Revere, MA 02151


DRAWING TITLE
COVER SHEET

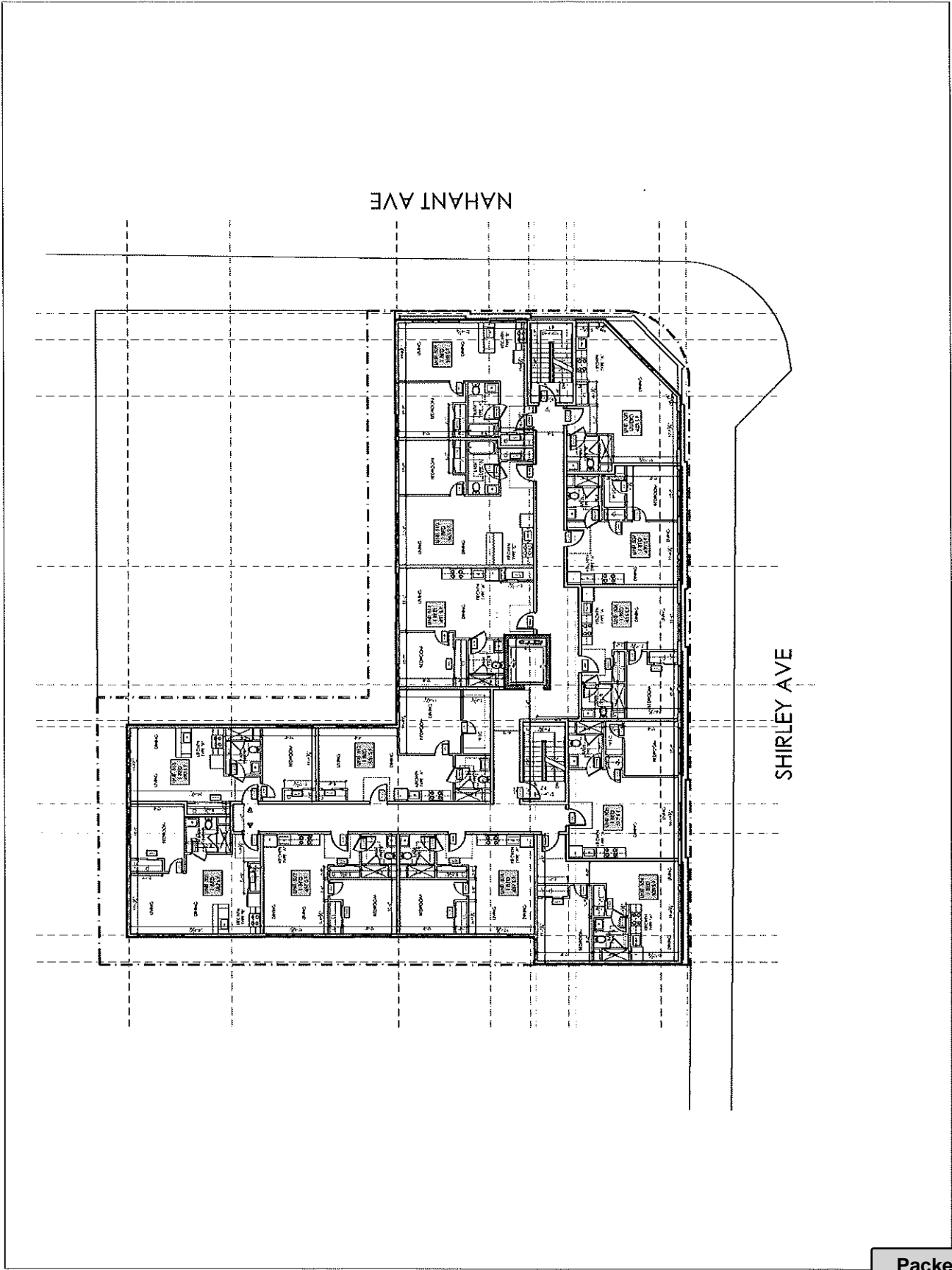
SCALE
PROJECT NO.
DRAWN BY
VERIFIED BY
DATE: November 2023
REVISION NO.
DRAWING NO.
A.000

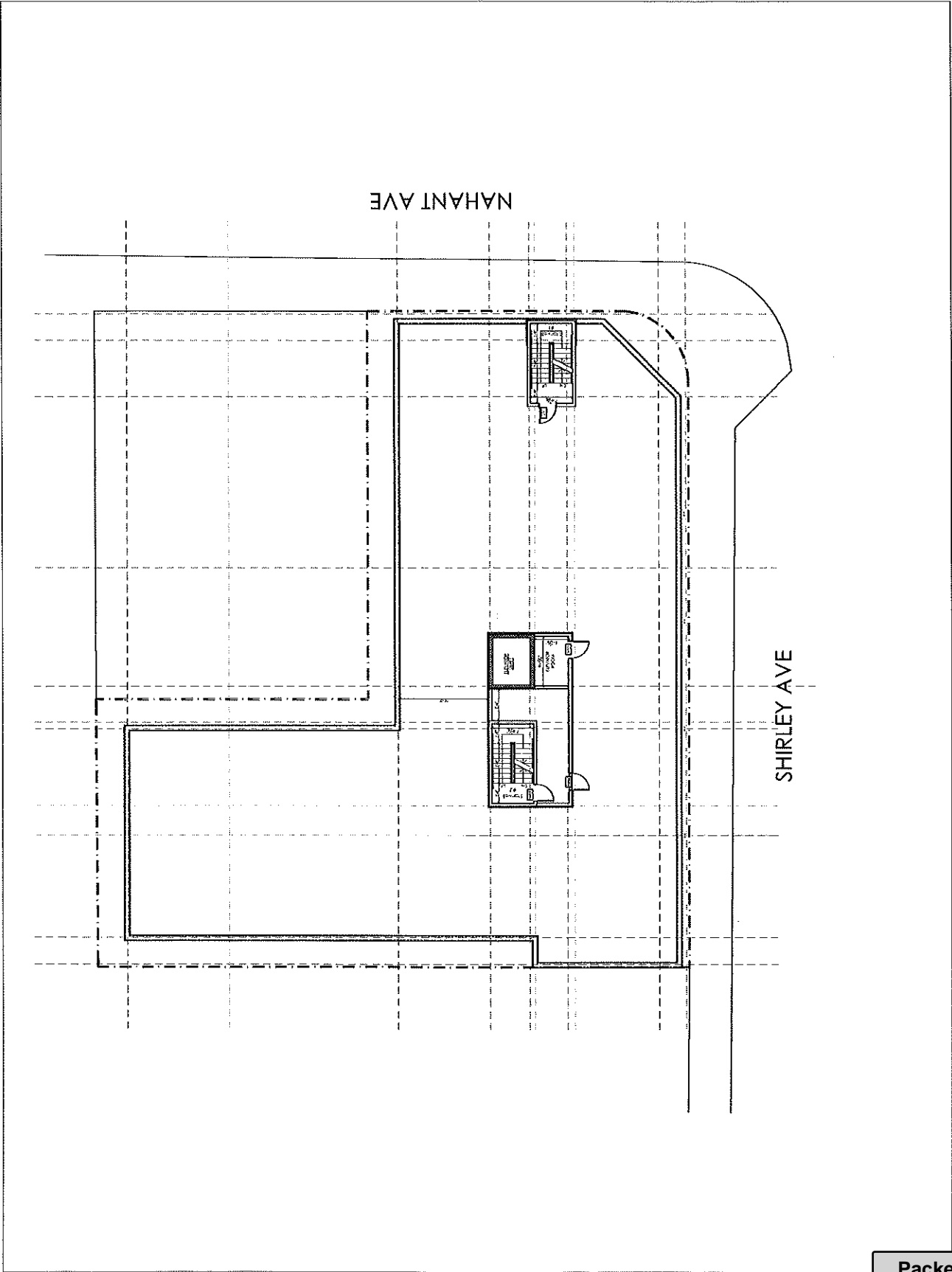
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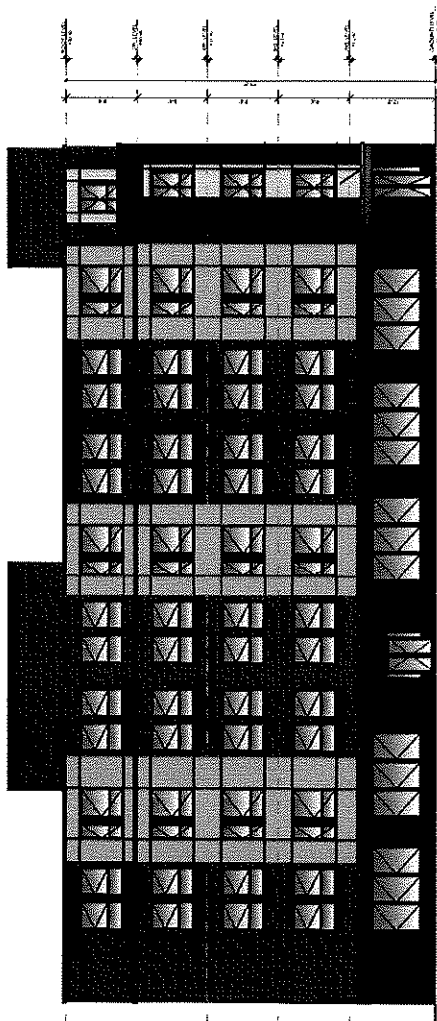


06	12.03.2024	ISSUED FOR INFORMATION
05	10.26.2024	ISSUED FOR INFORMATION
04	26.17.2024	ISSUED FOR INFORMATION
03	08.12.2024	ISSUED FOR INFORMATION
02	08.12.2024	ISSUED FOR INFORMATION
01	07.21.2024	ISSUED FOR INFORMATION
ARCHITECT'S SEAL:		
<div>  <div> <div>CLIENT INFORMATION</div> <div> COMMERCIAL RESIDENTIAL HOSPITALITY 350 NEVADA STREET, NEWTON, MA 02450 TEL: 617-440-0972 </div> </div> </div>		
<div> <div>PROJECT LOCATION</div> <div> TRICHILODEVELOPMENT LLC. 13 Victoria Street, Revere, MA 02151 </div> </div>		
<div> <div>DRAWING TITLE</div> <div> 2nd. - 4th. LEVEL FLOOR PLAN </div> </div>		
SCALE	1/4" = 1'-0"	DATE
PROJECT NO.		REVISION NO.
DRAWN BY		DRAWING NO.
VERIFIED BY		A-101

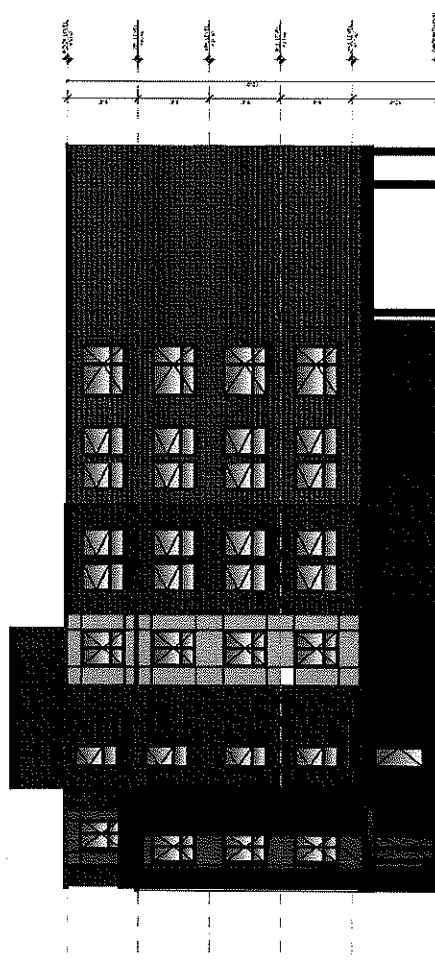




06	12-03-2024	ISSUED FOR INFORMATION
05	10-09-2024	ISSUED FOR INFORMATION
04	09-17-2024	ISSUED FOR INFORMATION
03	08-12-2024	ISSUED FOR INFORMATION
02	08-12-2024	ISSUED FOR INFORMATION
01	07-21-2024	ISSUED FOR INFORMATION
ARCHITECT'S SEAL:		
<div>  <div> COMMERCIAL RESIDENTIAL HOSPITALITY 330 N. NASH STREET, NEWTON, MA 02459 TEL: 617.552.8800 WWW.COMMRESIDENTIALHOSPITALITY.COM </div> </div>		
CLIENT INFORMATION TRICHILODEVELOPMENT LLC. 13 Victoria Street, Revere, MA 02151		
PROJECT LOCATION 114 Shirley Ave, Revere, MA 02151		
DRAWING TITLE ROOF LEVEL FLOOR PLAN		
SCALE	DATE	REVISION NO.
1/4" = 1'-0"	November 2023	A
PROJECT NO.	DRAWN BY	VERIFIED BY
		A-103



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE 1/8" = 1'-0"

05	12.03.2024	ISSUED FOR INFORMATION
06	10.29.2024	ISSUED FOR INFORMATION
04	20.17.2024	ISSUED FOR INFORMATION
03	08.12.2024	ISSUED FOR INFORMATION
02	08.12.2024	ISSUED FOR INFORMATION
01	07.21.2024	ISSUED FOR INFORMATION
DATE	12.03.2024	REVISION
ARCHITECT'S SEAL:		



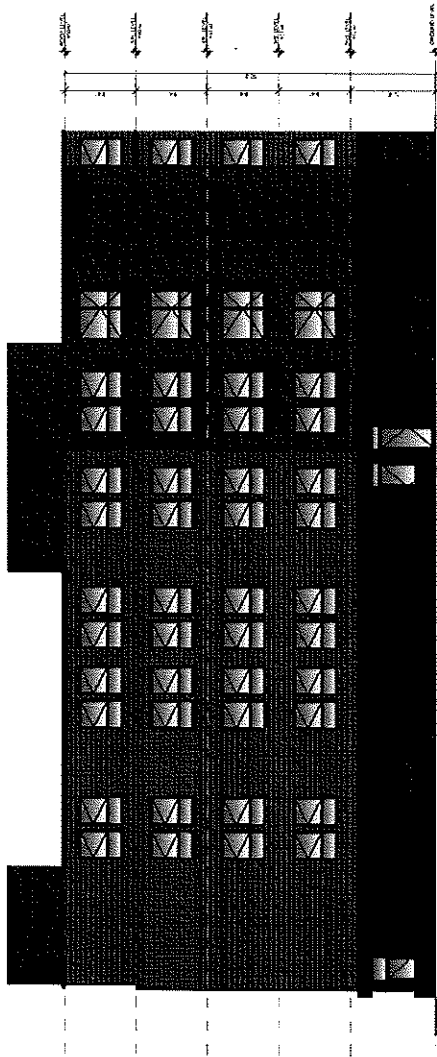
COMMERCIAL
RESIDENTIAL
HOSPITALITY
335 NEWDA STREET,
REVERE, MA 02151
TEL: 617.446.5072

CLIENT INFORMATION
TRICHILODEVELOPMENT LLC.
13 Victoria Street,
Revere, MA 02151

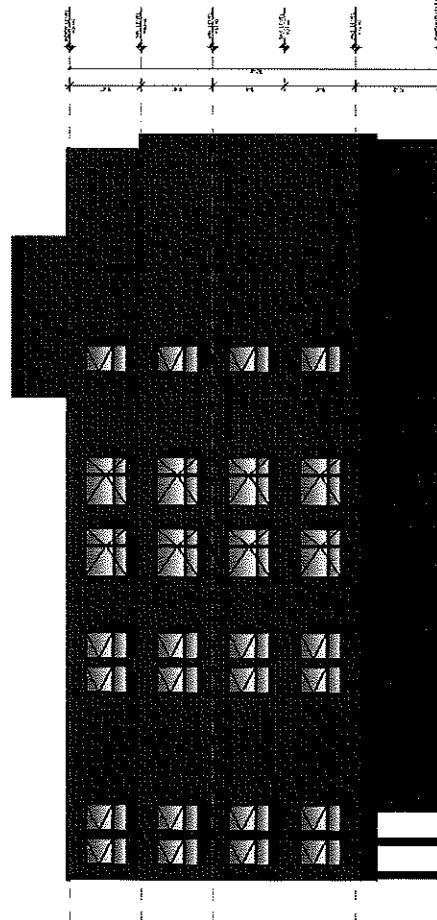
PROJECT LOCATION
114 Shirley Ave,
Revere, MA 02151

DRAWING TITLE
ELEVATIONS

SCALE	DATE
1/8"=1'-0"	November 2023
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
CHECKED BY	A_300



3 BACK ELEVATION
SCALE 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

D6	12.03.2024	ISSUED FOR INFORMATION
D5	10.30.2024	ISSUED FOR INFORMATION
D4	20.12.2024	ISSUED FOR INFORMATION
D3	09.12.2024	ISSUED FOR INFORMATION
D2	08.12.2024	ISSUED FOR INFORMATION
D1	07.21.2024	ISSUED FOR INFORMATION
DATE	12.03.2024	BY: [Signature]
PROJECT NO.	ARCHITECT'S SEAL	

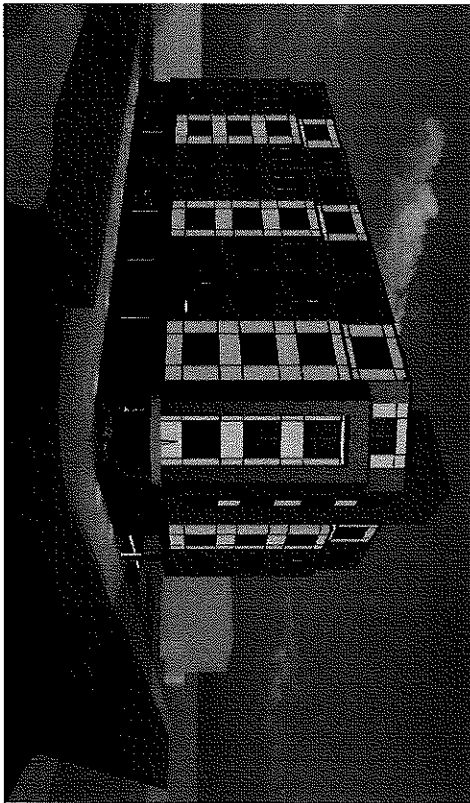
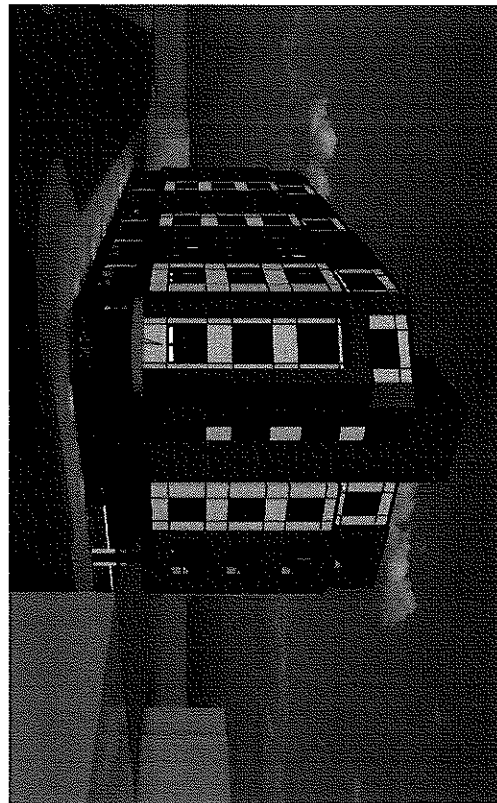
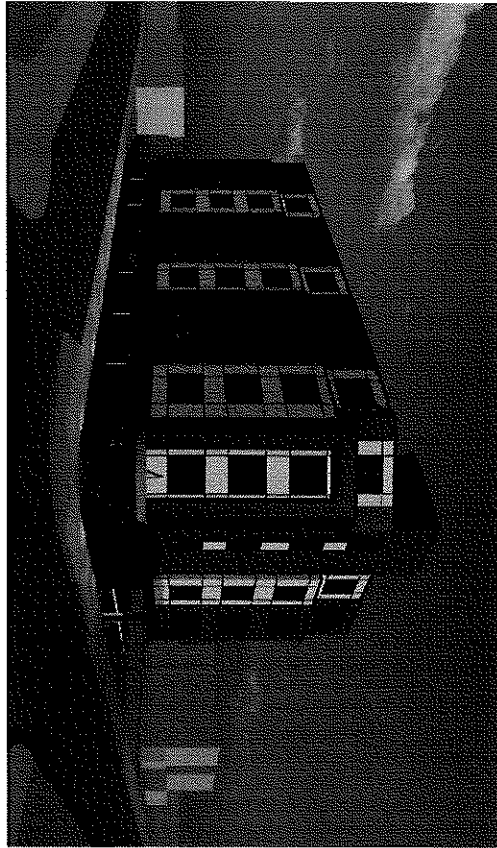
**COMMERCIAL
RESIDENTIAL
HOSPITALITY**
320 NEWDA STREET,
REVERE, MA 02151
T: 617.446.0072


CLIENT INFORMATION
TRICHILODEVELOPMENT LLC.
13 Victoria Street,
Revere, MA 02151

PROJECT LOCATION
114 Shirley Ave.
Revere, MA 02151

DRAWING TITLE
ELEVATIONS

SCALE	DATE
1/8"=1'-0"	November 2020
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
CHECKED BY	A_301



 TRICHILODEVELOPMENT LLC 200 NORTON STREET REVERE, MA 02151 TEL: 781.271.4400 WWW.TRICHILODEVELOPMENT.COM		COMMERCIAL RESIDENTIAL HOSPITALITY 200 NORTON STREET REVERE, MA 02151 TEL: 781.271.4400 WWW.TRICHILODEVELOPMENT.COM	
CLIENT INFORMATION TRICHILODEVELOPMENT LLC 200 NORTON STREET REVERE, MA 02151 TEL: 781.271.4400 WWW.TRICHILODEVELOPMENT.COM			
PROJECT LOCATION 114 Shirley Ave. Revere, MA 02151			
DRAWING TITLE ROOF LEVEL FLOOR PLAN			
SCALE 1/4" = 1'-0"		DATE November 2003	
PROJECT NO. A		REVISION NO. A	
DRAWN BY AV		DRAWING NO. A	
VERIFIED BY AV		DATE A	

06	12.03.2004	ISSUED FOR INFORMATION	
05	10.29.2004	ISSUED FOR INFORMATION	
04	10.17.2004	ISSUED FOR INFORMATION	
03	08.12.2004	ISSUED FOR INFORMATION	
02	08.12.2004	ISSUED FOR INFORMATION	
01	07.31.2004	ISSUED FOR INFORMATION	
DATE - CHECKED			DATE - CHECKED
ARCHITECT'S SEAL			ARCHITECT'S SEAL

Unofficial Property Record Card - Revere, MA

General Property Data

Parcel ID 8-146-2
 Prior Parcel ID GB --
 Property Owner VAN ALUNE

Account Number 8/146/2/

Mailing Address 116 SHIRLEY AVE

Property Location 114 SHIRLEY AVE

Property Use LAND

Most Recent Sale Date 12/17/2004

Legal Reference 36374-155

Grantor ANGKOR REALTY TRUST,

City REVERE

Mailing State MA Zip 02151

Sale Price 1

Parcel Zoning GB

Land Area 0.126 acres

Current Property Assessment

Card 1 Value Building Value 0

Xtra Features 0
 Value 0

Land Value 210,500

Total Value 210,500

Building Description

Building Style
 # of Living Units 0
 Year Built N/A
 Building Grade
 Building Condition N/A
 Finished Area (SF) N/A
 Number Rooms 0
 # of 3/4 Baths 0

Foundation Type
 Frame Type
 Roof Structure
 Roof Cover
 Siding
 Interior Walls N/A
 # of Bedrooms 0
 # of 1/2 Baths 0

Flooring Type N/A
 Basement Floor N/A
 Heating Type N/A
 Heating Fuel N/A
 Air Conditioning 0%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fixtures 0

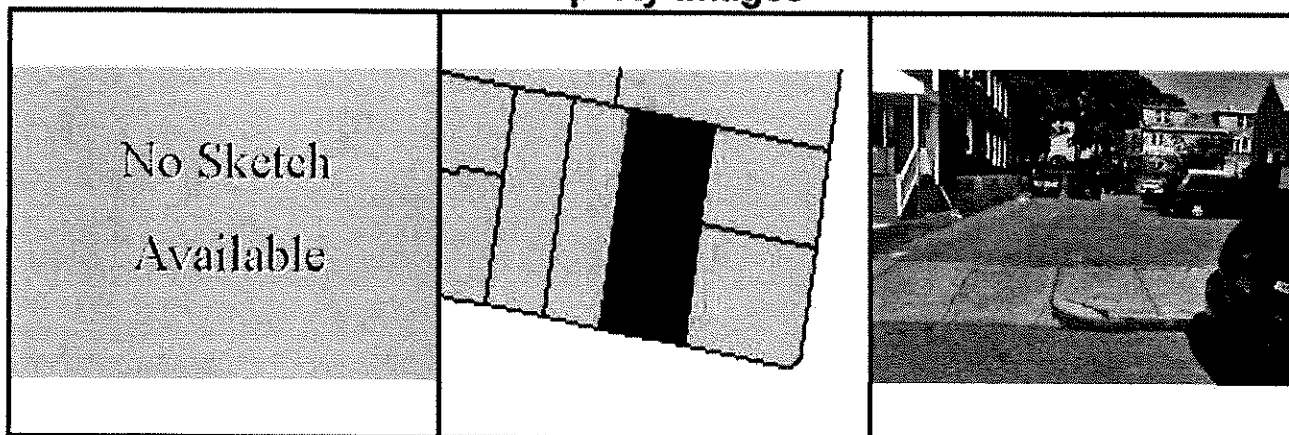
Legal Description

LOT C & PT LOT B

Narrative Description of Property

This property contains 0.126 acres of land mainly classified as LAND with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

Unofficial Property Record Card - Revere, MA

General Property Data

Parcel ID 8-146-1
Prior Parcel ID GB --
Property Owner ALUNE VAN

Account Number 8/146/1/

Mailing Address 116 SHIRLEY AVE

Property Location 27 NAHANT AVE

Property Use COM/RES

Most Recent Sale Date 12/14/2004

Legal Reference 36374-155

Grantor ANGKOR REALTY TRUST,

City REVERE

Mailing State MA

Zip 02151

Sale Price 1

Parcel/Zoning GB

Land Area 0.099 acres

Current Property Assessment

Card 1 Value Building Value 587,400

Xtra Features
Value 500

Land Value 201,000

Total Value 788,900

Building Description

Building Style MIXED OLD
of Living Units 4
Year Built 1920
Building Grade AVERAGE
Building Condition Fair-Avg
Finished Area (SF) 6988
Number Rooms 13
of 3/4 Baths 0

Foundation Type BRK/STONE
Frame Type WOOD
Roof Structure FLAT
Roof Cover TAR+GRAVEL
Siding BRICK
Interior Walls PLASTER
of Bedrooms 7
of 1/2 Baths 2

Flooring Type HARDWOOD
Basement Floor CONCRETE
Heating Type FORCED H/W
Heating Fuel GAS
Air Conditioning 0%
of Bsmt Garages 0
of Full Baths 3
of Other Fixtures 0

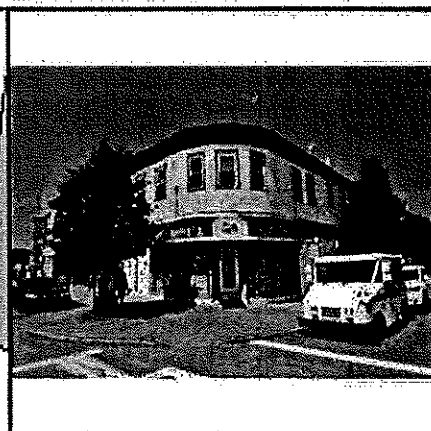
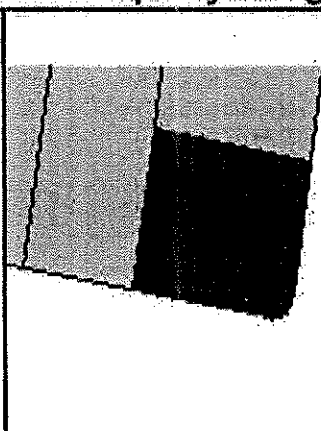
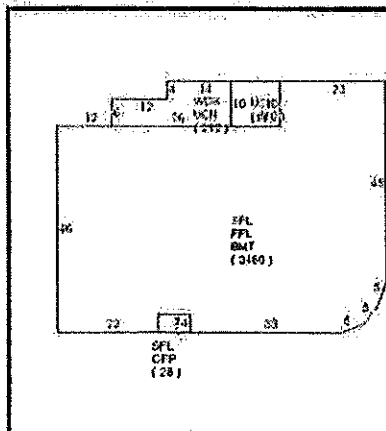
Legal Description

S PT LOT 11

Narrative Description of Property

This property contains 0.099 acres of land mainly classified as COM/RES with a(n) MIXED OLD style building, built about 1920, having BRICK exterior and TAR+GRAVEL roof cover, with 4 unit(s), 13 room(s), 7 bedroom(s), 3 bath(s), 2 half bath(s).

Property Images

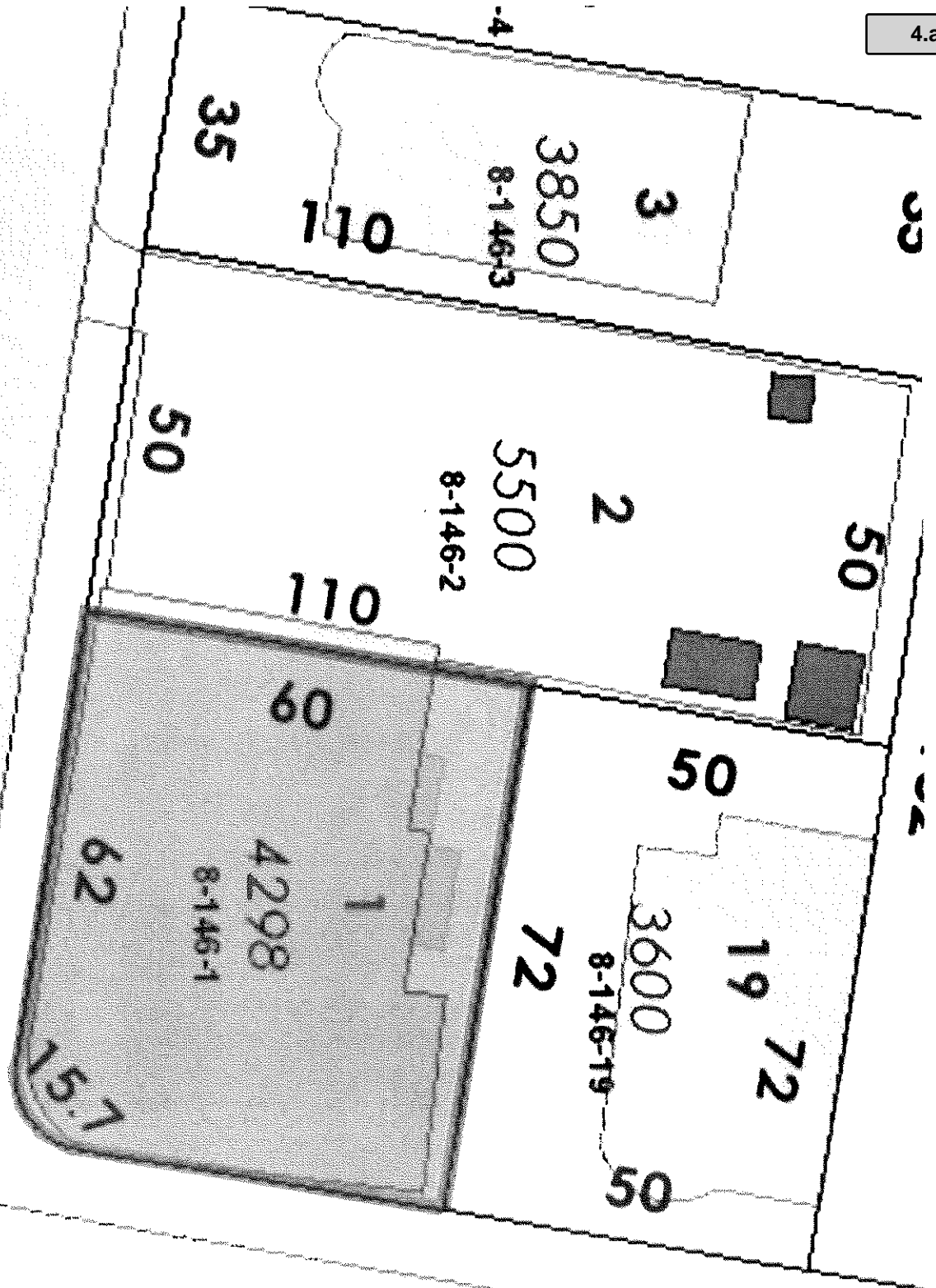


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

SHIRLEY AVE

NAHANT AVE





**QUITCLAIM DEED**Bk: 36374 Pg: 155 Doc: DED
Page: 1 of 1 01/28/2005 07:40 AM

I, Tek Mong Keo, Trustee of Angkor Realty Trust, of 114-130 Shirley Avenue, Revere, Suffolk County, Massachusetts recorded in Suffolk Registry of Deeds on April 14, 1995 on Book 19698, Page 114

for consideration paid, and in full consideration of One Dollar (\$1.00) grant to Alune Van, of 116 Shirley Avenue, Revere, Suffolk County, Massachusetts with Quitclaim Covenants the land building situated in Revere, in said County of Suffolk, being part of lot 11 in Block E. Section 1 on a plan entitled "plan of Sea Shore Lots

owned by the North Shore Land Company, et al, situated in Revere, Massachusetts, 1878" recorded with Suffolk Deeds at the end of Book 1465, and bounded and described as follows:

Northerly:	by land formerly of Mary E. Stone, 72 Feet;
Easterly:	on Nahant Avenue, 50 feet;
Southeasterly:	on a curved line at the junction of Shirley Avenue, and Nahant Avenue, 15.7 feet;
Southerly:	on Shirley Avenue, 62 feet; and
Westerly:	on lot #12 on said plan, 60 feet.

Containing according to said plan, 4, 298.5 square feet of land, and be all measurements more or less.

Subject to the restrictions and easements of record, if any which are now in force and applicable.

For my title, see Deed of Tek Mong Keo and Aut Nap Book 19698, Page 114 dated April 14, 1995.

Witness my hand and seal this 17th day of December, 2004.

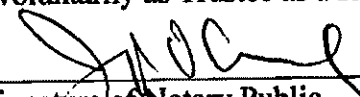
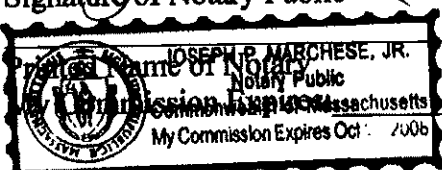

Tek Mong Keo, Trustee
Angkor Realty Trust

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

On this the 17th day of December, 2004, before me, the undersigned Notary Public, personally appeared Tek Mong Keo, Trustee of the Angkor Realty Trust proved to me through satisfactory evidence of identity, which was that he is personally known to me to be the person whose name and acknowledge to me that he signed it voluntarily as Trustee as a foresaid for its stated purpose.

**ATTORNEY JOSEPH MARCHESI
AND ASSOCIATES
221 BEACH STREET
REVERE, MASSACHUSETTS 02151**


Signature of Notary Public


130 SHIRLEY AVE, REVERE, MA

QUITCLAIM DEED

2005 00014265
 Bk: 36374 Pg: 156 Doc: DED
 Page: 1 of 1 01/28/2006 07:40 AM

I, Tek Mong Keo, Trustee of the Angkor Realty Trust of 114-130 Shirley Avenue, Revere, Suffolk County, Massachusetts being married,

for consideration paid, and in full consideration of One Dollar (\$1.00) grant to the Alune Van, individual of 116 Shirley Avenue, Revere, Massachusetts with Quitclaim Covenants a certain parcel of land now numbered 114 Shirley Avenue in Revere, County of Suffolk, Commonwealth of Massachusetts, being Lot C and five foot strip off the Easterly side of Lot B on a plan recorded with the Suffolk Registry of Deeds in Book 3416, Page 294 and bounded as follows:

Southerly: By said Shirley Avenue, 50 feet;
 Westerly: By the remainder of said Lot B, 110 feet;
 Northerly: By Lot 10, Block E, Sec. 1, plan recorded with said Deeds, Book 1465, end, 50 feet;
 Easterly: By Lot 11 on said last mentioned plan 110 feet.

Estimates to contain 5, 500 square feet more or less subject to restrictions of record.

This conveyance is subject to real estate taxes for the current fiscal year which have been apportioned between the parties.

For my title, see Deed of Tek Mong Keo and Aut Nap, recorded with Suffolk Registry of Deeds, Book 19698, Page 116, dated April 11, 1995.

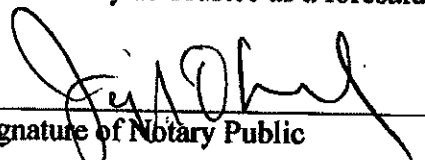
Witness my hand and seal this 17 day of December, 2004.


 Tek Mong Keo, Trustee
 Angkor Realty Trust

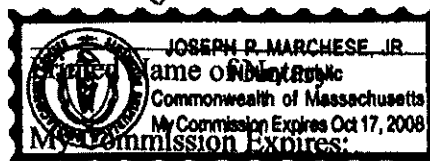
COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

On this the 17th day of December, 2004, before me, the undersigned Notary Public, personally appeared Tek Mong Keo, Trustee of the Angkor Realty Trust proved to me through satisfactory evidence of identity, which was that he is personally known to me to be the person whose name and acknowledge to me that he signed it voluntarily as Trustee as a foresaid for its stated purpose.


 Signature of Notary Public

ATTORNEY JOSEPH MARCHESI
 AND ASSOCIATES
 221 BEACH STREET
 REVERE, MASSACHUSETTS 02151



114 SHIRLEY AVE., REVERE, MA.

4.a		Type: 32 - MAKEU OLD	Fini: Bath: 3	Rating: FAIR
By Ht: 2	2 STORIES	A Bath:	Rating:	
Units: 4	Total: 4	3/4 Bath:	Rating:	
ation: 3	- BRK+STONE	A 3/4Bth	Rating:	
Frame: 1	- WOOD	1/2 Bath: 2	Rating: FAIR	
Prime Wall: 7	- BRICK	A HBth:	Rating:	
Sec Wall: 6	- STUCCO	Other: 1x:	Rating:	
50%				
Root Struct: 4	- FLAT	OTHER FEATURES		
Root Cover: 4	- TAR+GRAVEL	Kits: 3	Rating: FAIR	
Color: GRAY		A Kits:	Rating:	
View / Desir:		Fprl:	Rating:	
		WSFlue:	Rating:	
GENERAL INFORMATION				
Grade: C - AVERAGE		CONDO INFORMATION		
Year Bilt: 1920	Eff Yr Bilt:	Location:		
Alt LUC: 105	Alt %: 50	Total Units:		
Jurisdiclt:	Fact:	Floor:		
Const Mod:		% Own:		
Lump Sum Adj:		Name:		
REMODELING				
Exterior:		RES BREAKDOWN		
Interior:		No Unit	RMS	BRS
		1	5	3
				2
REDEVELOPMENT				

INTERIOR INFORMATION		DEPRECIATION		ADDITIONS	
Avg Ht/Ft: STD		Phys Cond: FA - Fair-Avg	38.	%	
Prim Int Wall: 2 - PLASTER		Functional:		%	
Sec Int Wall:		Economic:		%	
Partition: T - TYPICAL		Special:		%	
Prim Floors: 3 - HARDWOOD		Overide:		%	
Sec Floors: 5 - LINOVINYL	50%	Total:	38.4	%	
C A L C U L A T I O N S					
		Kitchen:			
		Baths:			
		Plumbing:			
		Electric:			
		Heating:			
		General:			
		Totals			
		3	13	7	

COMPARABLE SALES									
Rate		Parcel ID		Type	Date	Sale Price			
CALC SUMMARY:									
Basic Flr: 12 - CONCRETE		Basic S / SQ: 179.00							
Subfloor:		Size Adj: 0.63999999							
Bsmt Gar:		Const Adj: 0.96969312							
Electric: 3 - TYPICAL		Adj \$ / SQ: 121.503							
Insulation: 2 - TYPICAL		Other Features: 117900							
Int vs Ext S		Grade Factor: 1.00							
Heat Fuel: 2 - GAS		NBHD Inf: 1.00000000							
Heat Type: 3 - FORCED H/W		NBHD Mod:							
# Heat Sys: 1		LUC Factor: 1.00							
% Heated: 100		Adj Total: 1121565							
Solar H/W: NO		Depreciated: 430681							
% Com Wal		Depreciated Total: 630884							
% AC:		Juns. Factor:		Before Dep:		121.50			
Central Vac: NO		Special Features: 5400		Val/Su Net:		63.13			
% Sprinkled		Final Total: 696300		Val/Su Szad		99.64			

MOBILE HOME																	
Make:		Model:		Serial #		Year:		Color:									
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 8-146-1																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NR Fa	Appr Value	JCoof/Fact	Juns. Value
84	SIGN-LU	D	Y	1	15	A	AV	1990	116.67	T	70	325			500		500
81	COOLER	D	S	1	64	A	AV	2005	96.00	T	50	325			3,100		3,100
81	COOLER	D	S	1	48	A	AV	2005	96.00	T	50	325			2,300		2,300

SUB AREA

46

45

23

12

6

12

26

14

14

10

UCND

(1110)

WDC

UCN

(212)

22

74

33

5

5

5

SFL

FFL

BMT

(3480)

SFL

OFFP

(28)

SUB AREA DETAIL

Packet Pg. 4

Code	Description	Area - SQ	Rate - AV	Undept Value	Sub %	Descrp	%	Qu # Ten
SFL	SECOND FLOOR	3,508	121.500	426,231				
BMT	BASEMENT	3,480	30.380	105,707				
FFL	FIRST FLOOR	3,480	133.650	465,112				
UCN	POOR CANOPY	322	12.220	3,935				
WDK	WOOD DECK	212	7.890	1,672				
OPF	OPEN FRM PRG	28	36.000	1,008				
					Sub Area	100 RTL	100	2

Net Sketched Area:	11,030	Total:	1,003,666
Size Ad	6986	Gross Area	11030
		FinArea	6986

IMAGE


AssessPro Patriot Properties, Inc

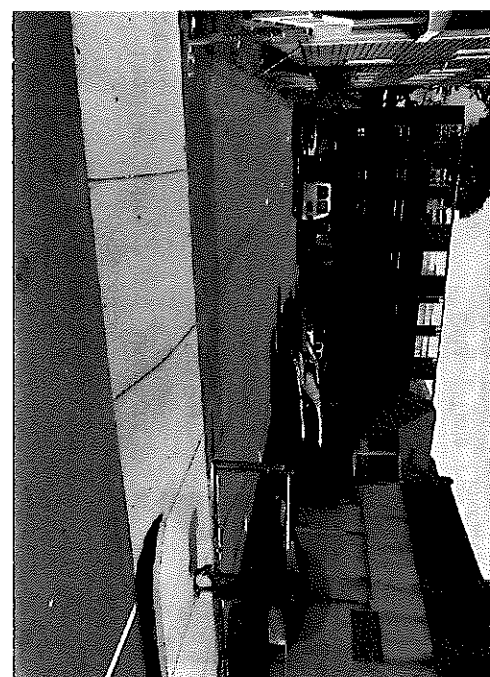


ket Pg. 4t

SUB AREA				SUB AREA DETAIL			
Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub	%	%

[illegible]

Net Sketched Area:		Total:	
Size Ad	Gross Area	FilArea	
<div> <div> <div>Color</div> <div></div> </div> <div> <div>8-146-2</div> <div></div> </div> </div> <div> <div>IMAGE</div> <div>  </div> <div> <div>AssessPro</div> <div>Patriot Properties, Inc</div> </div> </div>			



103 SHIRLEY AVE CABRERA FRANCISCA H 103 SHIRLEY AVE Revere, MA 02151	8-135-1 LUC: 325	SHIRLEY AVE CITY OF REVERE CITY HALL 281 BROADWAY REVERE, MA 02151	8-137-17 LUC: 930	11 NAHANT AVE HASSAN ABDELGHANY Z 11 NAHANT AVE REVERE, MA 02151	8-146-17 LUC: 104
84 WALNUT AVE REVERE HOUSING AUTHORITY 70 COOLEGE ST REVERE, MA 02151	8-135-15 LUC: 970	146 SHIRLEY AVE 146 SHIRLEY AVENUE REALTY TRUS HEAP MENG TRUSTEE 56 COUNTY RD CHELSEA, MA 02150	8-145-2 LUC: 112	13 NAHANT AVE 596 RAYMOND LLC 546 FIFTH AVE 6TH FLR NEW YORK, NY 10036	8-146-18 LUC: 112
82 WALNUT AVE OSSORNO ZULY Y LOPERA 82 WALNUT AVE REVERE, MA 02151	8-135-16 LUC: 104	140 SHIRLEY AVE SONG XIYONG 15 EXECUTIVE DR UNIT 202 STONEHAM, MA 02180-0015	8-145-3 LUC: 013	15 NAHANT AVE MELO MARIANO P 15 NAHANT AVE REVERE, MA 02151	8-146-19 LUC: 105
111 SHIRLEY AVE HAYDEE CABRERA REALTY TRUST FRANCISCA H GUEVARA, TRUSTEE FRANCISCA 111 SHIRLEY AVE REVERE, MA 02151	8-135-2 LUC: 326	20 NAHANT AVE BARUA KALLOL 20 NAHANT AVE REVERE, MA 02151	8-145-4A LUC: 105	114 SHIRLEY AVE VAN ALUNE 116 SHIRLEY AVE REVERE, MA 02151	8-146-2 LUC: 130
123 SHIRLEY AVE RISING COMMUNITY AND HOUSING I 787 NORTH SHORE RD REVERE, MA 02151	8-135-3 LUC: 013	18 NAHANT AVE PADILLA RAMIRO L ROJAS BEATRIZ 18 NAHANT AVE REVERE, MA 02151	8-145-4B LUC: 105	112 SHIRLEY AVE REVERE HOUSING AUTHORITY 70 COOLEGE ST REVERE, MA 02151	8-146-3 LUC: 970
47 NAHANT AVE REVERE HOUSING AUTHORITY 70 COOLEGE ST REVERE, MA 02151	8-135-4 LUC: 970	14 NAHANT AVE TND HOMES I LLC C/O THE NEIGHBORHOOD DEVELOPER 4 GERRISH AVE CHELSEA, MA 02150	8-145-5 LUC: 111	110 SHIRLEY AVE REVERE HOUSING AUTHORITY 70 COOLEGE ST REVERE, MA 02151	8-146-4 LUC: 970
51 NAHANT AVE REVERE HOUSING AUTHORITY 70 COOLEGE ST REVERE, MA 02151	8-135-5 LUC: 970	27 NAHANT AVE ALUNE VAN 116 SHIRLEY AVE REVERE, MA 02151	8-146-1 LUC: 031	104 SHIRLEY AVE SHIRLEY AVENUE HOLDING LLC 104-108 SHIRLEY AVE REVERE, MA 02151	8-146-5 LUC: 325
40 NAHANT AVE CHHEOU HONG TANG EAM 56 COUNTY RD CHELSEA, MA 02150	8-137-16A LUC: 104	583 BEACH ST B A & A REALTY TRUST GETCHELL BRENDA E TRUSTEE 56 WASHINGTON AVE WINTHROP, MA 02152	8-146-11 LUC: 112	WALNUT AVE REVERE HOUSING AUTHORITY 70 COOLEGE ST REVERE, MA 02151	8-146-6 LUC: 970
137 SHIRLEY AVE LI TSZ KEUNG 137 SHIRLEY AVE REVERE, MA 02151	8-137-16C LUC: 105	589 BEACH ST B A & A REALTY TRUST GETCHELL BRENDA E TRUSTEE 56 WASHINGTON AVE WINTHROP, MA 02152	8-146-12 LUC: 316	50 WALNUT AVE REVERE HOUSING AUTHORITY 70 COOLEGE ST REVERE, MA 02151	8-146-7 LUC: 970
139 SHIRLEY AVE EA REALTY TRUST EA LIENG TRUSTEE 717 MIDDLESEX ST LOWELL, MA 01851	8-137-16D LUC: 326	9 NAHANT AVE TAFT ROBERT PROM SARIM 9 NAHANT AVE REVERE, MA 02151	8-146-16 LUC: 104	50 WALNUT AVE BELL ATLANTIC NYNEX MOBILE INC C/O VERIZON WIRELESS P O BOX 2549 ADDISON, TX 75001	8-146-7A LUC: 430

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

50 A WALNUT AVE 8-146-7B

LUC: 433

REVERE HOUSING AUTHORITY

70 COOLEDGE ST

REVERE, MA 02151

38 WALNUT AVE 8-146-8

LUC: 112

38 WALNUT, LLC

PO BOX 365

REVERE, MA 02151

37 WALNUT AVE 8-147-18

LUC: 112

37 39 WALNUT, LLC

151 RANTOUL ST

#3065

BEVERLY, MA 01915

45 WALNUT AVE 8-147-19

LUC: 970

REVERE HOUSING AUTHORITY

70 COOLEDGE ST

REVERE, MA 02151

51 WALNUT AVE 8-147-20

LUC: 109

ZAFAR PROPERTIES LLC

76 CANNON BALL RD

SHARON, MA 02067

53 WALNUT AVE 8-147-21

LUC: 104

MARSHALL HERWINS REVOCABLE TRUST

HERWINS MARSHALL TRUSTEE

5 COPPER BEECH LN

NAHANT, MA 01908

55 WALNUT AVE 8-147-23

LUC: 112

55 WALNUT, LLC

PO BOX 365

REVERE, MA 02151

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

Susan Chaffee
 DATE: 2-24-25

Attachment: PH.C2505.114ShirleyAvenue (25-074 : Special Permit C-25-05, 114 Shirley Avenue)

C-25-06

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.020 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 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 Master Spray Foam Insulation, Inc., 870 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to change a non-conforming use (commercial garage) to another non-conforming use (contractor storage yard) at 870 Broadway, Revere, MA 02151.

A copy of the aforementioned application (C-25-06) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #20691
03/05/2025
03/12/2025

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)

FORM B

APPLICATION NO. C-25-06DATE: 2/25/25

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.
- C. 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.

1. Applicant submitting this application is:

Name: MASTER SPRAY FOAM INSULATION INC

Address: 870 BROADWAY REVERE MA 02157

Tel. #: 617-

2. Applicant is: ☒ Tenant ☐ Licensee ☐ Prospective Purchaser

☐ Owner ☐ Other (Describe)

FILED
2025 FEB 25 PM 2:48
OFFICE CITY CLERK
REVERE, MASS

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)

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

Name: Joseph V. Cattoggio Jr.
 Title: Attorney at Law
 Address: One Sprague Street
Revere, MA 02151
 Tel. #: 781-289-0255

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

Name: PTS RENEW TRUST
 Address: 28 PIEDMONT ST SAUNDERS MA 01906
 Tel. #: 781-858-6129

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

Book 41940, Page 32, 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:

INSPECTION PLAN IN REVERE MA

Lot # 7 Sq. Ft. 5040

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; no.

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 total square footage of Applicant's land is 5,040 located withing a rectangular 56x90 level lot with a pre-existing one-story stucco (warehouse style) commercial building. The lot is located at the corners of Fiske Street and Broadway and is zoned for General Business. The lot and structure are serviced by all required utilities. No alterations or expansions of utilities will be required.

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

The applicant seeks to change the present, approved non-conforming use of the commercial premises to a new non-conforming use. The applicant seeks approval for the operation of a gas/service station to a contractor storage yard. In support the applicant states that the proposed operation of the non-conforming business on the premises will not require any external alteration or expansion of the existing structure or require any additional on-site parking.

DATE OF DENIAL BY SITE PLAN REVIEW : May 21, 2024

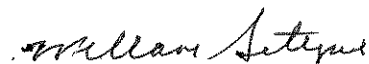
I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.



Signature of Applicant

2-22-25

Date



Signature of Owner

2-22-25

Date



Signature of Designated Representative

JOSEPH V CATTOGGIO JR

1-1-25

Date

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

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: LUCIANO TETXERA (PRESIDENT)

Address: 10 TEDFORD CN LYNNFIELD MA

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

Name: P & R REALTY TRST - PAULA PALMER TRUSTEE

Address: 28 PIEDMONT ST SAUNDERS MA 01906

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

Partner's Name: N/A

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: N/A

Address: _____

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

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

Joint Venture Name: N/A

Address: _____

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

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 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: LUCIANO TEIXEIRA

Address: 10 TEDAWO LN LYNNFIELD MA

Director's Name: SAME

Address: _____

Shareholder's Name: SAME
(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: N/A

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:

N/A

The foregoing information is provided under the Pains and Penalty of Perjury.

Signature of each party and landowner:

✓ William Dellyne Nor
PSB Realty

✓

To: George Anzuoni, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: _____

Requested Return

Date: _____

Hearing

Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: _____
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: _____
(business address of above person, corporation or business enterprise)

Location Address: _____
(location of property for which license or permit is required.)

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)

Request for Finding of Fact – Special Permit

Now comes the applicant, Master Spray Foam Insulation Inc., who has applied to this Honorable City Council for a special permit for property located at 870 Broadway, 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 Ordinances for the following reasons:***
 - (a) ***The property is zoned for General Business and sits on an existing commercial site with an existing building that is suitable “as is” for the proposed use.***
 - (b) ***Traffic and parking on Broadway will not be effected negatively***
 - (c) ***The existing property is presently used as a commercial garage. The proposed use creates less of a work/environmental burden on the property***

2. ***That the specific site is an appropriate location for such use for the following reasons:***
 - (a) ***The GB zone allows a wide range of business operations. The propose “contractor storage” use is generally in line with general business.***
 - (b) ***The location and dimesions of the existing structure allows for appropriate operations of the proposed business with minimal intrusion to the area***
 - (c) ***The location presently has all required utilities and services required for the proposed use***

3. ***That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:***
 - (a) ***The proposed use will not result in an increase in the use of public water or sewerage***
 - (b) ***The property is properly serviced by both water and sewer sufficient to suit the proposed use***
 - (c) ***The proposed use will not be a burden to with the local water or sewerage systems***

4. ***That the use as developed will not adversely affect the neighborhood, for the following reasons;***

- (a) The property is located in the central area of the City's business district, generally not affecting the surrounding neighborhood*
- (b) The hours of operation will be standard business hours for contractors*
- (c) The standard operation of this business historically, does not result in negative neighborhood conditions.*

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

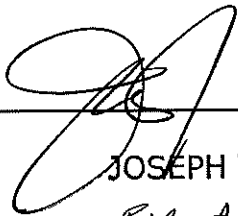
- (a) Broadway is best suited for the conduct of business with existing safeguards for vehicles and pedestrians*
- (b) The change in use will not result in any measurable increase in traffic*
- (c) The building is set back sufficiently to allow safe and easy access and egress*

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

- (a) The application has been reviewed by Site Plan Review which as determined the only requirement be the approval of the City Council for the Special Permit.*
- (b) The existing building will not require any addition or expansion in dimensions or utilities*
- (c) All safety requirements will be met.*

Date: January 1, 2025

Respectfully submitted by :


 JOSEPH V CATTOGGIO JR
 FOR APPLICANT

From: fstringi@revere.org <fstringi@revere.org>
Sent: Tuesday, May 21, 2024 11:27 AM
To: gcat901@msn.com <gcat901@msn.com>; amelnik@revere.org <amelnik@revere.org>;
 lcavagnaro@revere.org <lcavagnaro@revere.org>
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: May 21, 2024
Application #: SPR24-000046
Address: 870 BROADWAY
Description: Change of use, code compliance
Review Status: Denied

Thank you for your recent permit application for Change of use, code compliance. 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 reasons: In accordance with Section 17.40.020, the change of one nonconforming use to another nonconforming use (commercial garage to a contractor storage facility within the GB District) 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 re-review. Furnishing the above requested information will help expedite the approval of your application.





WebPro

HOME

SEARCH

SUMMARY

INTERIOR

EXTERIOR

SALES

ABOUT

[Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#) |

Card 1 of 1

Location 870 BROADWAY	Property Account Number 27/445/1/	Parcel ID 27-445-1
		Old Parcel ID GB --

Current Property Mailing Address

Owner P&S REALTY TRUST
SETTIPANE PAULA TRUSTEE
Address 870 BROADWAY

City Revere
State MA
Zip 02151
Zoning GB

Current Property Sales Information

Sale Date 6/7/2007
Sale Price 150,000

Legal Reference 41940-32
Grantor(Seller) PROCHILO JOSEPH ,

Current Property Assessment

Year 2025

Land Area 0.116 acres

Card 1 Value
Building Value 165,100
Xtra Features Value 1,300
Land Value 410,800
Total Value 577,200

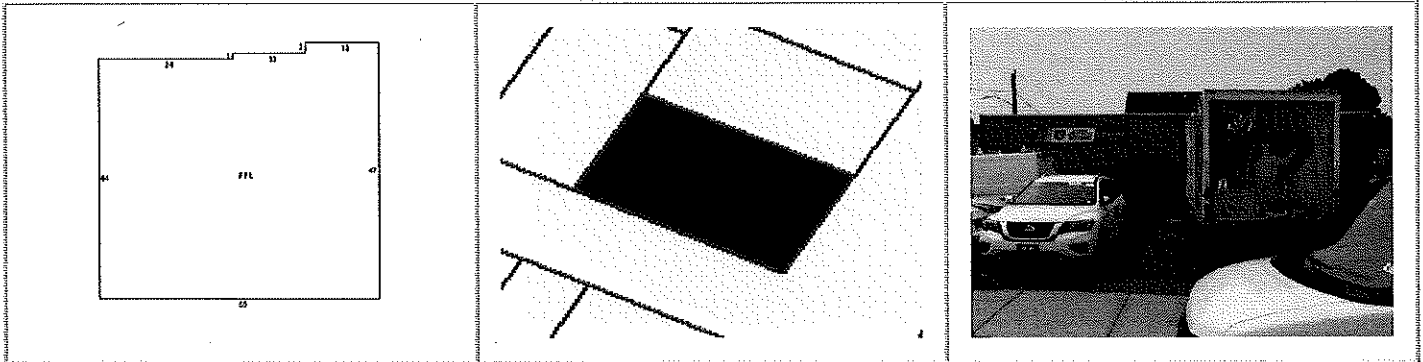
Narrative Description

This property contains 0.116 acres of land mainly classified as AUTOREP with a(n) REPAIR GAR style building, built about 1924 , having CONC BLOCK exterior and TAR+GRAVEL roof cover, with 1 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 1 total half bath(s), 0 total 3/4 bath(s).

Legal Description

LOT 7 NW COR FISKE ST

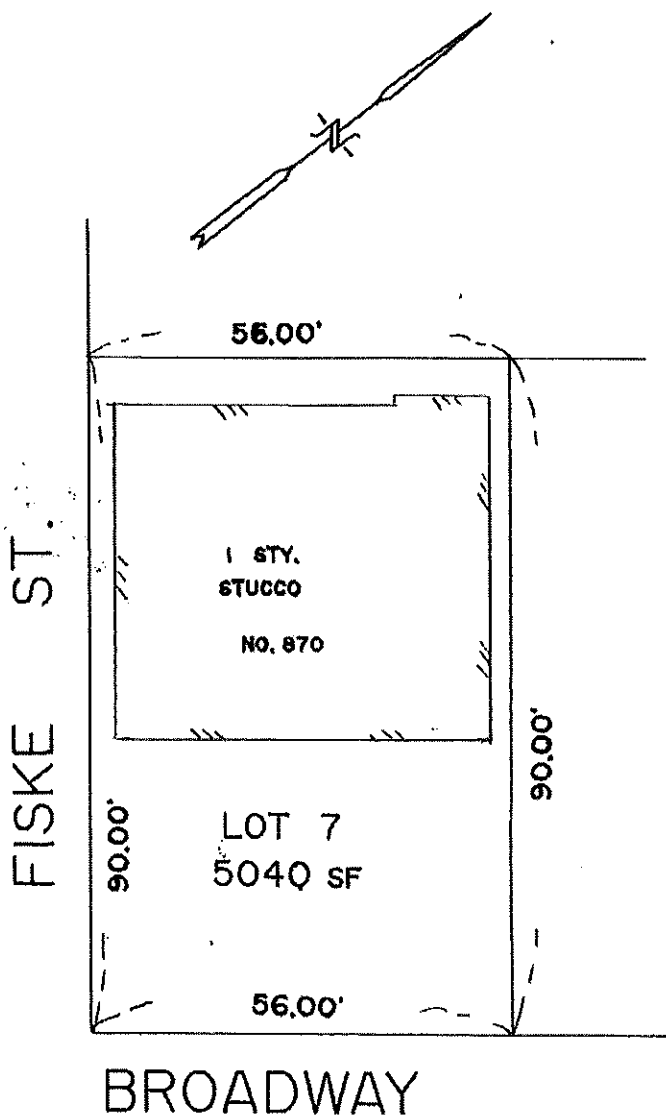
Property Images



Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
 9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



This is a tape survey based on survey markers of others and this plan was drawn for mortgage purposes only. This plan was not made for: recording purposes, deed offsets, fences or lot configurations. Only a precise instrument survey can determine all of the above.

The premises shown on this plan are not located within the flood hazard zone as delineated on the maps of the community: 25025C 0017K 7-3-24

I hereby certify that the building(s) shown on this plan are approximately located on the grounds as shown thereon and that they conform to the zoning and building laws (dimensional requirements) of the city/town of Revere constructed and to restrictions on record.

Signature: _____ Date: _____

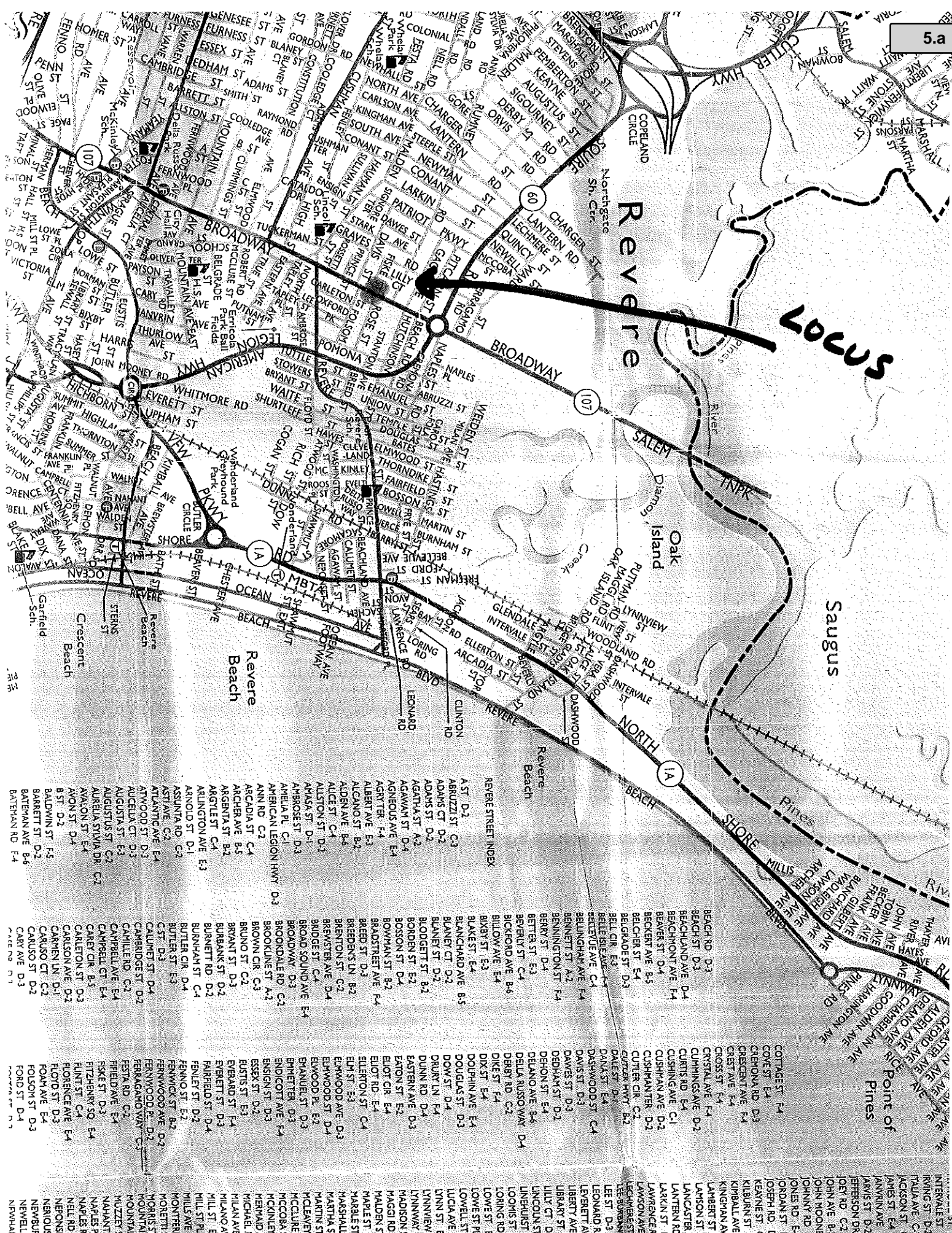
Mortgage Inspection Plan
 In

REVERE, MA

Prepared For

Scale 1" = 20' Date: 12-31-24

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)



Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)



Patrick M. Keefe, Jr.
Mayor

City of Revere

BOARD OF ASSESSORS

Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Request for Abutters List

Date: 12/30/24

Property Location:

870 Broadway

Map: 27 Block: 445 Parcel: 1 Unit: _____

Property Owner:

P+8 Realty Trust

Is request for special permit or variance YES ✓ NO _____

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

Requested Distance:

_____ FT

Fee: \$ 80.00

Please make checks payable to City of Revere

Requester Information:

NAME: Joseph V Cattogioh

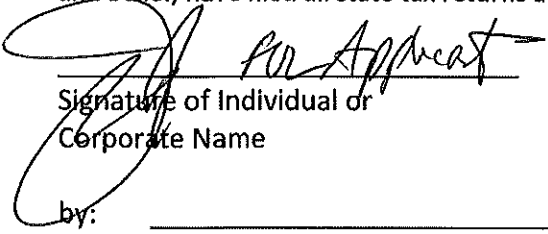
ADDRESS: 1 Sprague St
Revere MA 02151

Telephone: 781-289-0255

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 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.


 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.

 Signature of Individual or
 Corporate Name

by: _____
 Corporate Officer (if applicable)

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)

14 FOLSOM ST SETTIPANE KELLEY ANN 14 FOLSOM ST REVERE, MA 02151	17-279-17 LUC: 104	11 DAVIS ST BUTLER ROBERT J BUTLER MARGARET M 11 DAVIS ST REVERE, MA 02151	27-444-2 LUC: 101	890 BROADWAY RAGOONANAN NARINE RAGOONANAN LYSTRA 890 BROADWAY REVERE, MA 02151	27-445-27 LUC: 104
12 FOLSOM ST BIDDY EDMUND A BIDDY INES CLAROS 12 FOLSOM ST Revere, MA 02151	17-279-18 LUC: 101	6 FISKE ST COLE ELLIOT GUPTA JYOTI 6 FISKE ST Revere, MA 02151	27-444-20 LUC: 101	880 BROADWAY 880 BROADWAY CONDO TRUST C/O EDDIE COLAMETA 4831 BRIGHTON LAKES BLVD BOYNTON BEACH, FL 33436	27-445-28A-001 LUC: N/A
855 BROADWAY ATLANTIS TOWING, LLC 855 BROADWAY REVERE, MA 02151	17-279-19 LUC: 332	858 BROADWAY HOLLEY MATTHEW J HOLLEY NOELLE L 858 BROADWAY REVERE, MA 02151	27-444-21 LUC: 101	880 BROADWAY 1 KAMINSKI CHELSEY 880 BROADWAY UNIT 1 REVERE, MA 02151	27-445-28A-1 LUC: 102
863 BROADWAY HANSON BIANCA 863 BROADWAY REVERE, MA 02151	17-279-20 LUC: 104	856 BROADWAY CORREA LUIS FERNANDO 856 BROADWAY REVERE, MA 02151	27-444-22 LUC: 104	880 BROADWAY 2 GRAVALESE EDDIE 89 LOCKSLEY RD LYNNFIELD, MA 01940	27-445-28A-2 LUC: 102
869 BROADWAY FERNANDEZ PATRICIA LIFE ESTATE FERNANDEZ RICHARD F LIFE ESTATE 869 BROADWAY REVERE, MA 02151	17-279-21 LUC: 104	844 BROADWAY ALVINO CHARLES A LIFE ESTATE ALVINO JR CHARLES A REMAINDERMAN 844 BROADWAY REVERE, MA 02151	27-444-23 LUC: 104	880 BROADWAY 3 HERRERA HADASSAH 880 BROADWAY UNIT 3 REVERE, MA 02151	27-445-28A-3 LUC: 102
15 ROSE ST GALDAMEZ VICTOR E GUZMAN DE GUZMAN DELMA C CHAVARRIA 15 ROSE ST REVERE, MA 02151	17-279-22 LUC: 101	17 DAVIS ST FANCHAOUY MOHAMMED 17 DAVIS ST REVERE, MA 02151	27-444-3 LUC: 101	880 BROADWAY 4 FORTALEZA ELIZABETH M 880 BROADWAY UNIT 4 REVERE, MA 02151	27-445-28A-4 LUC: 102
881 BROADWAY HERNANDEZ HERBER A BERMUDEZ BERMUDEZ MIGUEL A 881 BROADWAY REVERE, MA 02151	18-325C-1 LUC: 104	870 BROADWAY P&S REALTY TRUST SETTIPANE PAULA TRUSTEE 870 BROADWAY Revere, MA 02151	27-445-1 LUC: 332	880 BROADWAY 5 DING RONG 880 BROADWAY UNIT 5 REVERE, MA 02151	27-445-28A-5 LUC: 102
905 BROADWAY REVERE HOUSING AUTHORITY 70 COOLEGE ST REVERE, MA 02151	18-325C-5 LUC: 970	11 FISKE ST GRASSO DEMETRIO GRASSO ROSA 11 FISKE ST REVERE, MA 02151	27-445-2 LUC: 104	880 BROADWAY 6 DIAZ JOSE FRANCISCO 880 BROADWAY UNIT 6 REVERE, MA 02151	27-445-28A-6 LUC: 102
16 FISKE ST GUARDADO SUYAPA G 16 FISKE ST REVERE, MA 02151	27-444-18 LUC: 101	12 RUMNEY RD AICHA SABRI 12 RUMNEY RD REVERE, MA 02151	27-445-24 LUC: 101	876 BROADWAY 876 BROADWAY REALTY LLC 10 TEDFORD LN LYNNFIELD, MA 01940	27-445-29 LUC: 031
10 FISKE ST GUDINO-FLORES RENE GUDINO PATRICIA I 10 FISKE ST REVERE, MA 02151	27-444-19 LUC: 104	896 BROADWAY THOMAS A HILLSON REVOCABLE TR HILLSON THOMAS A TRUSTEE 4 LONGPOND DR SAUGUS, MA 01906	27-445-26 LUC: 111	FISKE REAR ST GRASSO DEMETRIO GRASSO ROSA 11 FISKE ST REVERE, MA 02151	27-445-3 LUC: 132

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)

FISKE REAR ST 27-445-4

LUC: 132

AICHA SABRI
12 RUMNEY RD
REVERE, MA 02151

17 FISKE ST 27-445-5

LUC: 101

CICIULLA MASSIMILIANO
17 FISKE ST
REVERE, MA 02151

LILLY CT 27-445-6

LUC: 131

CICIULLA MASSIMILIANO
17 FISKE ST
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
Susan Shaffer
DATE: 12.30.24

Attachment: C2506.870Broadway (25-075 : Special Permit C-25-06, 870 Broadway)

Public Hearing
Storage of Flammables

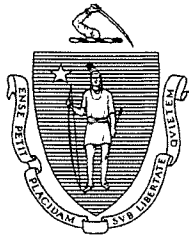
Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts on the application of Washington Sherman, LLC, 9 South Street, Chestnut Hill, MA 02467 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 660 gallons of gasoline to be contained within 33 vehicles to be parked in a parking garage of a residential development at 810 Washington Avenue, Revere, MA 02151.

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

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Check #129
03/12/2025
via certified mail to direct abutters

Attachment: 810WashingtonAvenue.Chapter148License (25-076 : Chapter 148 License, 810 Washington Avenue)



FP-002A
(Rev. 6/23)

The Commonwealth of Massachusetts
City/Town of Revere

Application For License

Massachusetts General Law, Chapter 148 §13

☒ New License ☐ Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 810 Washington Ave, 29-433B-1

Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Washington Sherman LLC

Address of Land Owner: 9 South Street, Chestnut Hill, MA 02467

Use and Occupancy of Buildings and Structures: Apartment building with parking garage at grade

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet gallons	CONTAINER UST, AST, IBC, drums vehicle gas tank
Gasoline: 36 parking spaces - 3 EV spaces = 33 vehicles		20		

Total quantity of all flammable liquids to be stored: _____

Total quantity of all combustible liquids to be stored: 33x20 = 660 gallons

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

Attachment: 810WashingtonAvenue.Chapter148License (25-076 : Chapter 148 License, 810 Washington Avenue)

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers.
(See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____

List sizes and capacities of all aboveground containers used for storage: _____

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

- ❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

- ❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Washington Sherman LLC, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature  Date 2/14/25 Name Daniel Sibor, its Manager

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

Fire Department Use Only

I, JAMES CULLEN, Head of the REVERE Fire Department endorse this application with my

☒ Approval ☐ Disapproval

Signature of Head of the Fire Department

James E. Cullen

Date

03/05/2025

Recommendations: _____

Stack + Co.

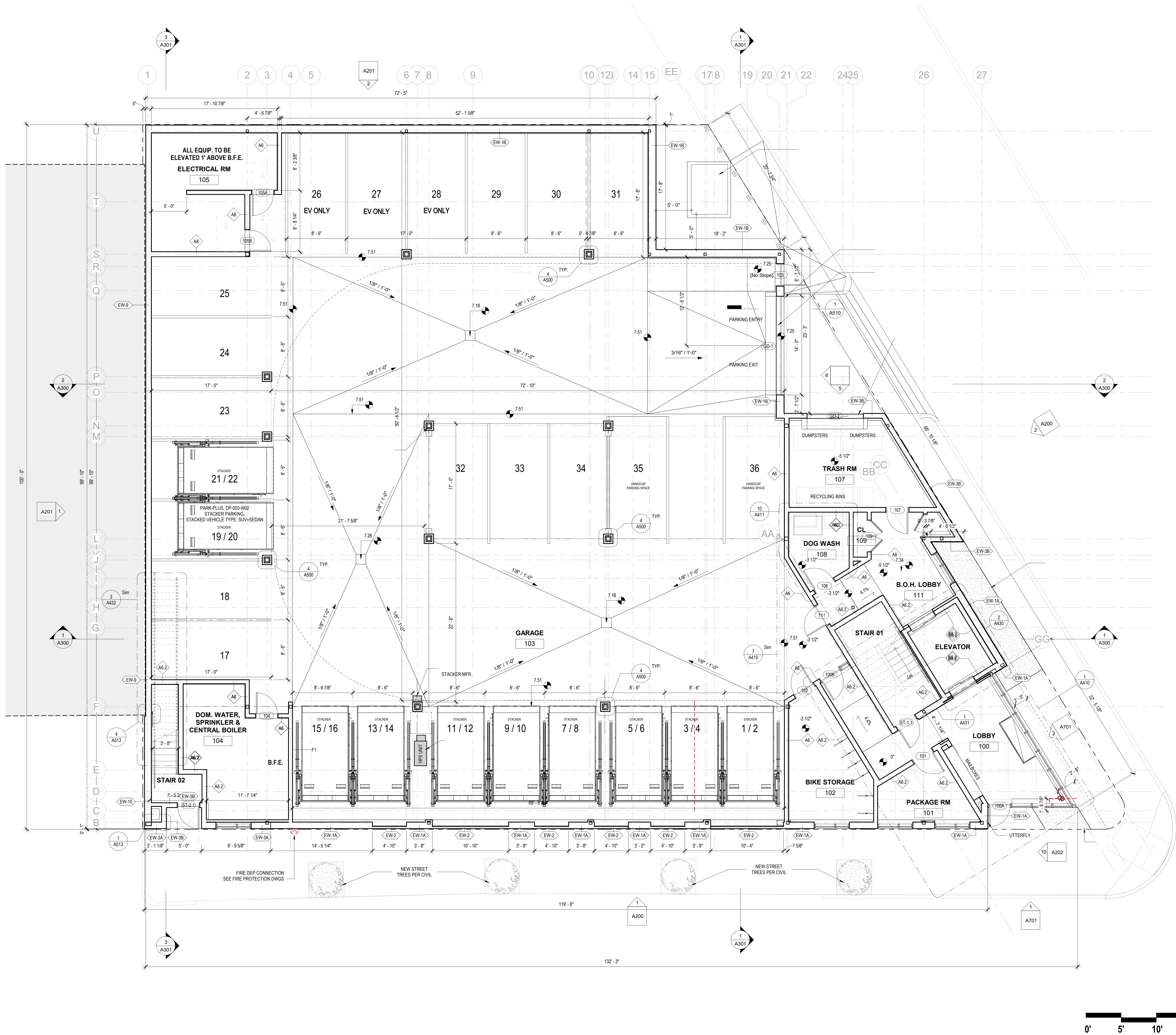
Boston:
555 East 2nd Street, 02127
Providence:
460 Harris Ave. #104, 02909
T: 800.265.3884
www.stackac.com

810 WASHINGTON

810 WASHINGTON AVE
REVERE, MA 02151

Client:
WASHINGTON SHERMAN LLC

Consultant:



AS BUILT DRAWINGS

PROJECT NUMBER: 22030

ISSUE DATE: 02/25/25

SCALE: 3/16" = 1'-0"

REVISION:

AS BUILT

DRAWING NAME:
LEVEL 1 FLOOR PLAN

DRAWING NUMBER:

A101



Patrick M. Keefe, Jr.
Mayor

City of Revere

*paid
80
check #
124*

BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Request for Abutters List

FILED
2025 MAR - 6 PM 1:34
OFFICE CITY CLERK
REVERE, MASS

Date: 2/20/25

Property Location: 810 Washington Ave

Map: 29 Block: 433B Parcel: 1 Unit: _____

Property Owner: Washington Sherman LLC

Is request for special permit or variance YES _____ NO ☒

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

Requested Distance:

Direct FT

Fee: \$ 80.00

Please make checks payable to City of Revere

Requester Information:

NAME: Daniel Sibor

ADDRESS: 9 South St.

Chestnut Hill, MA 02467

Telephone: 781-718-0565

Attachment: 810WashingtonAvenue.Chapter148License (25-076 : Chapter 148 License, 810 Washington Avenue)

810 WASHINGTON AVE 29-433B-1

LUC: 112

WASHINGTON SHERMAN LLC
9 SOUTH ST
CHESTNUT HILL, MA 02467

91 7199 9991 7038 4283 9349

800 WASHINGTON AVE 29-433B-2

LUC: 332

CALIXTO REALTY TRUST
SANTOS CLEBER A TRUSTEE
800 WASHINGTON AVE
REVERE, MA 02151

91 7199 9991 7038 4283 9387

20 SHERMAN ST 29-433B-3

LUC: 104

PUERTA DIANA S
20 SHERMAN ST
Revere, MA 02151

91 7199 9991 7038 4283 9370

830 WASHINGTON AVE 32-433C-18A

LUC: 325

MALDEN WALL LLC
C/O WALGREEN CO STORE #4966
P O BOX 1159
DEERFIELD, IL 60015

91 7199 9991 7038 4283 9363

630 SQUIRE RD 32-435A-1

LUC: 333

AMERADA HESS FACILITIES BUS TR N# 1998-1
C/O SPEEDWAY LLC
PO BOX 2440
SPOKANE, WA 99210-2440

91 7199 9991 7038 4283 9356

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

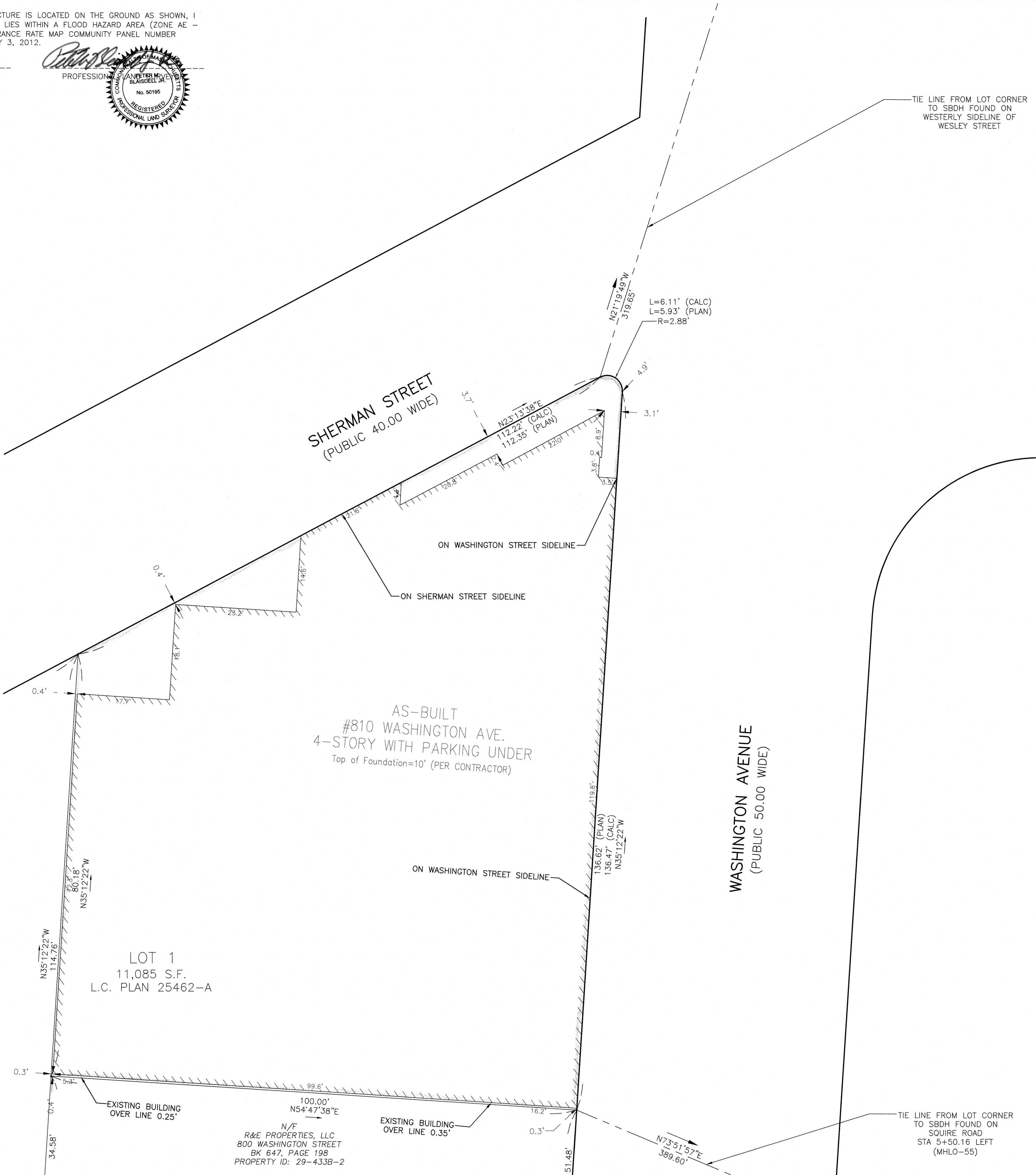
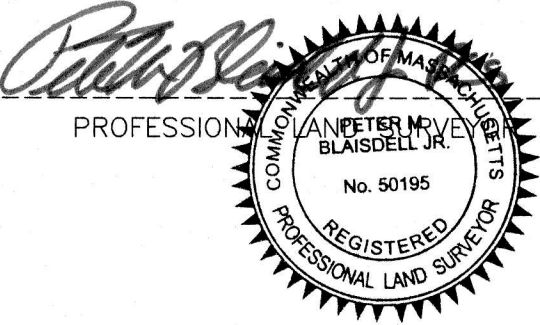
Susan Shaffer
DATE: _____

Attachment: 810 Washington Avenue. Chapter 148 License (25-076 : Chapter 148 License, 810 Washington Avenue)

ZONING COMPARISON TABLE		
USE	REQUIREMENT	PROVIDED
LOT AREA	10,000 S.F.	11,085 S.F.
LOT FRONTAGE	100 FT	258.84 FT. (TOTAL CALCULATED)
FRONT YARD	20 FT	0.0 FT WASHINGTON STREET 0.0 FT SHERMAN STREET
SIDE YARD	20 FT	0.3 FT. SOUTHEAST LINE 0.3 FT. SOUTHWEST LINE
REAR YARD	20 FT	N.A. (CORNER LOT)

I HEREBY CERTIFY THAT THIS STRUCTURE IS LOCATED ON THE GROUND AS SHOWN, I ALSO CERTIFY THAT THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA (ZONE AE - EL 9), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25025C0017J, EFFECTIVE DATE JULY 3, 2012.

DATE: FEBRUARY 24, 2025



THE FOLLOWING RELEVANT NOTES HAVE BEEN TAKEN FROM A PLAN ENTITLED ALTA/NSPS LAND TITLE SURVEY PLAN DATED NOVEMBER 9, 2022 BY WILLIAMS & SPARAGES:

ITEM 8: EASEMENT ISSUED TO SUBURBAN GAS AND ELECTRIC COMPANY AS SET FORTH IN AN INSTRUMENT DATED AUGUST 15, 1946 RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 6261 PAGE 38. DOES AFFECT THE PREMISES AND IS NOT ABLE TO BE PLOTTED HEREON.

ITEM 9: EASEMENT AS SET FORTH IN AN INSTRUMENT DATED FEBRUARY 2, 1949 AND RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 6496 PAGE 580 DOES AFFECT THE PREMISES AND IS NOT ABLE TO BE PLOTTED HEREON.

ITEM 10: ORDER OF TAKING FOR A WATER EASEMENT ISSUED BY THE COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION (MDC) DATED MARCH 1, 1961 AND FILED WITH THE LAND COURT SECTION OF THE SUFFOLK COUNTY REGISTRY OF DEEDS AS REGISTRATION DOCUMENT NO. 247830. DOES AFFECT THE PREMISES AND IS NOT PLOTTED HEREON.

ITEM 11: NOTICE OF VARIANCE BY THE CITY OF REVERE BOARD OF APPEALS DATED JUNE 20, 1963 AND FILED WITH THE LAND COURT SECTION OF THE SUFFOLK COUNTY REGISTRY OF DEEDS AS REGISTRATION DOCUMENT NO. 280675 DOES NOT AFFECT THE PREMISES AND IS NOT PLOTTED HEREON.

ITEM 12: NOTICE OF VARIANCE (PURPOSE NOT STATED) ISSUED BY THE CITY OF REVERE BOARD OF APPEALS DATED JULY 7, 1982 FILED WITH THE LAND COURT SECTION OF THE SUFFOLK COUNTY REGISTRY OF DEEDS AS REGISTRATION DOCUMENT NO. 363550. DOES AFFECT THE PREMISES AND IS NOT ABLE TO BE PLOTTED HEREON.

ITEM 13: TAKING FOR ROADWAY IMPROVEMENTS BY THE CITY OF REVERE FILED WITH THE LAND COURT SECTION OF THE SUFFOLK COUNTY REGISTRY OF DEEDS ON AUGUST 22, 1983 IN BOOK 10496, PAGE 26 AS REGISTRATION DOCUMENT NO. 372840. DOES AFFECT THE PREMISES AND IS PLOTTED HEREON.

ITEM 14: NOTICE OF VARIANCE (PURPOSE NOT STATED) ISSUED BY THE CITY OF REVERE BOARD OF APPEALS SEPTEMBER 6, 1985 FILED WITH THE LAND COURT SECTION OF THE SUFFOLK COUNTY REGISTRY OF DEEDS AS REGISTRATION DOCUMENT NO. 395001. DOES AFFECT THE PREMISES AND IS NOT ABLE TO BE PLOTTED HEREON.

ITEM 15: EASEMENT (CROSS EASEMENT TO PASS AND REPASS BY FOOT, MOTOR VEHICLE OR OTHERWISE) SET FORTH IN AN INSTRUMENT DATED DECEMBER 12, 2017 FILED WITH THE LAND COURT SECTION OF THE SUFFOLK COUNTY REGISTRY OF DEEDS AS REGISTRATION DOCUMENT NO. 877672. DOES AFFECT THE PREMISES AND IS PLOTTED HEREON.

ITEM 16: NOTICE OF VARIANCE/DECISION (TO BUILD 4 STORY BUILDING WITH 36 UNITS AND PARKING) ISSUED BY THE CITY OF REVERE ZONING BOARD OF APPEALS DATED NOVEMBER 18, 2020 FILED WITH THE LAND COURT SECTION OF THE SUFFOLK COUNTY REGISTRY OF DEEDS AS REGISTRATION DOCUMENT NO. 914563.



Owner:
Washington Sherman LLC
9 South Street
Chestnut Hill, MA
Property ID: 29-4338-1
Deed Book 691 Page 172
Certificate No. 139172

Designed By: PMB
Drawn By: MC & PMB
Reviewed By: PMB
Project Manager: PMB
Project File Number: REVE-0094
Drawing File Folder: REVE70
☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

CERTIFIED PLOT PLAN
AS-BUILT PLAN
810 WASHINGTON AVENUE, REVERE, MA

DRAWING: CPP	SHEET 1 OF 1	0' 5' 10' 20' SCALE: 1"=10'	6	
			5	
			4	
			3	
			2	
			1	

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to relocate SO (Sole-Owed) pole 520 near 791 Broadway Revere approximately 8 feet South-West and also to install (1) SO pole 521-1 approximately 50 feet North-East of existing pole 520.

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

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
February 27, 2025

Attachment: PH.NationalGrid791Broadway (25-077 : National Grid - 791 Broadway)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install 1 JO pole and relocate 1 JO pole on Graves Road beginning at a point approximately 15 feet East of the centerline of the intersection of Graves Road and Malden Street and continuing approximately 1124 feet in a Northeast direction. National Grid to install P3335-50 approximately 66' South from existing P3335 on East Side of Graves Rd. Relocate P4466 approximately 20' North from existing location on East side of Graves Rd. Changes are for reliability and feeder relief. Graves Rd is becoming 3ph mainline.

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

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
February 27, 2025

Attachment: PH.NationalGridGravesRoad (25-078 : National Grid - Graves Road)

Questions contact - Adam Dion adam.dion@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Revere, Massachusetts

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

Graves Road - National Grid to install 1 JO pole and relocate 1 JO pole on Graves Road beginning at a point approximately 15 feet East of the centerline of the intersection of Graves Road and Malden Street and continuing approximately 1124 feet in a Northeast direction. National Grid to install P3335-50 approximately 66' South from existing P3335 on East Side of Graves Rd. Relocate P4466 approximately 20' North from existing location on East side of Graves Rd. Changes are for reliability and feeder relief. Graves Rd is becoming 3ph mainline. Revere, MA.

Location approximately as shown on plan attached.

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

No.# 30990199

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

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

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

Attachment: PH.NationalGridGravesRoad (25-078 : National Grid - Graves Road)

January 22, 2025

Questions contact – Central Design, Adam Dion adam.dion@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 17th day of January, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Graves Road - Revere, Massachusetts.

No.# 30990199

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

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

Graves Road - National Grid to install 1 JO pole and relocate 1 JO pole on Graves Road beginning at a point approximately 15 feet East of the centerline of the intersection of Graves Road and Malden Street and continuing approximately 1124 feet in a Northeast direction. National Grid to install P3335-50 approximately 66' South from existing P3335 on East Side of Graves Rd. Relocate P4466 approximately 20' North from existing location on East side of Graves Rd. Changes are for reliability and feeder relief. Graves Rd is becoming 3ph mainline. Revere, MA.

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

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

Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20__.

City/Town Clerk.

Massachusetts 20__.
Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:

City/Town Clerk

I hereby certify that on _____ 20__ , at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....
.....
.....
.....
Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:

City/Town Clerk

Attachment: PH.NationalGridGravesRoad (25-078 : National Grid - Graves Road)

site_addr	addr_num	full_str	location	city	zip	owner1	own_addr	own_city	own_state	own_zip
50 RUMNEY RD	50	RUMNEY RD		REVERE		SPINAZZOLA ANTHONY	99 GRAVES RD	REVERE	MA	02151
50 FISKE ST	50	FISKE ST		REVERE		PEREIRA JOSE B	9 MORRIS ST	REVERE	MA	02151
31 GRAVES RD	31	GRAVES RD		REVERE		BUI THIEN	31 GRAVES RD	REVERE	MA	02151
71 MALDEN ST	71	MALDEN ST		REVERE		PRIME MERIDIAN LLC	142 MERIDIAN ST	EAST BOSTON	MA	02128
51 DAVIS ST	51	DAVIS ST		REVERE		JMK TRUST	24 MCKINLEY ST	REVERE	MA	02151
45 GRAVES RD	45	GRAVES RD		REVERE		MUELLER WILLIAM	45 GRAVES RD	REVERE	MA	02151
59 RUMNEY RD	59	RUMNEY RD		REVERE		PALLESCHI JR CHARLES A	59 RUMNEY RD	REVERE	MA	02151
51 RUMNEY RD	51	RUMNEY RD		REVERE		VARGAS DALILA	51 RUMNEY RD	REVERE	MA	02151
70 GRAVES RD	70	GRAVES RD		REVERE		GUEVARA JOSE LUIS	70 GRAVES RD	REVERE	MA	02151
35 GRAVES RD	35	GRAVES RD		REVERE		PISON YOLANDA L	P O BOX 15247	BOSTON	MA	02215
14 GRAVES RD	14	GRAVES RD		REVERE		FLORES SANTOS	14 GRAVES RD	REVERE	MA	02151
0 MALDEN ST	0	MALDEN ST		REVERE		PEREZ MIRZA	69 MALDEN ST	REVERE	MA	02151
50 DAVIS ST	50	DAVIS ST		REVERE		YANES JOSE A	50 DAVIS ST	REVERE	MA	02151
104 GRAVES RD	104	GRAVES RD		REVERE		DELLO RUSSO MICHAEL	104 GRAVES RD	Revere	MA	02151
65 DAVIS ST	65	DAVIS ST	2	REVERE		MASKOUTE HAFIDA	65 DAVIS ST	REVERE	MA	02151
65 DAVIS ST	65	DAVIS ST	3	REVERE		SOFFER MOSHE	270 TAPPAN ST	BROOKLINE	MA	02445
65 DAVIS ST	65	DAVIS ST	4	REVERE		DINEEN JUDITH	P O BOX 610	ONSET	MA	02558
65 DAVIS ST	65	DAVIS ST		REVERE		65 DAVIS ST CONDO ASSOC	POST OFFICE BOX 610	ONSET	MA	02558
65 DAVIS ST	65	DAVIS ST	1	REVERE		VELASCO MARIA MOEMI	65 DAVIS ST	REVERE	MA	02151
88 GRAVES RD	88	GRAVES RD		REVERE		CIULLA ACCURZIO M LIFE ESTATE	88 GRAVES RD	REVERE	MA	02151
23 GRAVES RD	23	GRAVES RD		REVERE		ALMODOVAR JAVIER F	23 GRAVES RD	REVERE	MA	02151
94 GRAVES RD	94	GRAVES RD		REVERE		DAMORE CONCETTA	94 GRAVES RD	REVERE	MA	02151
93 GRAVES RD	93	GRAVES RD		REVERE		LOPERA CARLOS	93 GRAVES RD	REVERE	MA	02151
38 GRAVES RD	38	GRAVES RD		REVERE		MACDONALD JOHN	38 GRAVES RD	REVERE	MA	02151
84 GRAVES RD	84	GRAVES RD		REVERE		PALLESCHI SR CHARLES	59 RUMNEY RD	REVERE	MA	02151
11 GRAVES RD	11	GRAVES RD		REVERE		KHOURY JOHN P	11 GRAVES RD	REVERE	MA	02151
39 GRAVES RD	39	GRAVES RD		REVERE		KENNETH J NOBILE SR IRREVOC TR	6 HAYDEN RD	SAUGUS	MA	01906
30 GRAVES RD	30	GRAVES RD		REVERE		CORREGGIO JOHN R	30 GRAVES RD	REVERE	MA	02151
99 GRAVES RD	99	GRAVES RD		REVERE		SPINAZZOLA ANTHONY J LIFE ESTATE	99 GRAVES RD	REVERE	MA	02151
34 GRAVES RD	34	GRAVES RD		REVERE		BEATRICE HENRY	34 GRAVES RD	REVERE	MA	02151
76 GRAVES RD	76	GRAVES RD		REVERE		RWABWOGO ALAN B	POST OFFICE BOX 231062	BOSTON	MA	02123
87 GRAVES RD	87	GRAVES RD		REVERE		SIRIGNANO PASQUALE	261 SARGENT ST	REVERE	MA	02151
0 GRAVES RD	0	GRAVES RD		REVERE		CITY OF REVERE	281 BROADWAY	REVERE	MA	
80 GRAVES RD	80	GRAVES RD		REVERE		DAIGLE BEVERLY A	80 GRAVES RD	REVERE	MA	02151
0 MALDEN ST	0	MALDEN ST		REVERE		PRIME MERIDIAN LLC	142 MERIDIAN ST	EAST BOSTON	MA	02128
60 DAVIS ST	60	DAVIS ST		REVERE		GALLO FAMILY TRUST	60 DAVIS ST	REVERE	MA	02151

Attachment: PH.NationalGridGravesRoad (25-078 : National Grid - Graves Road)



31 GRAVES RD
N/F BUI THIEN
PROPERTY ID: 27-442-443-15

P 4096

38 PRINCE ST
N/F CERBONE SANDRA L
PROPERTY ID:
27-442-443-37

GRAVES RD

23 GRAVES RD
N/F ALMODOVAR JAVIER F
PROPERTY ID: 27-442-443-14

P 3943

P 4481

P 4481

43 ROSSETTI ST
N/F PUI YEE LO
PROPERTY ID:
27-442-443-47B-B

0 GRAVES RD
N/F CITY OF REVERE
PROPERTY ID: 27-442-443-13

11 GRAVES RD
N/F KHOURY JOHN P
PROPERTY ID: 27-442-443-12

35 ROSSETTI ST
N/F RUBINO LOUIS
PROPERTY ID: 27-442-443-46

ROSSETTI ST

P 4655

25 ROSSETTI ST
N/F CAPOSSELA
LAUREN M
PROPERTY ID:
27-442-443-45

0 ROSSETTI ST
N/F MIRZA
PEREZ
PROPERTY ID:
24-442-443-49

LEGEND

- REMOVE POLE
- REFERENCE POLE
- PROPOSED JO POLE
- REPLACE JO POLE
- PROPOSED ANCHOR
- EXISTING ANCHOR
- ROAD
- LOT LINES
- OVERHEAD LINE

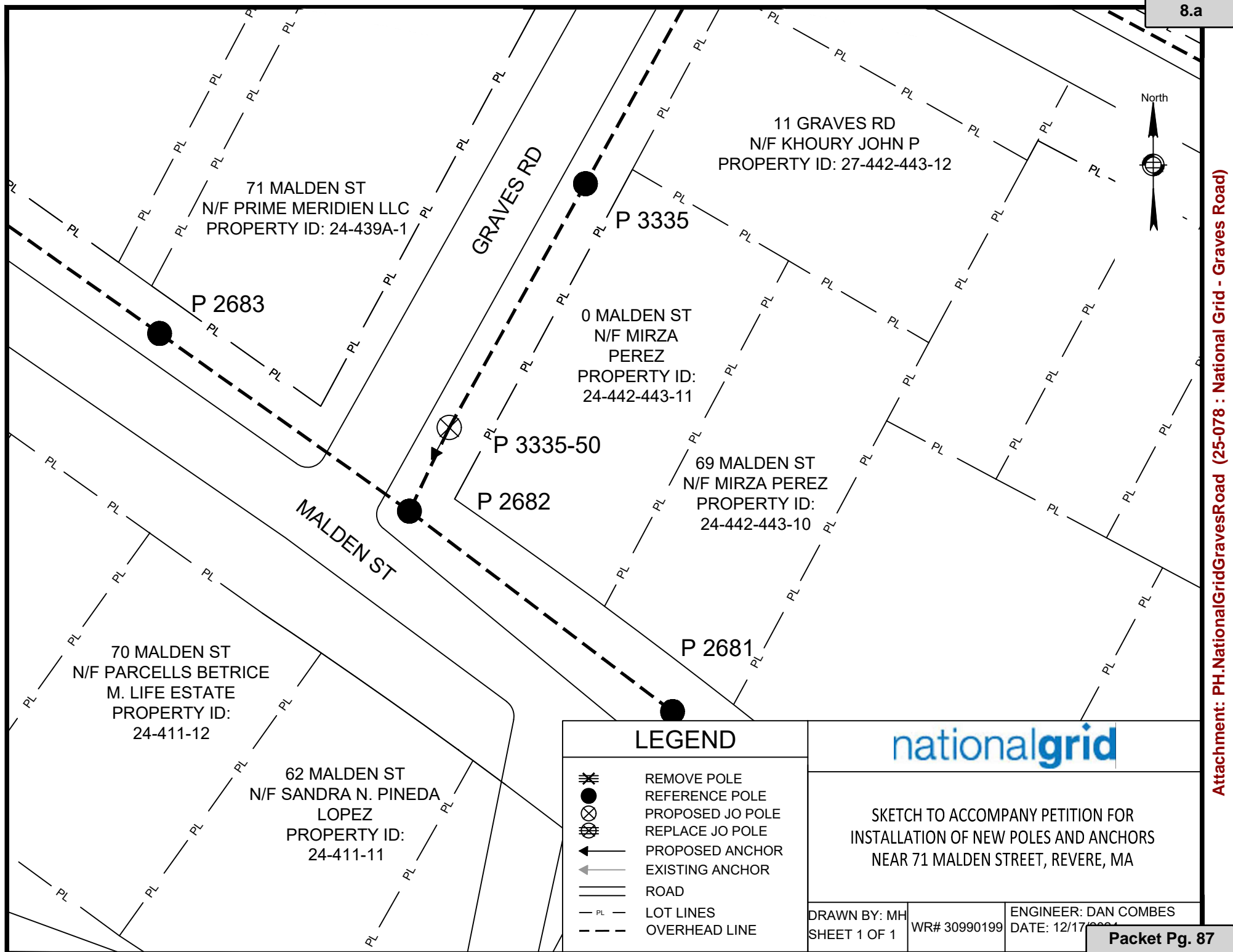
nationalgrid

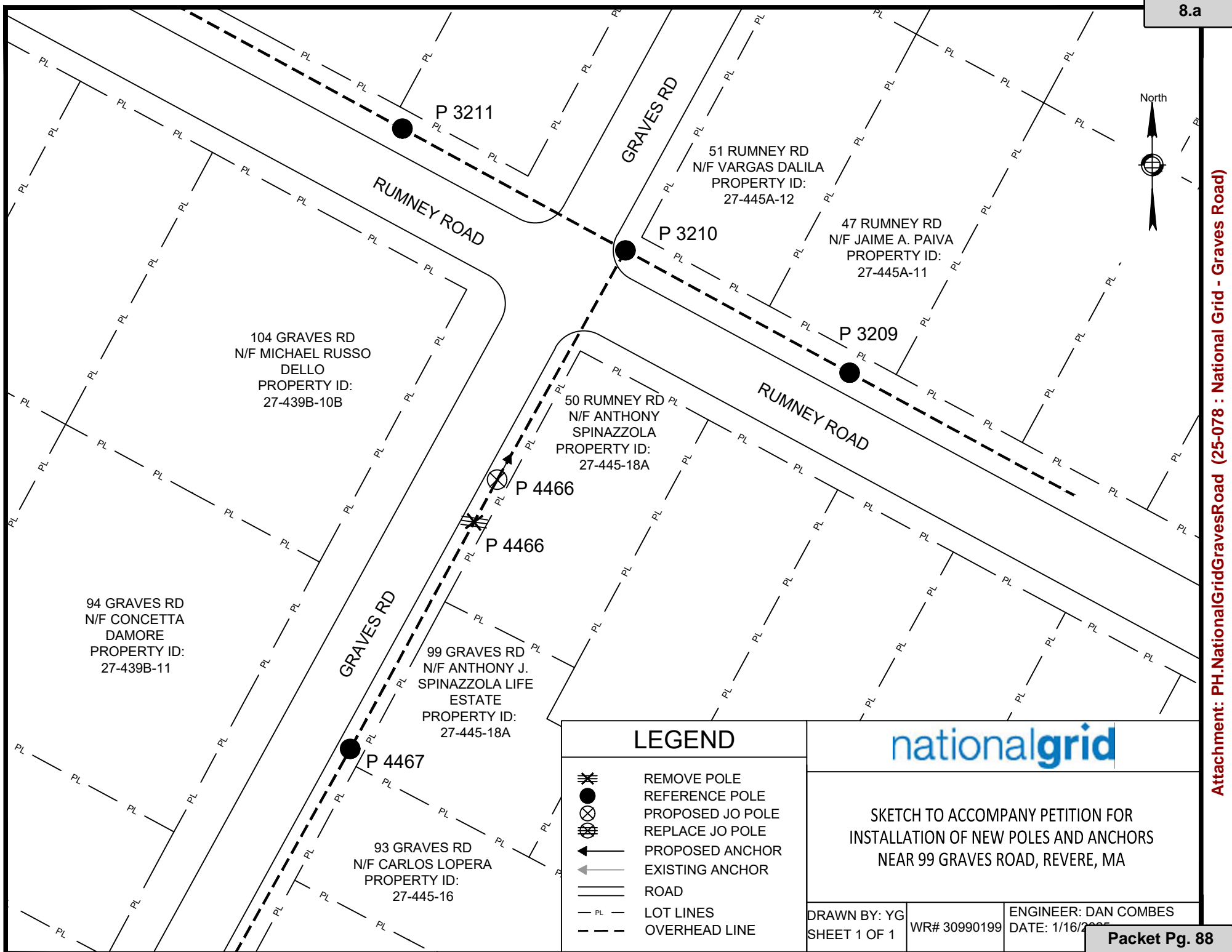
SKETCH TO ACCOMPANY PETITION FOR
INSTALLATION OF NEW POLES AND ANCHORS
NEAR 35 ROSSETTI ST, REVERE, MA

DRAWN BY: MH
SHEET 1 OF 1

WR# 30990199

ENGINEER: DAN COMBES
DATE: 12/17/2024





PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location.

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

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
February 27, 2025

Attachment: PH.NationalGrid8RevereStreet (25-079 : National Grid - 8 Revere Street)

Questions contact -Adam Dion adam.dion@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Revere, Massachusetts

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

Rossetti Street - National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location. Revere, MA.

Location approximately as shown on plan attached.

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

No.# 30990199

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

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

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

Attachment: PH.NationalGrid8RevereStreet (25-079 : National Grid - 8 Revere Street)

January 22, 2025

Questions contact – Central Design- Adam Dion adam.dion@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 12th day of January, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Rossetti Street - Revere, Massachusetts.

No.# 30990199

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

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

Rossetti Street - National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location. Revere, MA.

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

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

Attachment: PH.NationalGrid8RevereStreet (25-079 : National Grid - 8 Revere Street)

City/Town Clerk.
Massachusetts 20 .
Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
City/Town Clerk

I hereby certify that on 20 , at o'clock, M
At a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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

Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:
City/Town Clerk

Attachment: PH.NationalGrid8RevereStreet (25-079 : National Grid - 8 Revere Street)

site_addr	addr_num	full_str	location	city	zip	owner1	own_addr	own_city	own_state	own_zip
0 PRINCE ST	0	PRINCE ST		REVERE		784-789R BROADWAY LLC	24 ANNA DR	DANVERS	MA	01923
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		MALDEN ROSSETTI REALTY TRUST	15 JOHNSON RD	WINCHESTER	MA	01890
0 BROADWAY	0	BROADWAY		REVERE		766 BROADWAY REALTY TRUST	120 WYLLIS AVE	EVERETT	MA	02149
43 ROSSETTI ST	43	ROSSETTI ST	A	REVERE		ADEMAJ ARBEN	43 ROSSETTI ST	REVERE	MA	02151
43 ROSSETTI ST	43	ROSSETTI ST	B	REVERE		PUI YEE LO	43 ROSSETTI ST	REVERE	MA	02151
784 BROADWAY	784	BROADWAY		REVERE		784-798R BROADWAY LLC	24 ANNA DR	DANVERS	MA	01923
18 ROSSETTI ST	18	ROSSETTI ST		REVERE		SINGH RANJIT	18 ROSSETTI ST	REVERE	MA	02151
25 ROSSETTI ST	25	ROSSETTI ST		REVERE		CAPOSSELA LAUREN M	25 ROSSETTI ST	REVERE	MA	02151
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		ROMANO CATHERINE A	45 MALDEN ST	REVERE	MA	02151
23 GRAVES RD	23	GRAVES RD		REVERE		ALMODOVAR JAVIER F	23 GRAVES RD	REVERE	MA	02151
766 BROADWAY	766	BROADWAY		REVERE		766 BROADWAY REALTY TRUST	120 WYLLIS AVE	EVERETT	MA	02149
28 ROSSETTI ST	28	ROSSETTI ST		REVERE		HASANUZZAMAN MD	28 ROSETTI ST	REVERE	MA	02151
35 ROSSETTI ST	35	ROSSETTI ST		REVERE		RUBINO LOUIS	35 ROSSETTI ST	REVERE	MA	02151
11 GRAVES RD	11	GRAVES RD		REVERE		KHOURY JOHN P	11 GRAVES RD	REVERE	MA	02151
8 ROSSETTI ST	8	ROSSETTI ST		REVERE		NICOSIA NUNZIO LIFE ESTATE	8 ROSSETTI ST	REVERE	MA	02151
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		MALDEN ROSSETTI REALTY TRUST	15 JOHNSON RD	WINCHESTER	MA	01890
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		ROMANO CATHERINE A	45 MALDEN ST	REVERE	MA	02151
19 ROSSETTI ST	19	ROSSETTI ST		REVERE		CAPOSSELA PATRICIA R LIFE ESTATE	19 ROSSETTI ST	REVERE	MA	02151
0 GRAVES RD	0	GRAVES RD		REVERE		CITY OF REVERE	281 BROADWAY	REVERE	MA	
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		PEREZ MIRZA	69 MALDEN ST	REVERE	MA	02151



31 GRAVES RD
N/F BUI THIEN
PROPERTY ID: 27-442-443-15

P 4096

38 PRINCE ST
N/F CERBONE SANDRA L
PROPERTY ID:
27-442-443-37

23 GRAVES RD
N/F ALMODOVAR JAVIER F
PROPERTY ID: 27-442-443-14

P 3943

P 4481

P 4481

43 ROSSETTI ST
N/F PUI YEE LO
PROPERTY ID:
27-442-443-47B-B

35 ROSSETTI ST
N/F RUBINO LOUIS
PROPERTY ID: 27-442-443-46

25 ROSSETTI ST
N/F CAPOSSELA
LAUREN M
PROPERTY ID:
27-442-443-45

11 GRAVES RD
N/F KHOURY JOHN P
PROPERTY ID: 27-442-443-12

0 GRAVES RD
N/F CITY OF REVERE
PROPERTY ID: 27-442-443-13

0 ROSSETTI ST
N/F MIRZA
PEREZ
PROPERTY ID:
24-442-443-49

LEGEND

- REMOVE POLE
- REFERENCE POLE
- PROPOSED JO POLE
- REPLACE JO POLE
- PROPOSED ANCHOR
- EXISTING ANCHOR
- ROAD
- LOT LINES
- OVERHEAD LINE

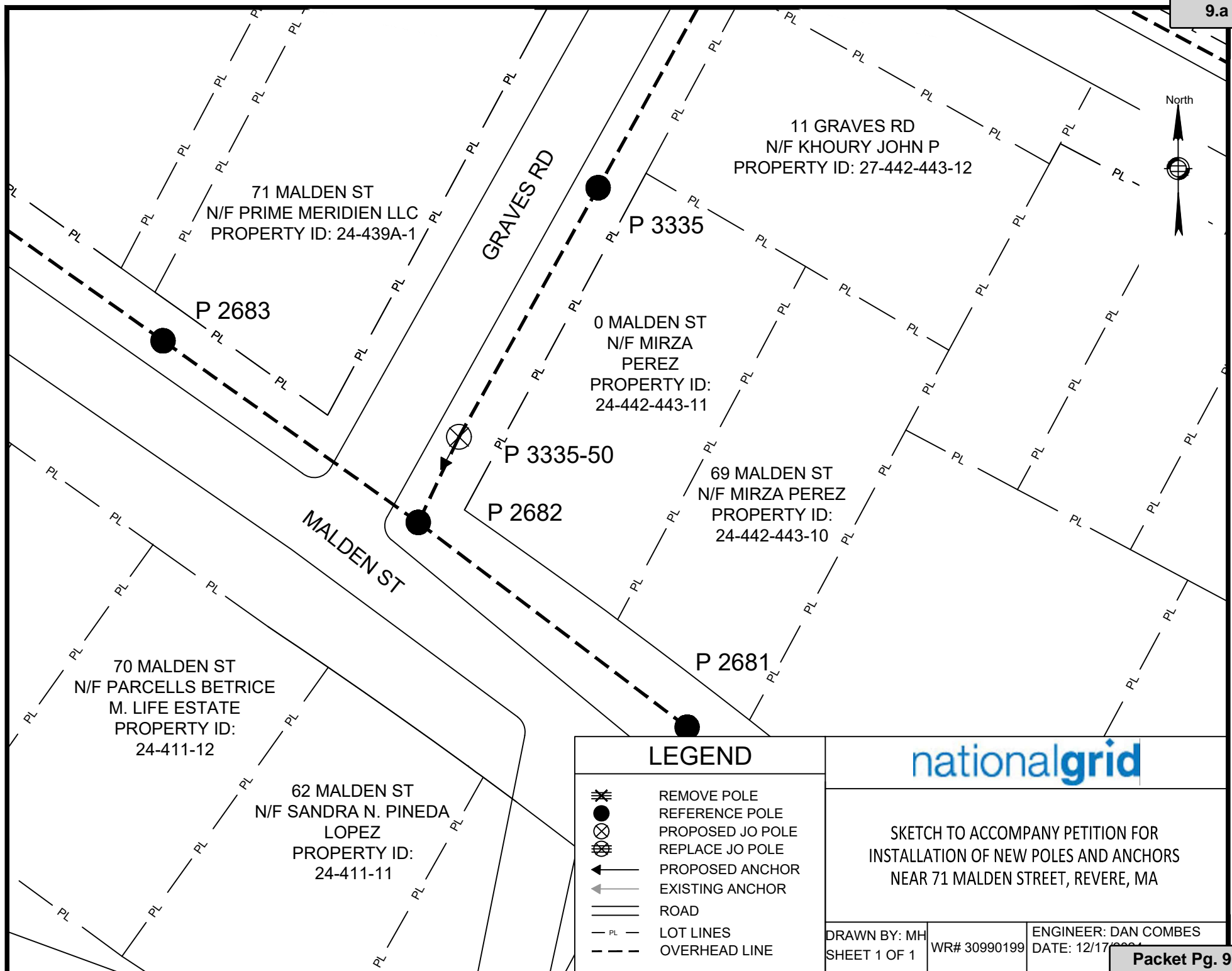
nationalgrid

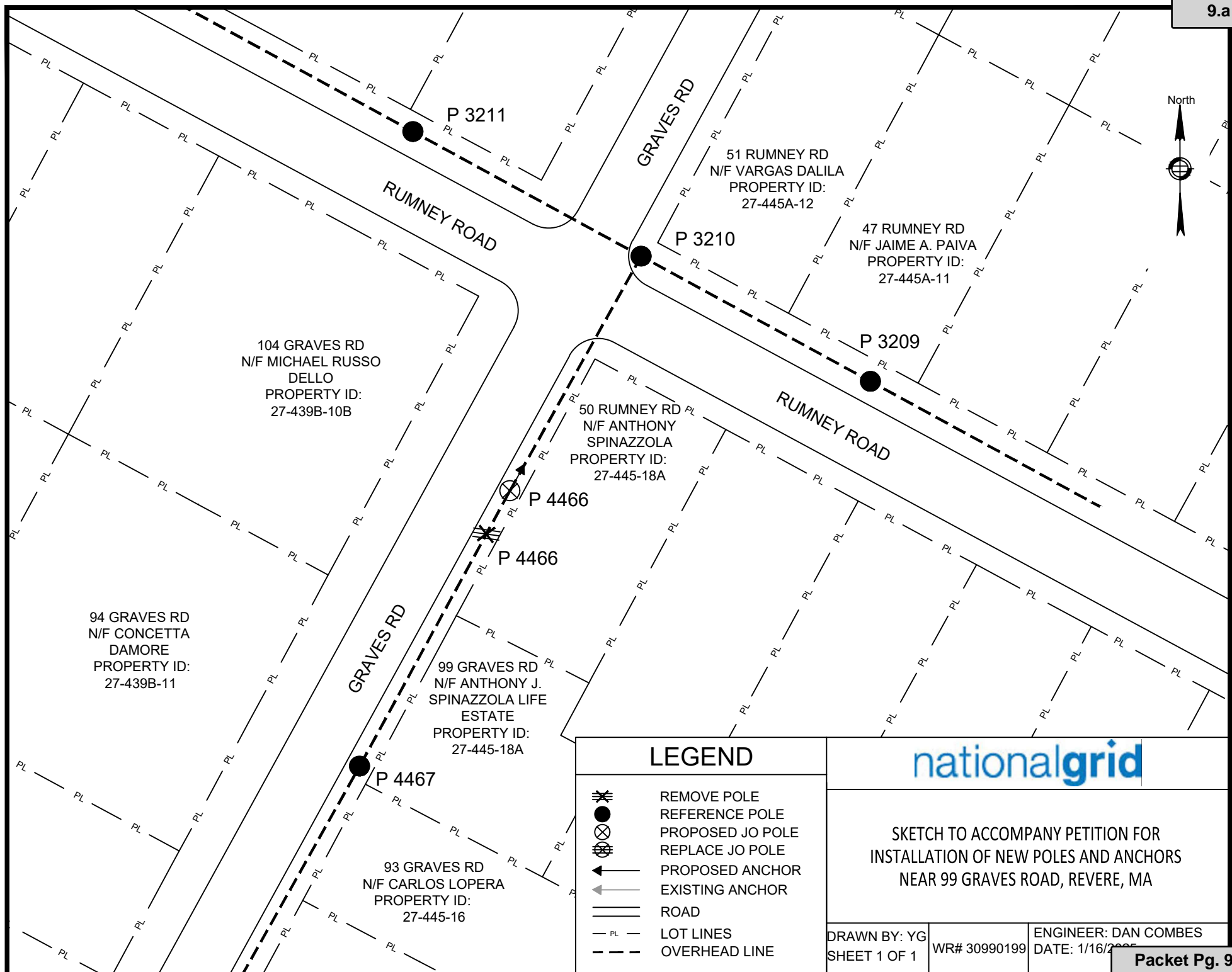
SKETCH TO ACCOMPANY PETITION FOR
INSTALLATION OF NEW POLES AND ANCHORS
NEAR 35 ROSSETTI ST, REVERE, MA

DRAWN BY: MH
SHEET 1 OF 1

WR# 30990199

ENGINEER: DAN COMBES
DATE: 12/17/2024





Questions contact -Adam Dion adam.dion@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Revere, Massachusetts

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

Rossetti Street - National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location. Revere, MA.

Location approximately as shown on plan attached.

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

No.# 30990199

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

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

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

Attachment: PH.NationalGrid8RevereStreet (25-079 : National Grid - 8 Revere Street)

January 22, 2025

Questions contact – Central Design- Adam Dion adam.dion@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 12th day of January, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Rossetti Street - Revere, Massachusetts.

No.# 30990199

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

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

Rossetti Street - National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location. Revere, MA.

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

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

Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 ____.

Attachment: PH.NationalGrid8RevereStreet (25-079 : National Grid - 8 Revere Street)

City/Town Clerk.
Massachusetts 20 .
Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
City/Town Clerk

I hereby certify that on 20 , at o'clock, M
At a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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

Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:
City/Town Clerk

Attachment: PH.NationalGrid8RevereStreet (25-079 : National Grid - 8 Revere Street)

site_addr	addr_num	full_str	location	city	zip	owner1	own_addr	own_city	own_state	own_zip
0 PRINCE ST	0	PRINCE ST		REVERE		784-789R BROADWAY LLC	24 ANNA DR	DANVERS	MA	01923
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		MALDEN ROSSETTI REALTY TRUST	15 JOHNSON RD	WINCHESTER	MA	01890
0 BROADWAY	0	BROADWAY		REVERE		766 BROADWAY REALTY TRUST	120 WYLLIS AVE	EVERETT	MA	02149
43 ROSSETTI ST	43	ROSSETTI ST	A	REVERE		ADEMAJ ARBEN	43 ROSSETTI ST	REVERE	MA	02151
43 ROSSETTI ST	43	ROSSETTI ST	B	REVERE		PUI YEE LO	43 ROSSETTI ST	REVERE	MA	02151
784 BROADWAY	784	BROADWAY		REVERE		784-798R BROADWAY LLC	24 ANNA DR	DANVERS	MA	01923
18 ROSSETTI ST	18	ROSSETTI ST		REVERE		SINGH RANJIT	18 ROSSETTI ST	REVERE	MA	02151
25 ROSSETTI ST	25	ROSSETTI ST		REVERE		CAPOSSELA LAUREN M	25 ROSSETTI ST	REVERE	MA	02151
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		ROMANO CATHERINE A	45 MALDEN ST	REVERE	MA	02151
23 GRAVES RD	23	GRAVES RD		REVERE		ALMODOVAR JAVIER F	23 GRAVES RD	REVERE	MA	02151
766 BROADWAY	766	BROADWAY		REVERE		766 BROADWAY REALTY TRUST	120 WYLLIS AVE	EVERETT	MA	02149
28 ROSSETTI ST	28	ROSSETTI ST		REVERE		HASANUZZAMAN MD	28 ROSETTI ST	REVERE	MA	02151
35 ROSSETTI ST	35	ROSSETTI ST		REVERE		RUBINO LOUIS	35 ROSSETTI ST	REVERE	MA	02151
11 GRAVES RD	11	GRAVES RD		REVERE		KHOURY JOHN P	11 GRAVES RD	REVERE	MA	02151
8 ROSSETTI ST	8	ROSSETTI ST		REVERE		NICOSIA NUNZIO LIFE ESTATE	8 ROSSETTI ST	REVERE	MA	02151
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		MALDEN ROSSETTI REALTY TRUST	15 JOHNSON RD	WINCHESTER	MA	01890
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		ROMANO CATHERINE A	45 MALDEN ST	REVERE	MA	02151
19 ROSSETTI ST	19	ROSSETTI ST		REVERE		CAPOSSELA PATRICIA R LIFE ESTATE	19 ROSSETTI ST	REVERE	MA	02151
0 GRAVES RD	0	GRAVES RD		REVERE		CITY OF REVERE	281 BROADWAY	REVERE	MA	
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		PEREZ MIRZA	69 MALDEN ST	REVERE	MA	02151



31 GRAVES RD
N/F BUI THIEN
PROPERTY ID: 27-442-443-15

P 4096

38 PRINCE ST
N/F CERBONE SANDRA L
PROPERTY ID:
27-442-443-37

23 GRAVES RD
N/F ALMODOVAR JAVIER F
PROPERTY ID: 27-442-443-14

P 3943

P 4481

P 4481

43 ROSSETTI ST
N/F PUI YEE LO
PROPERTY ID:
27-442-443-47B-B

35 ROSSETTI ST
N/F RUBINO LOUIS
PROPERTY ID: 27-442-443-46

25 ROSSETTI ST
N/F CAPOSSELA
LAUREN M
PROPERTY ID:
27-442-443-45

11 GRAVES RD
N/F KHOURY JOHN P
PROPERTY ID: 27-442-443-12

0 GRAVES RD
N/F CITY OF REVERE
PROPERTY ID: 27-442-443-13

0 ROSSETTI ST
N/F MIRZA
PEREZ
PROPERTY ID:
24-442-443-49

LEGEND

- REMOVE POLE
- REFERENCE POLE
- PROPOSED JO POLE
- REPLACE JO POLE
- PROPOSED ANCHOR
- EXISTING ANCHOR
- ROAD
- LOT LINES
- OVERHEAD LINE

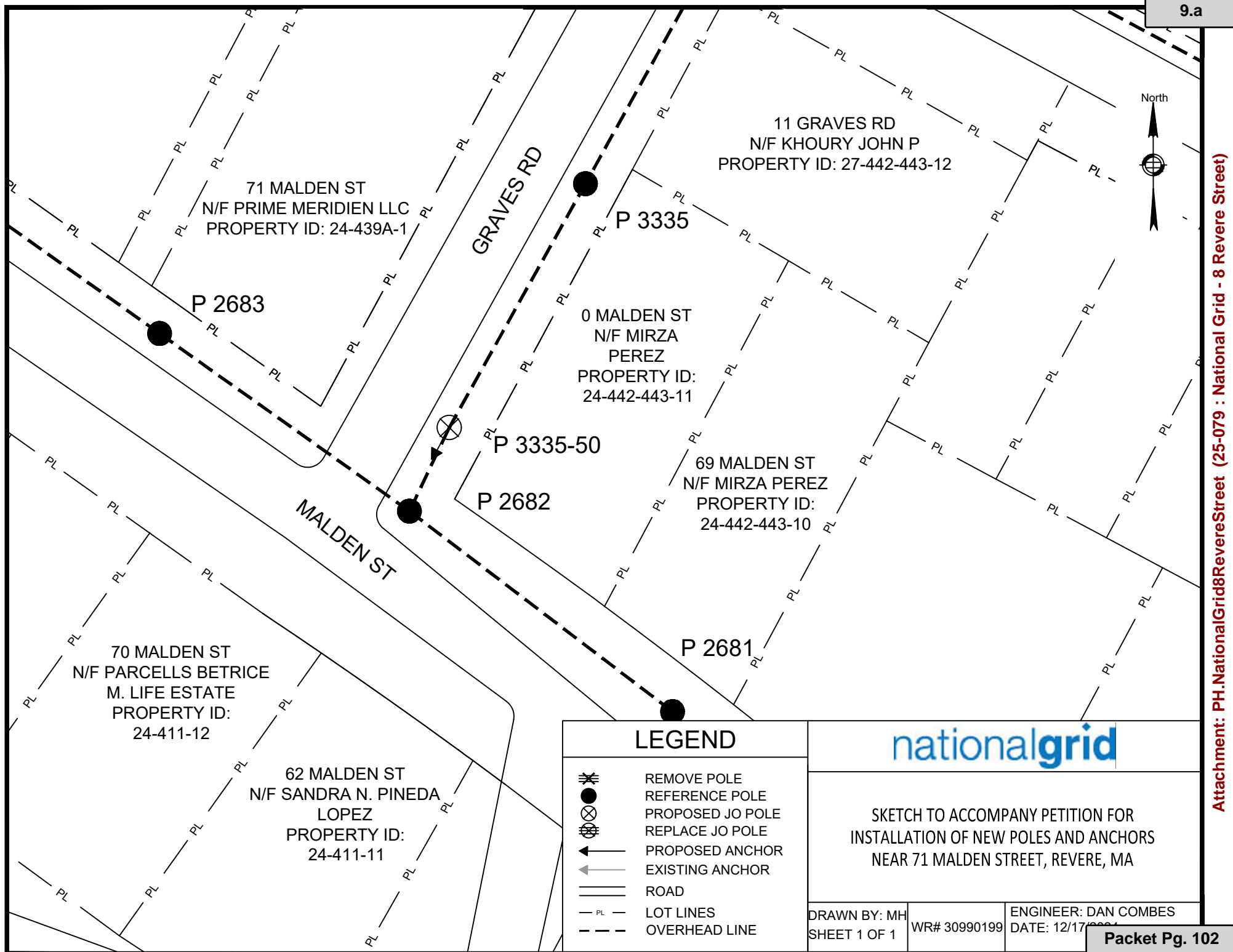
nationalgrid

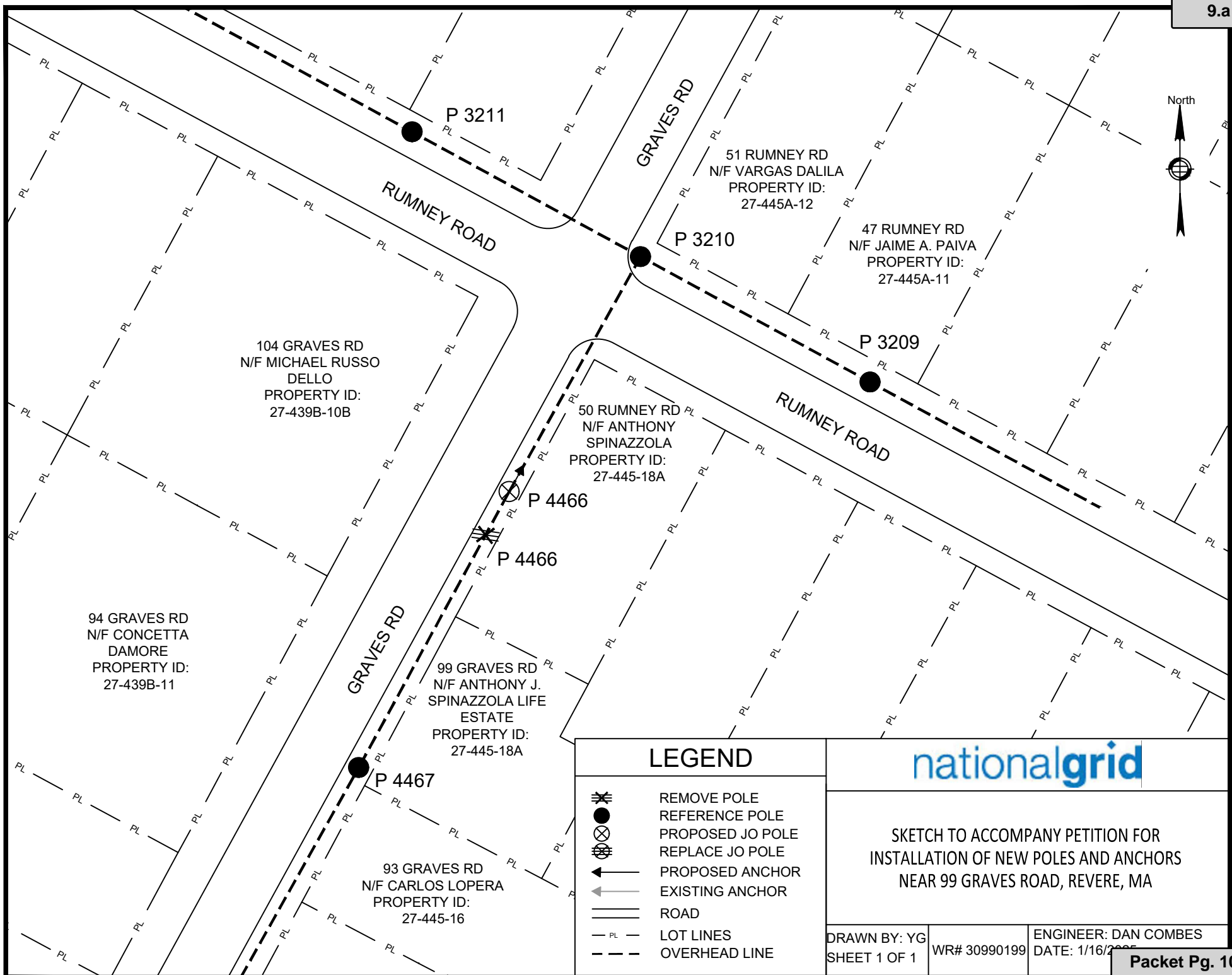
SKETCH TO ACCOMPANY PETITION FOR
INSTALLATION OF NEW POLES AND ANCHORS
NEAR 35 ROSSETTI ST, REVERE, MA

DRAWN BY: MH
SHEET 1 OF 1

WR# 30990199

ENGINEER: DAN COMBES
DATE: 12/17/2024





PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location.

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

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
February 27, 2025

Attachment: PH.NationalGridRossettiStreet (25-080 : National Grid - Rossetti Street)

Questions contact -Adam Dion adam.dion@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Revere, Massachusetts

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

Rossetti Street - National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location. Revere, MA.

Location approximately as shown on plan attached.

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

No.# 30990199

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

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

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

Attachment: PH.NationalGridRossettiStreet (25-080 : National Grid - Rossetti Street)

January 22, 2025

Questions contact – Central Design- Adam Dion adam.dion@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 12th day of January, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Rossetti Street - Revere, Massachusetts.

No.# 30990199

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

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

Rossetti Street - National Grid to relocate 1 JO pole on Rossetti Street beginning at a point approximately 14 feet North of the centerline of the intersection of Rossetti Street and Broadway and continuing approximately 490 feet in a West direction. National Grid to relocate P4811 approximately 10' East from existing location. Revere, MA.

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

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

Attachment: PH.NationalGridRossettiStreet (25-080 : National Grid - Rossetti Street)

City/Town Clerk.
Massachusetts 20 .
Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
City/Town Clerk

I hereby certify that on 20 , at o'clock, M
At a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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

Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:
City/Town Clerk

Attachment: PH.NationalGridRossettiStreet (25-080 : National Grid - Rossetti Street)

site_addr	addr_num	full_str	location	city	zip	owner1	own_addr	own_city	own_state	own_zip
0 PRINCE ST	0	PRINCE ST		REVERE		784-789R BROADWAY LLC	24 ANNA DR	DANVERS	MA	01923
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		MALDEN ROSSETTI REALTY TRUST	15 JOHNSON RD	WINCHESTER	MA	01890
0 BROADWAY	0	BROADWAY		REVERE		766 BROADWAY REALTY TRUST	120 WYLLIS AVE	EVERETT	MA	02149
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43 ROSSETTI ST	43	ROSSETTI ST	B	REVERE		PUI YEE LO	43 ROSSETTI ST	REVERE	MA	02151
784 BROADWAY	784	BROADWAY		REVERE		784-798R BROADWAY LLC	24 ANNA DR	DANVERS	MA	01923
18 ROSSETTI ST	18	ROSSETTI ST		REVERE		SINGH RANJIT	18 ROSSETTI ST	REVERE	MA	02151
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0 GRAVES RD	0	GRAVES RD		REVERE		CITY OF REVERE	281 BROADWAY	REVERE	MA	
0 ROSSETTI ST	0	ROSSETTI ST		REVERE		PEREZ MIRZA	69 MALDEN ST	REVERE	MA	02151



31 GRAVES RD
N/F BUI THIEN
PROPERTY ID: 27-442-443-15

P 4096

38 PRINCE ST
N/F CERBONE SANDRA L
PROPERTY ID:
27-442-443-37

23 GRAVES RD
N/F ALMODOVAR JAVIER F
PROPERTY ID: 27-442-443-14

P 3943

P 4481

P 4481

43 ROSSETTI ST
N/F PUI YEE LO
PROPERTY ID:
27-442-443-47B-B

35 ROSSETTI ST
N/F RUBINO LOUIS
PROPERTY ID: 27-442-443-46

25 ROSSETTI ST
N/F CAPOSSELA
LAUREN M
PROPERTY ID:
27-442-443-45

11 GRAVES RD
N/F KHOURY JOHN P
PROPERTY ID: 27-442-443-12

0 GRAVES RD
N/F CITY OF REVERE
PROPERTY ID: 27-442-443-13

0 ROSSETTI ST
N/F MIRZA
PEREZ
PROPERTY ID:
24-442-443-49

LEGEND

- REMOVE POLE
- REFERENCE POLE
- PROPOSED JO POLE
- REPLACE JO POLE
- PROPOSED ANCHOR
- EXISTING ANCHOR
- ROAD
- LOT LINES
- OVERHEAD LINE

nationalgrid

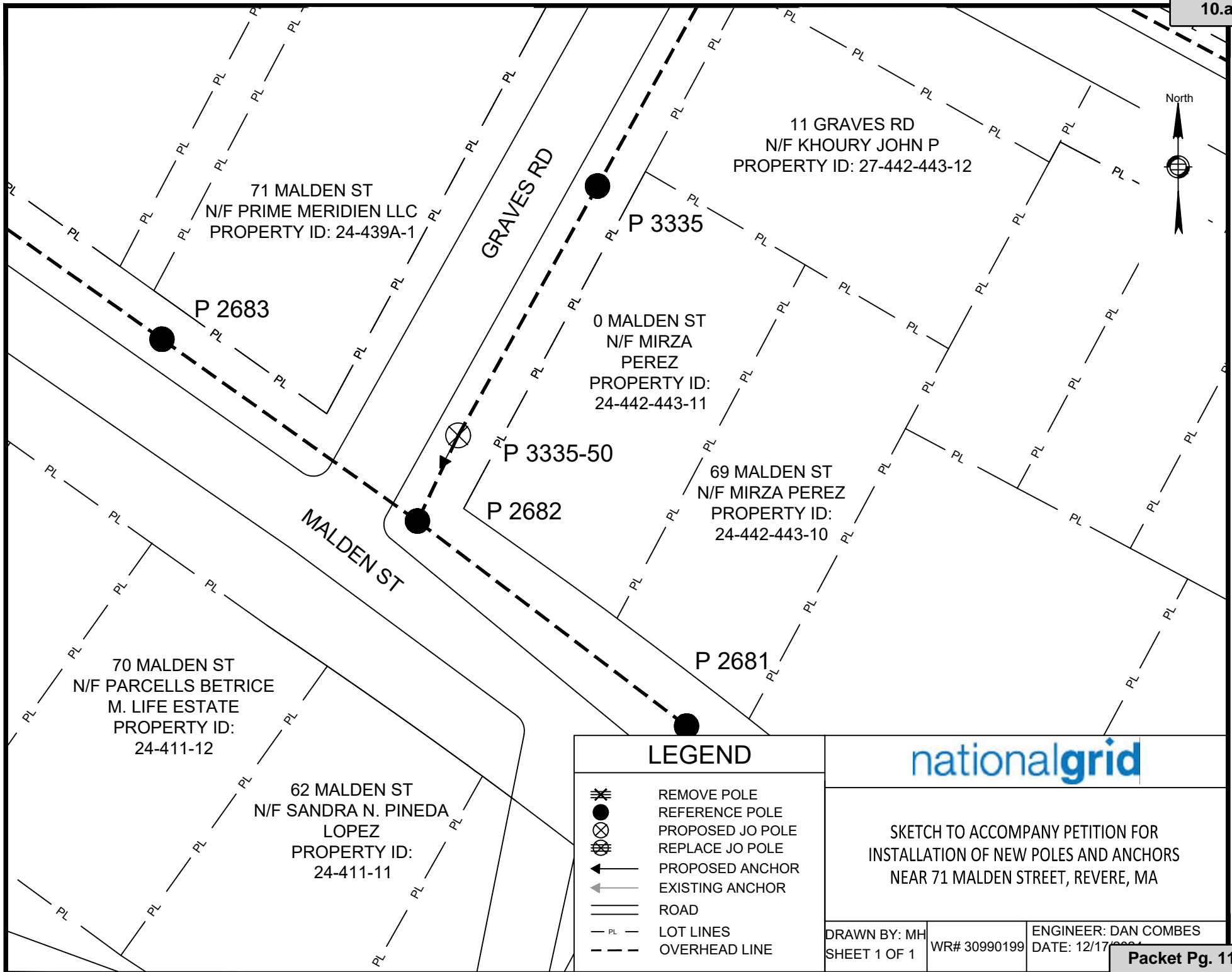
SKETCH TO ACCOMPANY PETITION FOR
INSTALLATION OF NEW POLES AND ANCHORS
NEAR 35 ROSSETTI ST, REVERE, MA

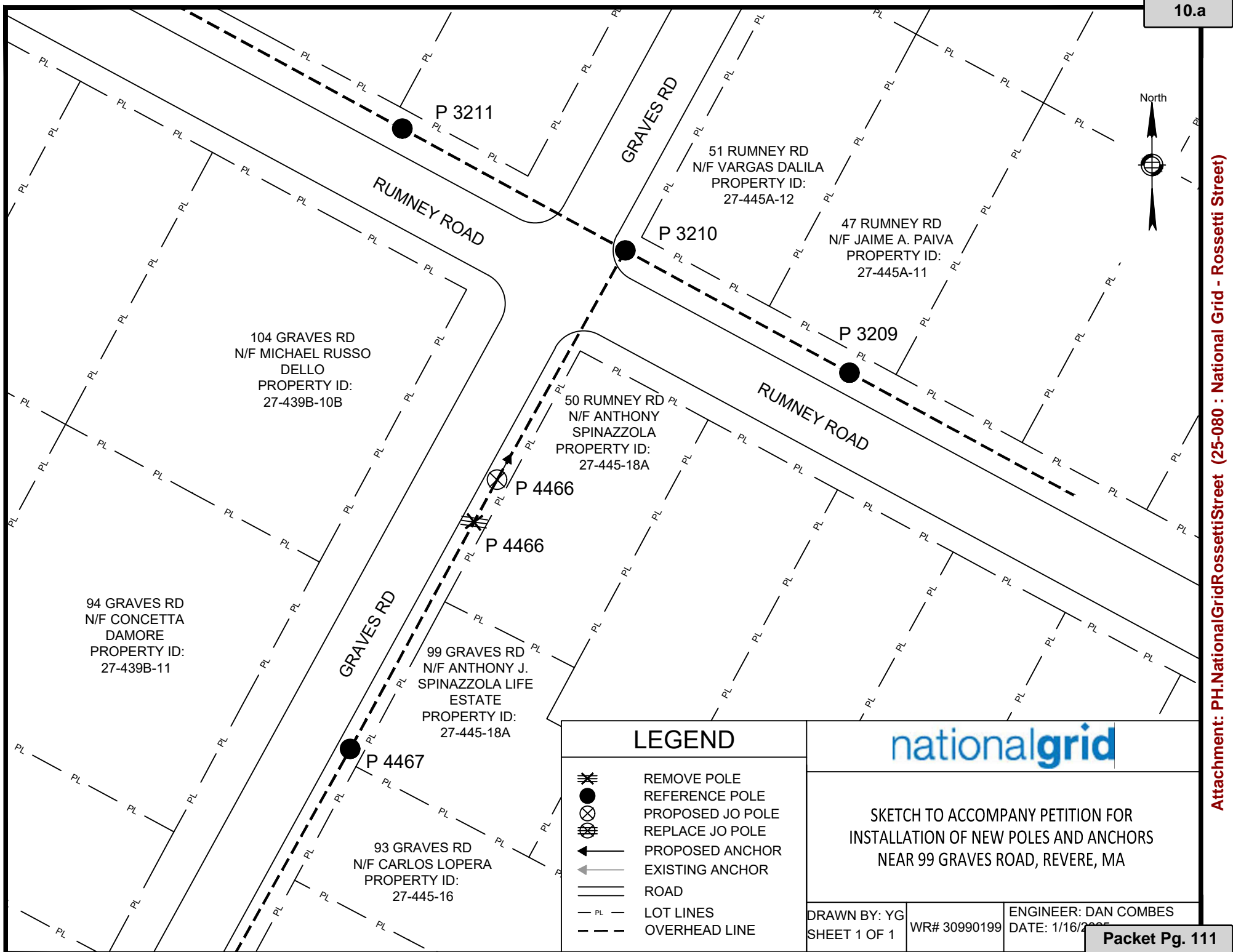
DRAWN BY: MH
SHEET 1 OF 1

WR# 30990199

ENGINEER: DAN COMBES
DATE: 12/17/2024

Packet Pg. 109





PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to install one jointly owned pole on the sidewalk to serve as the permanent electric service for a new building at 8 Avon Street, Revere, MA.

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

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
March 11, 2025

Attachment: PH.8AvonStreet.NationalGrid (25-081 : National Grid - 8 Avon Street)

Questions contact - Zachary Trani zachary.trani@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Revere, Massachusetts

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

Avon Street - National Grid to install 1 JO pole on Avon Street. National Grid is petitioning to install pole on the sidewalk in front of 8 Avon St, Revere Ma to serve as the permanent electric service for new building. Revere, MA.

Location approximately as shown on plan attached.

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

No.# 31060293

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

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

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

Attachment: PH.8AvonStreet.NationalGrid (25-081 : National Grid - 8 Avon Street)

February 28, 2025

Questions contact – Central Design, Zachary Trani zachary.trani@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council of Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 12th day of January, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Avon Street - Revere, Massachusetts.

No.# 31060293

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

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

Avon Street - National Grid to install 1 JO pole on Avon Street. National Grid is petitioning to install pole on the sidewalk in front of 8 Avon St, Revere Ma to serve as the permanent electric service for new building. Revere, MA.

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

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

Attachment: PH.8AvonStreet.NationalGrid (25-081 : National Grid - 8 Avon Street)

City/Town Clerk.
Massachusetts 20 .
Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
City/Town Clerk

I hereby certify that on 20 , at o'clock, M
At a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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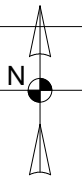
Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:
City/Town Clerk

Attachment: PH.8AvonStreet.NationalGrid (25-081 : National Grid - 8 Avon Street)



Attachment: PH.8AvonStreet.NationalGrid (25-081 : National Grid - 8 Avon Street)

SOLE OWNED POLE PETITION

⊗ Proposed S.O. Pole Location

⊗ Existing J.O. Pole

NGRID is petitioning to install (1) Joint-Owned pole (P1958) in front of 8 Avon St, Revere MA to serve as the buildings permanent electric service.

DISTANCES ARE APPROXIMATE

nationalgrid

Date: 1/12/25

Work Request Number: 31060293

To Accompany Petition Dated:

To The: City / Town Of Revere

For Proposed: Pole: Location

Packet Pg. 116

S/NO.	ADDRESS	OWNER'S INFO	PARCEL ID
1	534 REVERE ST, REVERE MA	NAME 1: PENA MARIA MAILING: 534 REVERE ST, REVERE MA 02151	10 186 1 A
2	1090 NORTH SHORE RD, REVERE MA	NAME 1: OLIVE STREET REALTY TRUST MAILING: 1090 NORTH SHORE RD, REVERE MA 02151	10 186 7 A
3	540 REVERE ST, REVERE MA	NAME 1: 540 REVERE STREET REALTY TRUST MAILING: 334 MIDDLETON RD, BOXFORD MA 01921	10 186 4 B
4	17 AVON ST, REVERE MA	NAME 1: QUEZADA RENE MAILING: 17 AVON ST REVERE, MA 02151	10 186 5A B
5	15 AVON ST, REVERE MA	NAME 1: ROLANDER JOHN GRIFFIN MAILING: 15 AVON ST Revere, MA 02151	10 186 7 B

6	19 AVON ST, REVERE MA	NAME 1: EL OUAZZANI AZEDDINE MAILING: 19 AVON ST REVERE, MA 02151	10 186 8 B
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PUBLIC HEARING

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

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

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
01/28/2025

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

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

PETITION FOR POLE AND WIRE LOCATIONS

To the City Council
Of Revere, Massachusetts

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

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

Location approximately as shown on plan attached.

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

No.# 30811266

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

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

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

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

January 23, 2025

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

ORDER FOR POLE AND WIRE LOCATIONS

In the City of Revere, Massachusetts

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

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

No.# 30811266

Filed with this order:

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

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

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

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

Massachusetts

City/Town Clerk.

20 _____.

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

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

Attest:
City/Town Clerk

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

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

City/Town Clerk.

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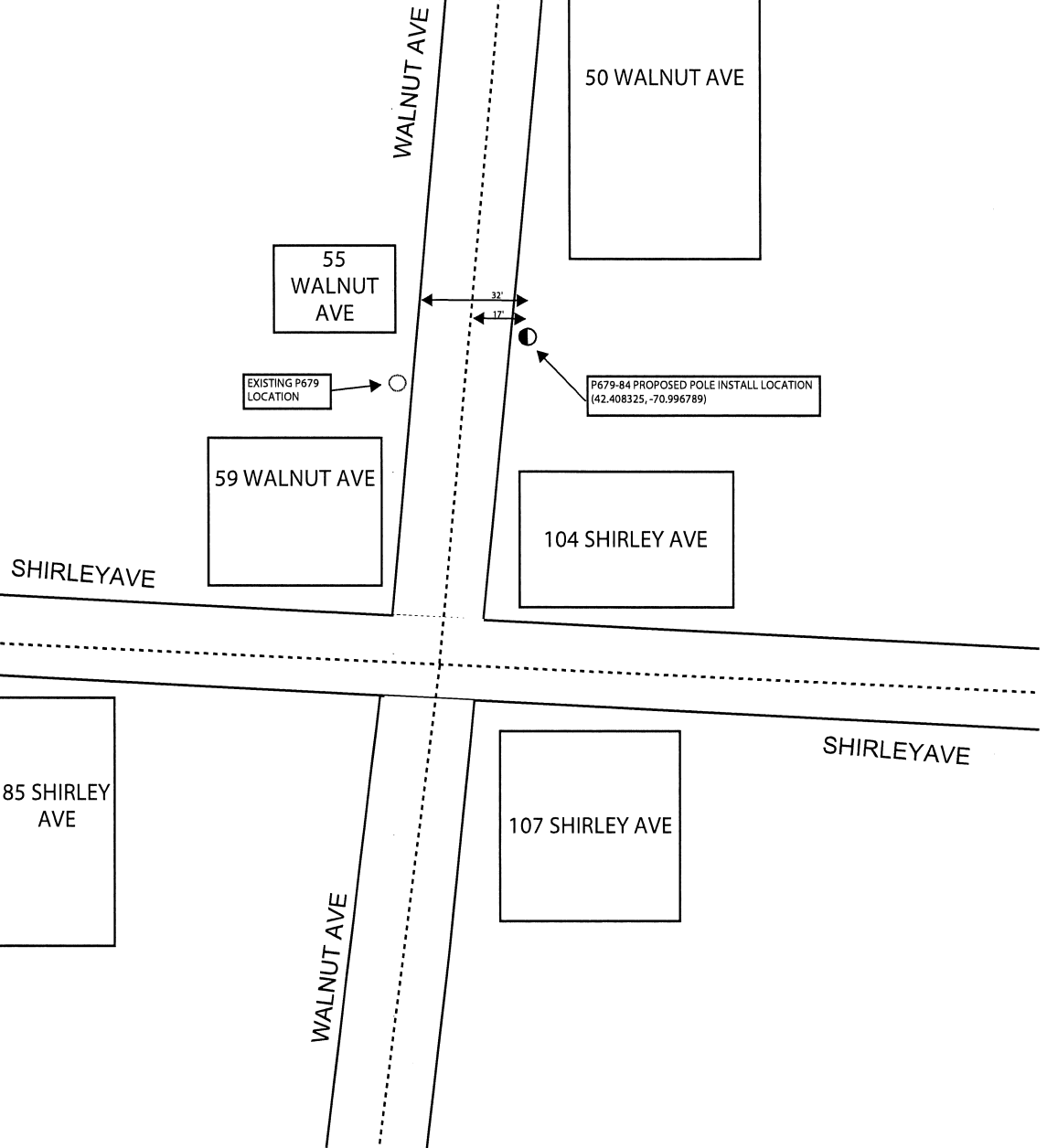
Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:
City/Town Clerk

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



JOINT OWNED POLE PETITION

nationalgrid

And

Verizon New England, Inc.

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

Date: 12/18/2024

Plan Number: 30811266

To Accompany Petition Dated:

To The: City Of Revere

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

Date Of Original Grant:

DISTANCES ARE APPROXIMATE

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

Abutters
List and
locus
map
page 2

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

PUBLIC HEARING

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

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

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
02/03/2025

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

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

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

To the City Council of Revere, Massachusetts

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

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

The following are the streets and highways referred to:

WR# 30941770

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

Location approximately as shown on plan attached.

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

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

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

Dated: January 31, 2025

ORDERED:

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

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

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

WR# 30941770

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

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

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

Book Page

Attest:
.....

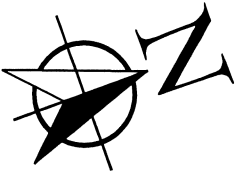
..... hereby certify that on20....., at o'clock,M
at, a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the

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

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

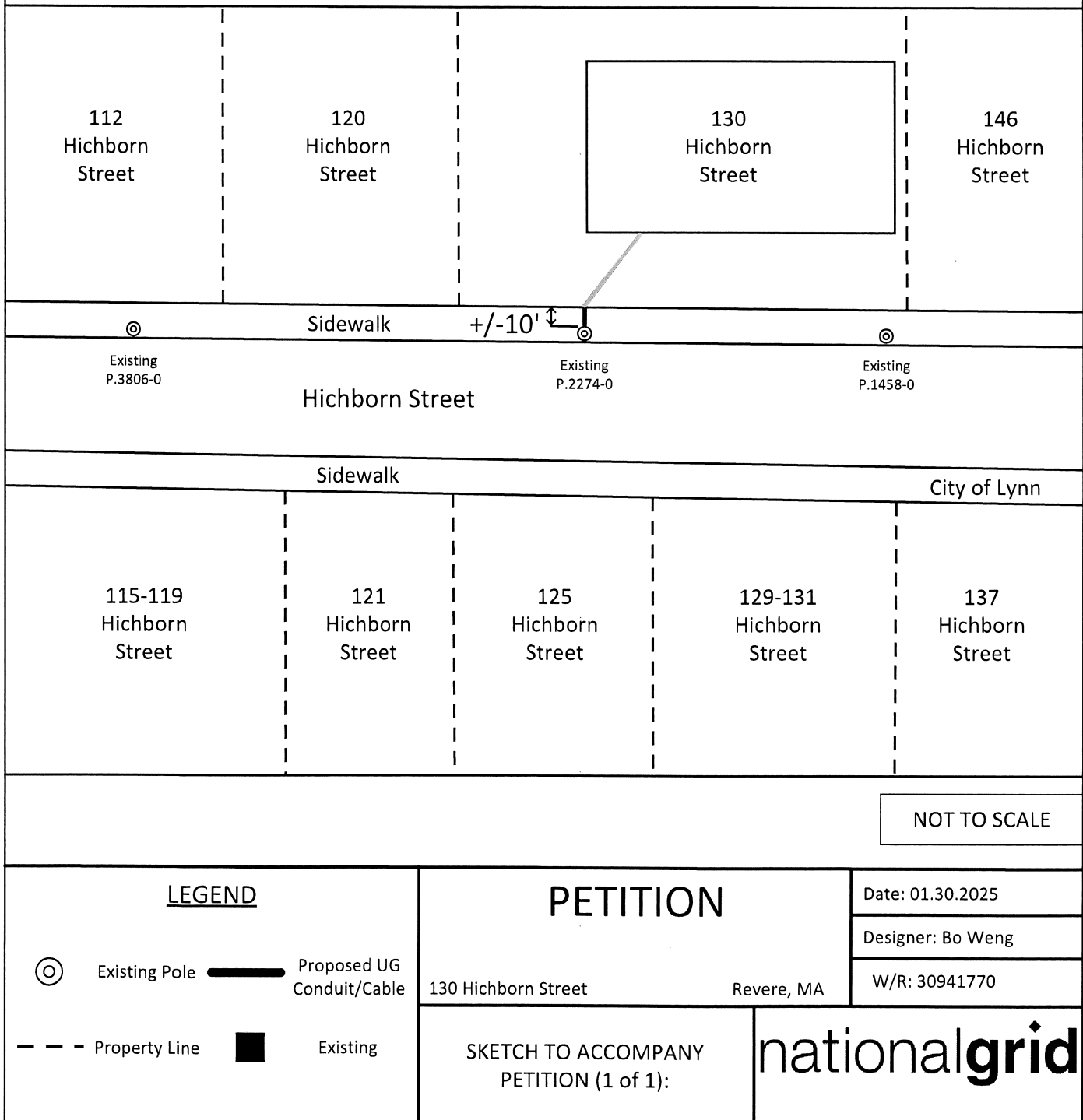
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Attachment: PH.NationalGridHichbornStreet02242025 (25-048 : National Grid - 130 Hichborn Street)

**EXHIBIT A – NOT TO SCALE**

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

130 Hichborn Street
Revere, MA



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

PUBLIC HEARING

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

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

Attest:

Ashley E. Melnik
City Clerk

Notices mailed to abutters
02/07/2025

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

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

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

To the City Council of Revere, Massachusetts

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

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

The following are the streets and highways referred to:

WR# 31071852

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

Location approximately as shown on plan attached.

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

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

Questions contact – Bo Weng bohua.chingweng@nationalgrid.com

Dated: February 3, 2025

ORDERED:

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

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

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

WR# 31071852

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

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

.....

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

....., 20

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

Book Page

Attest:

.....

..... hereby certify that on20....., at o'clock,M

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

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

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

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

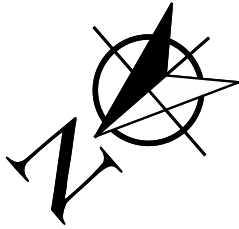
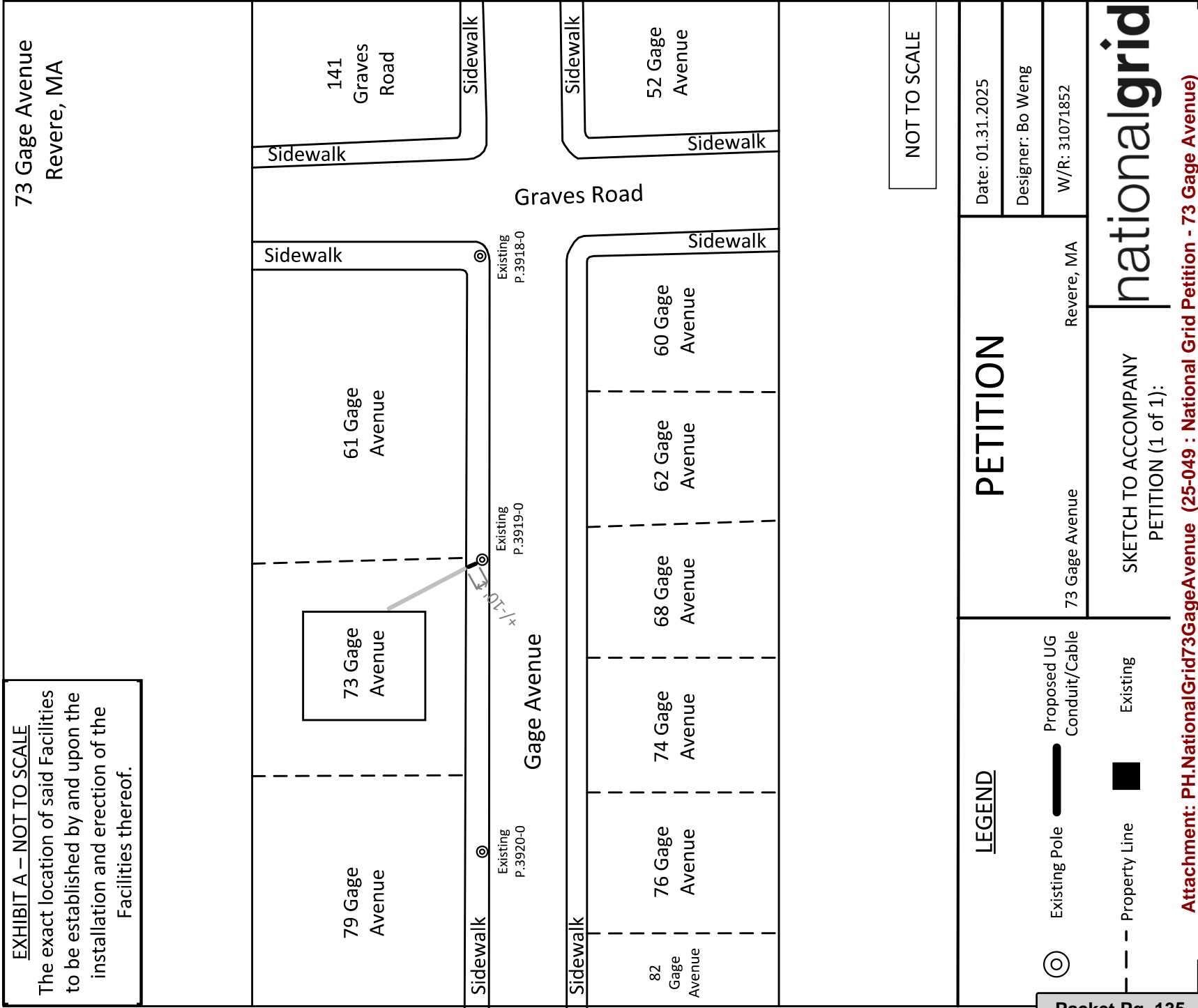


EXHIBIT A – NOT TO SCALE

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



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

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 28, 2024 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 FOOD TRUCK LOCATIONS

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

Section 1. Section 5.10.050(A) Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by inserting a new location after the south side Shirley Avenue location as follows: “Parking Lot at 108 Beach Street, directly abutting the Revere History Museum and facing Sonny Myers Park, not to exceed one food truck at this location at any one time.”

Section 2. Section 5.10.050(A) Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by renumbering each sub-section 1-7 accordingly.

Section 3. Section 5.10.050(B) Hours of Operation of the Revised Ordinances of the City of Revere is hereby amended by inserting a new sub-section as follows: 4. At the discretion of the commission, the hours of operation for the 108 Beach Street location shall be 3:30PM to 7:00PM.

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 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 22, 2024.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
October 9, 2024

Ashley Melnik

From: MICHAEL ROPER <mropeman@verizon.net>
Sent: Saturday, October 12, 2024 10:12 AM
To: Ashley Melnik
Subject: FOOD TRUCK ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

I am in OPPOSITION to adding a location at the History Museum 108 Beach St parking lot. Too close to Sonny Meyers playground.

Attachment: MichaelRoperFoodTruckOrdinanceOpposition (24-305 : An Ordinance Further Amending Food Truck Regulations)

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

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed ordinance:

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

Be it ordained as follows:

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

§ 2.57.010. Established.

There is created and established in the city the parks and recreation department, hereinafter referred to as the “department.” The department shall be responsible for and shall promote and manage recreational activities sponsored or conducted by the city. The department shall have delegated responsibility for all public parks of the city as well as for Harry Della Russo Stadium.

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

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

§ 2.57.020 Director – Appointment.

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

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

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

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

§ 2.57.050 Commission – Composition and terms.

- A. The commission shall consist of seven members appointed by the mayor and subject to confirmation by the city council.
 1. All members shall be residents of the city of Revere;
 2. One member shall be the director of parks and recreation of the city of Revere, who shall serve as an *ex-officio*, non-voting member; and,

3. The mayor shall ensure, to the extent feasible, that the composition of the commission reflects the geographic and cultural diversity that exists in the city.
- B. The terms of the commission members shall be coterminous with that of the mayor.
- C. Members shall be eligible for reappointment in the same manner as the original appointment. If a vacancy occurs, it shall be filled for the balance of the unexpired term in the same manner as the initial appointment was made.
- D. The commission shall annually elect a Chair from its members.

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

§ 2.57.060 Commission – Powers and duties.

It shall be the duty of the parks and recreation commission to advise and make recommendations to the parks and recreation department through the mayor and/or city council in relation to matters pertaining to sports, recreation, parks, youth events and activities, and open space in the city.

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

§ 2.57.070 Annual report.

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

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

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 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to amelnik@revere.org on or before February 18, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
January 29, 2025
Send Invoice To: amelnik@revere.org

AMEDMENTS TO: **AN ORDINANCE FURTHER AMENDING CHAPTER 2.57 OF THE
REVISED ORDINANCED OF THE CITY OF REVERE RELATIVE TO THE PARKS &
RECRETAION COMMISSION**

Section 6. Section 2.57.050(A) is hereby amended by inserting the new following criteria, “One member shall be a youth resident of the City of Revere between the ages of 16 and 24 years old.”

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

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed order:

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

Be it ordained by the City of Revere as follows:

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

Section 8.04.110 - Public health hygiene products.

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

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

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

- B. None of the feminine hygiene and menstrual products free of charge provided in any publicly owned building shall contain the following:
- i. Phthalates
 - ii. Volatile organic compounds (VOCs)
 - iii. Parabens
 - iv. Pesticides from cotton
 - v. Heavy metals like lead and arsenic, dioxins, fragrance chemicals
 - vi. Certain plasticizers or any other chemical or product known to the National Institute of Health, the Massachusetts Executive Office of Health and Human Services, the Massachusetts Department of Health, or any other state's department of health or like entity to cause negative health effects including but not limited to cervical cancer toward the user.
- C. The Mayor or his designee may, with the consent of the Revere Public School Department and/or the Revere School Committee divert any current or future funding destined toward the achievement of the provisions of this ordinance to enhance the efficiency of this program.

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

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

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

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
January 29, 2025
Send Invoice To: amelnik@revere.org



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

March 7, 2025

Marc Silvestri, City Council President
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Council President Silvestri,

As you are aware from previous communications, Chapter 44 of the General Laws of the Commonwealth requires cities and towns to establish either a receipt reserved for appropriation fund or enterprise fund for the cable related purposes consistent with the franchise agreement. The City adopted a receipt reserve for appropriation account for these purposes last fiscal year.

Please find attached invoices totaling \$93,805.67 that will need an appropriation from the fund to RevereTV for the operation of their media center.

I will be available at the next Council meeting to answer any questions.

Best regards,


Richard Viscay
CFO/ City Auditor

Cc: Patrick Keefe, Mayor
Assunta Newton, Assistant Budget Director

Attachment: Revere TV appropriation (25-082 : Revere TV Appropriation)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: March 7, 2025
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$93,805.67
	<i>Available Balance:</i>	<i>\$ 93,805.67</i>
TO:	Revere TV Invoices	\$93,805.67
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of March 7, 2025, there are sufficient funds to support such a transfer.

Account verified by _____

Reviewed by _____

Attachment: Revere TV appropriation (25-082 : Revere TV Appropriation)

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Revere Community Media Center
 261 Washington Avenue
 Revere, MA 02151
 781 426-9498

Invoice # 20251230 Date:

February 25, 2025

To: **City of Revere**
Revere City Hall
Broadway
Revere, MA 02151

DESCRIPTION		AMOUNT	BALANCE
QE 12/30/2024			
Comcast	QE 12/30/24	81,091.39	
	Revenue Assessment:	4,054.60	
RCN	QE 09/30/24:	6494.77	
	Revenue Assessment	2164.92	
Total		93,805.67	
Make all checks payable to: Revere Community Media Center			
Thank you			

Attachment: Revere TV appropriation (25-082 : Revere TV Appropriation)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

March 11, 2025

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 Chaimaa Hossaini to the Human Rights Commission, in accordance with Revere Ordinance Chapter 9.28. I am reappointing Ms. Hossaini to a three-year term that is set to expire in October of 2027.

Ms. Hossaini has been an integral member of the Human Rights Commission since 2022 and has the knowledge and experience to carry out a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

March 11, 2025

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 Lark Logan to the Cultural Council, in accordance with MGL Chapter 10 Section 58. I am appointing Ms. Logan to a three-year term, effective the date of the oath of office.

Ms. Logan has an extensive and varied background in the arts, music and culture. As a new resident of Revere, she is eager to become involved through the Cultural Council.

Regards,

Patrick M. Keefe Jr.

Attachment: Lark Logan Appointment Letter Cultural Council (25-084 : Appointment of Lark Logan to the Cultural Council)

Ms Lark Logan

10 Ocean Avenue
PH 410

Revere, MA 02151

Phone: 804-874-5275

Home City: New York, NY

Education: Tufts University-English
(1972-1975)

Email: Lark@LarkLogan.com/nyn8tv@gmail.com

PROFESSIONAL Profile:

Commercial Voice Overs
Web site design
Newsletters
Creative Writing for Marketing
Negotiating
Problem Solving
Customer Service
Office Management
Medical Transcription (Cardiology and Radiology)
Word Processing/Typing: 65 WPM
Dictation

Professional Experince:**Signature Flight Support-KBOS**

October 2016 – July 2023

Concierge level Customer Service: General Aviation.

Dispatch: Incoming/Outgoing Flights and their necessary services.

Billing.

SIDA Badge.

Virgin Atlantic Airways/Swissport –Passenger Services/Gate Agent

January 2016 – June 2016

Inspect and verify passenger travel documents.

Ticketing and issuing boarding passes.

Processing gate check-in.

Public address announcements as required.

Meet and assist passengers as required.

Escorting Unaccompanied Minors and Diplomats.

Other duties as required.

SIDA Badge/Customs Seal.

Keller Williams Realty Boston-Metro

August 2014 – Present

Residential Property Specialist

LONG & FOSTER REALTORS, INC.

October 2003-August 2014: Realtor (Independent Contractor)

Executive Club – 2010

Millionaire Producer

Completely responsible for all marketing plans, personal advertising, web site applications.

Proficient in Microsoft Applications, particularly Publisher, Word and to some extent;

Excel –

Ms Lark Logan, (con't)**Broadcasting and Communications Experience****WKLR-FM (96-5: THE PLANET): Richmond, Virginia**

January 27, 1997 – September 29, 2000

Evenings – As of September 29, 2000 evenings and overnights will be automated.

Afternoon Drive: September 1997 - September 1999

Mid-day: July 1997 - September 1997

Afternoon Drive: February 1997 - July 1997

Mid-day: January 1997 - February 1997

WBZU-FM (THE BUZZ): Richmond, Virginia

November 1996 - January 1997

Air-talent: on call

WAXQ-FM (PURE ROCK: Q-104.3): New York, New York

March 1994 - May 1996

Overnights

Commercial Production

Frequent M.C. for major rock concerts in and around the Tri-State area.

Numerous remote appearances throughout Tri-State area

Resigned after Viacom acquisition and returned to Richmond, VA

WMXB-FM (B-103.7): Richmond, Virginia

September 1993 - March 1994

Key swing shifts and Saturday evening all-request show.

WAFX-FM (106.9: THE FOX): Norfolk, Virginia

May 1993- September 1993 (sister station to WMXB-FM)

Key swing shifts and Saturday/Sunday Mid-day.

WRXL-FM (XL-102): Richmond, Virginia

August 1989 - April 1993

Morning Show Co-host/News Anchor.

News Director/Special Programming

WVMX-FM (MX-106): Richmond, Virginia

July 1988 - August 1989

Afternoon Drive

WXKS-FM (KISS-108): Boston, Massachusetts

March 1983 - July 1987

On-air talent (various shifts)

Commercial Production and Special Interviews

Ms Lark Logan (con't)**KKDA-FM (K-104): Dallas, Texas**

October 1982 - March 1983

Mid-day.

Created, produced and hosted daily AEROBIC LUNCH BREAK,
sponsored by Pepsi Free.

WXKS-FM (KISS-108): Boston, Massachusetts

October 1980 - October 1982

Overnights. (LARK AFTER DARK)

Created, produced and hosted SATURDAY NIGHT LIVE which consistently garnered
high ratings in Arbitron and Birch Reports.

WBMX-FM: Chicago, Illinois

June 1980 - September 1980

Mid-day

Assistant Music Director; partly responsible for designing format

WILD-AM (STUDIO-1090): Boston, Massachusetts

July 1976 - May 1980

June 1979: Mid-day. Promotions Director

Jan. 1979: Morning Drive (SASSY SUNRISE).

Acting Music Director

July 1978: Mid-day. Acting Program
Director.

July 1977: Mid-day Programming

Public Affairs Director

July 1976: On-air talent

Commercial Production

Special Artist Interviews

WMFO-FM: Medford, Massachusetts

September 1975 - July 1976

Feb. 1976 : Program Director

Evening air shift (6-10pm)

Sept. 1975: Created, produced,
hosted jazz/rock program called:
"Nightflight."

WJIB-FM: Boston, Massachusetts

June 1975 - September 1975

Coordinator of Public Affairs

Programming

Lark Logan (con't)

RELATED EXPERIENCES:

1990's: Voice over work for the Martin Agency (Richmond, VA)

Oct. 1988 - Jan. 1992: Contributing Editor for NIGHT MOVES, Richmond's entertainment newspaper.

Fall 1986 - Jan. 1993: Founded LarLo Ltd. (band management).

Fall 1984: Attended programming seminars at EMERSON COLLEGE; Boston, Ma.

Feb. 1983: Attended extensive programming seminar hosted by PAUL DREW.

Feb. 1982: Attended GRAMMY AWARDS. Provided on-the-spot interviews for KISS-108.

July 1976 - July 1980: Jazz Editor for PROGRESSIVE PLATTER MAGAZINE: Boston, Ma

AWARDS - HONOURS:

August 1997: Richmond Magazine: "Best of Worst of" issue: Voted top 3 most listened to Afternoon Drive Program.

July 1979: EXCELLENCE IN MEDIA: Presented by the Massachusetts State Senate.

July 1979: OUTSTANDING ACHIEVEMENT IN MEDIA:

Presented by Lambda Kappa Mu (a national/international professional women's sorority).



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

March 11, 2025

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 Sheila Johnson to the Human Rights Commission, in accordance with Revere Ordinance Chapter 9.28. I am appointing Ms. Johnson to a three-year term, effective the date of the oath of office.

Ms. Johnson has many years of professional experience in the private sector, and has the skills to maintain this responsibility for the best interest of the community.

Regards,

Patrick M. Keefe Jr.

Attachment: Sheila Johnson Appointment Letter HRC (25-085 : Appointment of Sheila Johnson to the Human Rights Commission)

Sheila Johnson
98 Ridge Road
Revere, MA 02151

Summary of Experience

Over 10 years of execution of client service activities in coordination with the relationship team. Working with clients to monitor and execute all tasks required to fulfill the client service plan and meet day-to-day inquiries from the client. Help create the Northeast Division Investment Resources SharePoint file. Mentoring and training new employees. Awarded top PMSA performer of 2022.

Active member of the Diversity and Inclusion Committee, member of the Women to Lead group, member of the Greater Boston Bankers Association. Involved in community and Bank of America volunteer groups.

Bank of America Private Bank – January 2000-Present

Vice President -Portfolio Manage Senior Associate/ Private Bank Senior Associate Lead

- Assist a team of Portfolio Managers in providing integrated investment advice and portfolio management services to high-net-worth clients
- Create asset allocation studies utilizing data collected in the client profiling process.
- Monitor/facilitate account set up resulting in error free account set up process; ensure timely account set up and investment of funds.
- Re-balance portfolio due to liquidity needs, bond maturities, excess cash, buy/sell implementation, tax loss harvesting, and investment recommendation implementation-deployment of cash liquidation of positions.
- Assist with personal trust administrative and fiduciary expertise and support to meet the needs of client.
- Perform servicing and account maintenance activities
- Prepare Client and Prospect presentation
- Analyzed client question, request, and problems to provide appropriate response and solution related to operational and administrative matter as an individual and as part of large team
- Work with the Trust and Sales team for timely payment and management of billing for client.
- Create and update the Investment Policy Statement for the client
- Timely completion of Regulation 9 -This includes requirements such as account review, effective recordkeeping, managing conflicts and maintaining the safety of client assets held as fiduciary.
- Asset Allocation Monitoring (AAM)- View of the Portfolio manager book of business to ensure portfolios are aligned to the asset allocation as outlined in the client's Investment Policy Statement.
- Review Daily Monitoring – Weekly review of non-follow or affiliate funds in the client portfolio, creating compliance letters for the clients
- Place Trades – Raising funds per client request or to maintain the Investment Objective of the portfolio
- Open Alternate Investments accounts– working directly with Portfolio Manager to open new Hedge, Private Equity or Real Estate for the client that will meet objective.
- Open New sub accounts through Portview and AOP on CEW Wealth Planner-Portfolio analytics tool that provides a quantitative overlay to the asset allocation process.

**AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR A
VETERAN PROPERTY TAX WORK-OFF ABATEMENT**

Be it ordained as follows:

SECTION 1. Title 2 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter 2.92:

**Chapter 2.92 VETERAN PROPERTY TAX WORK-OFF
ABATEMENT**

§ 2.92.010 Purpose.

The purpose of this chapter is to adopt reasonable rules and regulations for the Revere veteran property tax work-off abatement program.

§ 2.92.020 Hours, rate, and abatement.

Participants of this program shall be paid at the rate of fifteen dollars (\$15.00) per hour. Participants shall work no more than 66.6 hours and shall receive a property tax abatement of up to one-thousand dollars (\$1,000.00), dependent on hours worked.

§ 2.92.030 Application process.

The number of veterans, including qualifying spouses, participating in the program shall be limited each year to a maximum of five (5). Applications will be available and accepted at the Veteran Service's Office the first two weeks of April of each year.

A. Required documents.

All applicants must demonstrate proof of Revere residency and owner occupancy pursuant to Section 2.92.040. The following documents are also required for an application to be considered complete:

1. If applicant is a veteran:
 - a. DD214 form.
2. If applicant is a spouse of a disabled veteran:
 - a. DD214 form of the disabled veteran;
 - b. Marriage license; and,
 - c. Letter from the VA indicating disabled veteran status.
3. If applicant is a spouse of a deceased veteran:
 - a. DD214 form of the deceased veteran;
 - b. Marriage license; and,

- c. Death certificate of the deceased veteran.

§ 2.92.040 Eligibility.

To be eligible for the program, an applicant must fulfill the following requirements:

- A. Must be a veteran, a spouse of a disabled veteran, or a surviving spouse of a deceased veteran.
- B. Must have a principal place of residence in the city of Revere and have ownership in that principal place of residence. The ownership interest may include a joint tenancy, tenancy in common, tenancy by the entirety, life tenancy, or beneficial interest in a trust which has an ownership interest in this principal residence.
- C. The tax abatement received under this program shall be in addition to any other property tax exemptions for which the participant is eligible, excluding the senior citizen property tax work-off abatement in Chapter 2.88 of this Title. An individual is not permitted to participate in more than one work-off program in the city.

§ 2.92.050 Accounting for abatements.

The tax abatement provided to participants by this program shall be applied to the actual tax bills for the fiscal year. The full tax shall be committed and billed, with the reduction shown on the bill as an abatement or credit against the amount due. The reduction shall be processed as an abatement and charged against the overlay account. Abatements for the fiscal year shall be based upon certifications by the Veteran Services Office for work performed on or before June 30.

§ 2.92.060 Certification of service.

The city's Veteran Services Office shall certify to the Assessor's Office the amount of service performed by the participant as of June 30th of the fiscal year. Such certification shall be provided to the board of assessors prior to the time the actual tax for the fiscal year is committed and in sufficient time to allow for an abatement to be reflected on the actual tax bill for the fiscal year. A copy of the certification shall be provided to the veteran taxpayer, or qualifying participant, before the actual tax bill is issued.

§ 2.92.070 Tax treatment of abatement.

The amount of the property tax abatement the veteran taxpayer, or qualifying participant, receives under this program shall not be

considered income or wages for purposes of state income tax withholdings, unemployment compensation or worker's compensation.

§ 2.92.080 Partial completion.

A participant who completes less than 66.6 hours of work shall be entitled to a pro-rata abatement based upon certified hours of work completed at the rate of pay established in Section 2.92.020.



Health and Human Services
281 Broadway, Revere, MA 02151
Tel: 781-485-8486



Patrick M. Keefe Jr.
Mayor

TO: Revere City Council
FR: Veteran Services Office
CC: Lauren Buck, Chief of Health and Human Services
Dana Brangiforte, Assessor
RE: **Veteran property tax work-off abatement.**
DA: March 19, 2025

Honorable City Council,

I write in support of the proposed new chapter "Veteran property tax work-off abatement." The rules and regulations before you tonight are modeled after the City's esteemed senior citizen property tax work-off abatement program.

In 2018, Revere accepted Massachusetts General Law c. 59, § 5N, titled "Reduction of property tax obligation of veteran in exchange for volunteer services." Pursuant to this accepted law, the City offers veterans or, in the case of a disabled or deceased veteran, their spouse, a reduction in real estate taxes in exchange for volunteer services. Until now, our City code lacked formal language surrounding this program.

Proposed chapter 2.92 of the Revised Ordinances of the City of Revere lays out the rules and regulations for such a program. Depending on hours worked, an eligible participant receives an abatement of up to one-thousand dollars. To be eligible, applicants demonstrate owner-occupancy of the property and provide relevant veteran paperwork. Once accepted, participants work with the City's Veteran Services Office to assist with taking inventory of Memorial Poles, recording damage or repairs, placing flags in cemeteries, and administering the monthly Food Bank. These duties are unique to this proposed ordinance's program.

I hope this Council considers the merits of this program and takes into account the success and popularity of the senior citizen property tax work-off abatement. This ordinance codifies and strengthens the requirements and application process of the veteran property tax work-off abatement.

We look forward to answering any questions at the Public Hearing. Thank you.

Lauren Buck, Public Health

Julia Cervantes, Veterans' Affairs

Donna Dreeszen, Veterans' Affairs

Attachment: Vet WorkOff Letter of Support - signed (25-086 : Veteran property tax work-off abatement)

**AN ORDINANCE FURTHER AMENDING THE REVERE REVISED ORDINANCES
RELATIVE TO TRANSPARENCY AND ACCOUNTABILITY OF UTILITY COMPANIES**

Be it ordained by the City of Revere as follows:

Section 1. Chapter 15.04 Building Code of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section:

Section 15.04.170 Transparency and Accountability of Utility Companies

Any utility company seeking a permit before the city council for public utility construction must, no later than 10 business days before the scheduled meeting on which said permit is set on the city council agenda, notify the city council via the city clerk of the scope and time frame of construction for which the permit is being granted.

Failure to notify the city council via the city clerk of the scope and time frame of construction 10 business days before the city council meeting on which said permit is on the agenda at 12:00pm shall incur a fine according to the following fee schedule:-

1. First offense shall incur a written notice of violation issued by the city solicitor
2. Second offense shall trigger the issuance of a \$10,000 fine issued by the city solicitor
3. Third offense shall trigger the issuance of a \$20,000 fine issued by the city solicitor
4. Fourth and all subsequent offenses shall trigger the issuance of a \$40,000 fine issued by the city solicitor
5. The nominal number of these fines shall be tied to the cost-of-living adjustment and subject to change based with the change in the same

AN ACT ESTABLISHING AN ELECTED ZONING BOARD OF APPEALS IN THE CITY OF REVERE

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

Section 1. Notwithstanding the provisions Section 12 of Chapter 40A of the General Laws, the zoning board of appeals shall consist of five (5) members and one (1) associate member who shall be elected at large and serve for two-year terms. Zoning board members shall be registered voters of the city. No member of the zoning board shall hold any other appointive city office or employment during their term. No person shall be elected to the office of the zoning board for more than five (5) two-year terms. Annually, the zoning board of appeals shall elect a chairperson from its own membership. The City Clerk shall also serve as the clerk to the zoning board of appeals.

Section 2. If a zoning board member is no longer domiciled within the city, the office shall immediately be deemed vacant and filled in the manner provided herein. Vacancies shall be filled in descending order of votes received by the candidate for the office of zoning board member at the preceding city election who received the highest number of votes without being elected if that person remains eligible and willing to serve as a zoning board member. If that person is unwilling or ineligible to serve, the person who received the next highest number of votes shall serve, and so on. If there are no candidates receiving any votes that are eligible and willing to serve, the mayor shall appoint a person, subject to confirmation of the city council, to fill the vacancy for the remainder of the unexpired term. A person so appointed under this section to fill a vacancy shall serve for the remainder of the unexpired term and shall not be entitled to have the words "candidate for re-election" printed with the person's name on the election ballot if such person is seeking the office of zoning board member. The city clerk shall certify this candidate to the office of zoning board member to serve for the remainder of the unexpired term.

Section 3. This special act shall take effect upon its passage.