



CITY COUNCIL  
Regular Meeting

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City Councillor Joseph A. DelGrosso  
City Council Chamber – 2<sup>nd</sup> Floor  
Revere City Hall  
Revere, MA 02151  
Calendar  
Monday, March 25, 2024, 6:00 PM

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

**5:15PM Appointments Sub-Committee Meeting**

**5:30PM Committee of the Whole Meeting RE National Grid, Double Poles**

**Salute to the Flag**

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of March 11, 2024

**Public Hearings**

3. **24-022** Hearing called as ordered by the City Council on a An Ordinance Further Amending the Revised Zoning Ordinances of the City of Revere Relative to Home-Based Childcare. (see attachment for language)
4. **24-086** Hearing called as ordered by the City Council on An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to the Term of the Superintendent of Public Works.
5. **24-091** Hearing called as ordered by the City Council on An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Food Truck Regulations. (attached)
6. **24-113** Hearing called as ordered on the application of SD R9 Owner, LLC, 1 Beacon Street, 31st Floor, Boston, MA 02108 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 270 gallons of diesel fuel (generator), and 2,506 gallons of gasoline contained within 179 vehicles to be parked in a parking garage in a mixed-use development at 50 Salt Street, Revere, MA 02151 (MBP 4-80-14F).
7. **24-114** Hearing called as ordered on the application of Overlook Ridge, LLC c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311, relative to A Zoning Ordinance Further Amending the Overlook Ridge Overlay District.
8. **24-115** Hearing called as ordered on a request of the City Planner to amend the Zoning Map of the City of Revere relative to the CD and RA1 Zoning Districts in North Revere.
9. **24-116** Hearing called as ordered on a petition submitted by National Grid and Verizon to relocate a jointly owned pole #679 approximately 10' north to accommodate new construction at 53 Dedham Street, Revere, MA 02151.

10. **24-117** Hearing called as ordered on a petition submitted by National Grid to construct a line of underground electric conduits from the Beachmont Winthrop Avenue Parking Lot to pole #2589 on Winthrop Avenue, Revere, MA 02151. (Plan #30693669)
11. **24-118** Hearing called as ordered on the application of 8 Revere Street, LLC, 8 Revere Street, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-confirming structure and construct a nine (9) unit townhouse development at 8 Revere Street, Revere, MA 02151.
12. **24-119** Hearing called as ordered on a petition submitted by The McClellan Highway Development Company, LLC, One Beacon Street, Boston, MA 02108 requesting permission from the Revere City Council to construct certain telecommunications conduits and associated manholes on Washburn Avenue, Revere, MA in accordance with the plan on file.

**Zoning Sub-Committee Report**

13. **24-081** Arfaat S. Ali, 35 Francis Street, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to modify an existing non-conforming 4-family structure by increasing the number of bedrooms in each unit at 35 Francis Street, Revere, MA 02151.

**Appointments Sub-Committee Report**

14. **24-101** Communication from the Mayor relative to the appointment of Viviana Catano to the Board of Health.
15. **24-102** Communication from the Mayor relative to the appointment of Bernardo Sepulveda to the Conservation Commission.
16. **24-103** Communication from the Mayor relative to the appointment of Dr. Craig Castanza to the Planning Board.
17. **24-120** Communication from the Mayor relative to the appointment of Garret Sullivan to the Planning Board.
18. **24-121** Communication from the Mayor relative to the reappointment of John Hurley as Harbormaster.
19. **24-122** Communication from the Mayor relative to the reappointment of Paul Barrasso as Assistant Harbormaster.

**Communications**

20. **24-123** Communication from Water and Sewer Assistant Superintendent Chris Ciaramella relative to an ordinance amending street and sidewalk opening permits during the winter months.
21. **24-124** Communication from the City Auditor requesting an appropriation from the Community Improvement Trust Fund for the Revere History Museum.

**Motions**

22. **24-125** Motion presented by Council President Cogliandro: That the Mayor request the Chief of Police to provide speeding enforcement through additional patrols on Cary Avenue.
23. **24-126** Motion presented by Councillor Guarino-Sawaya: That the Mayor be requested to reinstitute the Christmas Parade throughout the City of Revere. Parade route will be determined at a later date and all businesses would be encouraged to participate.
24. **24-127** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Chief of Police to increase patrols on Thorndike and Hastings Streets. Motorists use these streets as a short cut and speed through the neighborhood.
25. **24-128** Motion presented by Councillor McKenna: That the Mayor be requested to notify RCN, Astound, and Comcast to remove its wires completely when cutting lines instead of wrapping excess wires around the telephone poles. This practice of poor and inferior workmanship creates an eyesore throughout all neighborhoods in Revere.
26. **24-129** Motion presented by Councillor McKenna: That the City Council award a Certificate of Commendation to Christine Salazar, Conrado Cabrera, and Vancessa Cabrera for locating an autistic girl and her dog who were missing from Beachmont for approximately four hours. Further, that Mayor Keefe and Chief Callahan be invited to take part in the presentation.
27. **24-130** Motion presented by Councillor McKenna, Councillor Argenzio: That the Mayor request the Traffic Commission to assess the activation of the 15 minute grace period button on parking meters in the Broadway Central Business District. The activation of this feature will provide customers with free parking for 15 minutes to run quick errands without being penalized.
28. **24-131** Motion presented by Councillor Zambuto: That the Mayor request the Policy Writer & Analyst and Fire Prevention to draft an ordinance or special legislation establishing regulations for the licensure of the indoor storage of electric vehicles. There have been numerous reports of electric car batteries igniting and causing fires which cannot be extinguished.
29. **24-132** Motion presented by Councillor Silvestri: That the Mayor request HYM to maintain upkeep of the dog parks located on its property. There are no dog bags available for waste removal nor are the parks kempt.
30. **24-133** Motion presented by Councillor Silvestri: That the Mayor request the Director of HHC and SUDI appear before the City Council to provide information on Naloxboxes. Further, that the City Council be provided with an update on monies from the opioid settlement.
31. **24-134** Motion presented by Councillor Silvestri: That the City Council hold a preliminary discussion on potential zoning amendments related to the implementation and expansion of medical and adult-use marijuana in the City of Revere.



CITY COUNCIL  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, March 11, 2024

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

**Salute to the Flag**

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of February 26, 2024

Council President Cogliandro offered a moment of silence for Elizabeth Curtis, a former City of Revere employee who passed away on March 1, 2024.

**RESULT: ACCEPTED**

- 3 24-090 Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Commendation to Officer Peachey Chhom and Officer Kenan Resic in recognition of their quick thinking actions to track down an individual involved in a financial scam aimed at senior citizens and return thousands of dollars in stolen money to a local couple.

Councillor Guarino-Sawaya awarded Officers Chhom and Resic with a Certificate of Commendation in recognition of their work.

**RESULT: PLACED ON FILE**

- 4 24-097 Motion presented by Council President Cogliandro: That the City Council award Certificates of Commendation to the Middle School Girls'

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Basketball team and their coach for winning this year's GBL Championship with an undefeated record of 12-0.

Council President Cogliandro awarded Certificates of Commendation to the Middle School Girls' Basketball Team in recognition of their undefeated championship season.

**RESULT: PLACED ON FILE**

**Zoning Sub-Committee Report**

The Zoning Sub-Committee met on Monday evening, March 4, 2024 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 Guarino-Sawaya, Kelley, Novoselsky, Silvestri, and Chairman Zambuto.

There was a special permit pending before the sub-committee:

**24-082** Jewel Saeed, 55 Berkshire Street, Swampscott, MA 01907, requesting a special permit from the Revere City Council to reconstruct and expand an existing non-conforming structure, by razing the existing structure and constructing a 5-story boutique hotel containing approximately 104 rooms and 32 parking spaces at 185 Squire Road, Revere, MA 02151.

Lou Markakis, Lynnway Associates, Seaport Landing, Boston, MA addressed the sub-committee and provided an overview of the proposed hotel. The applicant is committed to providing two (2) 24/7 shuttles to service the patrons of the hotel.

Most sub-committee members expressed excitement over the proposed use and structure.

Councillor Kelley expressed concern for the residents living in the residential neighborhood opposite of the proposed site on Squire Road because there was not enough time between the public hearing and the sub-committee meeting to receive feedback from them in the event there is any negative impact to the neighbor from the hotel. Councillor Kelley indicated that she is in favor of the revenue generated from a hotel use, but not at the expense of quality of life or city services.

Anthony Parziale, 51 Arcadia Street, Revere, MA inquired as to whether or not the hotel would be used for migrant housing. Mr. Markakis responded by indicating that the client base would be professionals coming into the area from Logan Airport on business.

Chairman Zambuto requested that the committee take a roll call to offer a favorable recommendation to grant the special permit subject to conditions.

Councillors Guarino-Sawaya, Kelley, Novoselsky, Silvestri, and Chairman Zambuto voting "YES". Councillor Kelley voting present.

The special permit subject to conditions will be referred to the City Council with a favorable

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recommendation.

Frank Stringi, City Planner submitted conditions to be incorporated with the special permit if approved.

1. A Transportation Demand Management Plan shall be approved by the Site Plan Review Committee including the use of shuttles for all airport related transportation.
2. There shall be no driveway openings on Squire Road. All vehicular traffic shall access and egress along Lechmere Road into a designated drop off and pick up area adjacent to the lobby entrance to be located within the site.
3. The developer shall upgrade the existing water line along Squire Road in accordance with the specifications provided by the City Engineer and DPW Supt.
4. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
5. The plans must be reviewed and approved by the Fire Dept.
6. Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.
7. The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. Based on the proposed 104 bedrooms, the sewer mitigation fee shall be \$148,720. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
8. Concrete sidewalks with granite curbing shall be installed along the full frontage of the property including landscape planters along the Squire Road frontage and street trees along the Lechmere Road frontage.
9. All existing drains and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
10. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee. These plans shall be filed as part of the building permit application.
11. The site lighting scheme shall be subject to the approval of the Site Plan Review Committee and all lights within the parking areas that may impact abutting residential properties shall provide screens/deflectors and or soft or directional lighting to minimize light being reflected on abutting residential properties.
12. A traffic impact analysis shall be prepared for the proposed development and the developer shall be responsible for undertaking all pedestrian and traffic safety measures recommended in the traffic study.
13. A surveillance camera shall be installed on the building subject to the approval of the Police Chief.
14. In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area. For the purpose of the special permit, 3% of the

construction costs shall be based on the increased density of the project as a result of the FAR and parking relief which dictates the number of allowed hotel rooms.

- 5      24-082      Jewel Saeed, 55 Berkshire Street, Swampscott, MA 01907, requesting a special permit from the Revere City Council to reconstruct and expand an existing non-conforming structure, by razing the existing structure and constructing a 5-story boutique hotel containing approximately 104 rooms and 32 parking spaces at 185 Squire Road, Revere, MA 02151.

**“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED SUBJECT TO THE CONDITIONS OF SITE PLAN REVIEW?”**

Councillor Novoselsky requested suspension of the Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Rules suspended and reconsideration failed. Council President Cogliandro referred back to the regular order of business.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [9 TO 1]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro
<b>NAYS:</b>	Kelley
<b>ABSENT:</b>	Jaramillo

**Legislative Affairs Sub-Committee Report**

The Legislative Affairs Sub-Committee met on Monday evening, March 11, 2024 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillor Guarino-Sawaya, Kelley, Silvestri, and Chairman Argenzio. Councillor Jaramillo was absent. The follow Council Orders were discussed:

**24-017      AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE ESTABLISHING A STABILIZATION FUND FOR THE CONSTRUCTION AND PLANNING OF DRAINAGE, STORMWATER, AND CULVERT INFRASTRUCTURE**

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

**Section 1. Title 3 Revenue and Finance of the Revised Ordinances of the City of Revere is hereby amended by inserting the new following Chapter:**

**Chapter 3.07 DRAINAGE, STORMWATER, AND CULVERT STABILIZATION FUND**

**3.07.010 The drainage, stormwater, and culvert stabilization fund.**

There is hereby created, pursuant to M.G.L. c. 40, § 5B, a drainage, stormwater, and culvert stabilization fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized for any lawful purpose, including but not limited to any purpose for which the city may lawfully borrow money. Any appropriation or transfer of funds into or out of this stabilization fund must be approved by a two-thirds vote of the city council.

**3.07.020 Transfers to the drainage, stormwater, and culvert stabilization fund.**

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Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to the drainage, stormwater, and culvert stabilization fund of a sum equal to not less than twenty percent of the total free cash amount certified by the department of revenue.

Councillor Zambuto addressed the sub-committee to provide an overview of the proposed ordinance. Due to the anticipated major culvert reconstruction as discussed during site selection, a stabilization fund for this purpose would be practical.

Rich Viscay, CFO addressed the sub-committee on the proposed ordinance and while he stated that the idea of the ordinance is worthwhile, he suggested that the fund be set up without dedicated percentage of free cash going in to the fund in the event there are any emergency expenses coming up before the end of the fiscal year.

Councillor Kelley asked Mr. Viscay if he thought there would be an acceptable percentage to dedicate to the fund from free cash since he expressed that 20% may be too high.

In order to set up the fund without a dedicated percentage, Councillor Guarino-Sawaya offered the following amendment: Shall the Legislative Affairs Sub-Committee strike proposed Section 3.07.020 Transfers to the drainage, stormwater, and culvert stabilization fund?

Councillors Guarino-Sawaya and Chairman Argenzio voting “YES”. Councillors Kelley and Silvestri voting “NO”. Councillor Jaramillo was absent.

Proposed amendment fails.

Chairman Argenzio offered an amendment to Section 3.07.020 Transfers to the drainage, stormwater, and culvert stabilization fund by deleting the word “twenty” and inserting in place thereof the word “ten”.

Councillors Guarino-Sawaya, Kelley, and Chairman Argenzio voting “YES”. Councillor Silvestri voting “NO”. Councillor Jaramillo was absent.

The proposed ordinance as amended is now before the Legislative Affairs Sub-Committee. Shall the committee offer a favorable recommendation to the City Council for approval of the ordinance as amended?

Councillors Guarino-Sawaya, Kelley, and Chairman Argenzio voting “YES”. Councillor Silvestri voting “NO”. Councillor Jaramillo was absent.

The ordinance as amended will be reported out of committee with a favorable recommendation.

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**24-057** Motion presented by Councillor Zambuto: That the City Council approve the following special legislation: An Act Relative to City Employment and Candidacy in the Offices of Mayor, City Councillor-at-Large, Ward Councillor, and School Committee of the City of Revere.



Councillor Silvestri indicated that as a former City of Revere employee, he believes that being both a Councillor and a City employee can be done without conflict of interest. He indicated that the proposed legislation would prevent individuals from running for office.

Councillor Guarino-Sawaya took issue with a two-year cooling off period. Citing herself as a hypothetical situation, if she were to serve on the Council for eight years she would be in her mid-sixties. Having to wait another two years after leaving elected office to be eligible to be employed by the City and then work two years to become vested in the City's pension system is too long of a wait. This would not be fair to the Councillors who are not already vested in the City's pension system. Councillor Guarino-Sawaya disagrees with Section 2 relative to taking a leave of absence to run for office as this would not make sense for an interim Mayor.

Councillor Kelley indicated that the special legislation would help with some ethical considerations citing a hypothetical example if a Councillor who is also a City employee was required to take a difficult vote at a Council meeting then needed to report to the Mayor the next day which creates a conflict of interest.

Councillor Zambuto addressed the sub-committee and clarified that the legislation would not prevent anyone from running for office. Lynn has a two year "cooling off" period. Salem has a one year "cooling off" period. "The purpose of a cooling off period is to strengthen and support the existing conflict of interest laws and promotes unbiased hiring of employees. A cooling off period also provides a check on the power of the mayor who is the appointing authority for most paid positions in the city." - Lt. Governor Driscoll, Democrat (Former Mayor of the City of Salem). The purpose of Section 2 is to strengthen and support the existing conflict of interest laws. This section does not prevent anyone from running for office. This ensures that employees are not using city time, city resources, or certain privileges of their respective position when running for office. To address Councillor Guarino-Sawaya's concerns regarding Section 2, Councillor Zambuto recommended an amendment that Section 2 shall not apply to elected officials. Councillor Zambuto went on to explain Section 3., "This section will prevent candidates from running for multiple offices in the event they were to win both seats. Example, what if a candidate for mayor also wins a ward councillor seat? A vacancy would be created in the office for ward councillor immediately triggering a special election in the ward."

Anthony Parziale, 51 Arcadia Street, agreed with the proposed legislation especially in regard to the ability of a Mayor to put pressure on City employees who also serve on the Council to vote a certain way.

Councillor Silvestri indicated that the Commonwealth of Massachusetts Conflict of Interest laws are sufficient, and the City Council should not look to amend these laws through special legislations.

Councillor Kelley disagreed with Councillor Silvestri and stated that even though the City must abide by State laws, this does not preclude the City of Revere from tailoring those laws to fit our municipality.

Chairman Argenzio agreed in that being both a City Councillor who is also employed by the City of Revere and reporting to Mayor puts the employee in a compromising position when it comes time to vote on issues. He did not agree with employees needing to request a leave of absence to

run for office as that would leave departments short-staffed.

President Cogliandro reminded the sub-committee that this special legislation was first discussed last year when nine employees were running for office. Hypothetically speaking, what would have happened if all nine employees won and then also became City Councillors? Speaking from experience, President Cogliandro stated that he was retaliated against by the former administration for a vote he took - what would have happened to him if he was an employee at the time? The City of Revere is so much different than any other municipality in Massachusetts when it comes to politics so the City Council has a right to try and protect the interests of the City Council, City employees, and its residents through the use of special legislation.

Due to the need for further discussion, revisions, and amendments, President Cogliandro suggested that the matter remain in committee. Chairman Argenzio agreed and the sub-committee decided to table the special legislation.

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**24-058** Motion presented by Councillor Zambuto: That the City Council approve the following special legislation: An Act Relative to the Filling of Vacancies in the Office of Mayor of the City of Revere.

The City Clerk provided a summary of each section within the proposed special legislation:

**AN ACT RELATIVE TO THE FILLING OF VACANCIES IN THE OFFICE OF MAYOR OF THE CITY OF REVERE.**

**Section 1.** Chapter 22 of the Acts of 2011 is hereby repealed.

**Section 2.** Section 1 of Chapter 147 of the Acts of 2004 is hereby repealed and inserting in place thereof the following new Section 1.:

(a) Notwithstanding section 59A of chapter 43 of the General Laws, if a vacancy occurs in the office of mayor of the city of Revere by death, removal, resignation, or otherwise, at any time during the first year, the first 6 months of the second year, the third year and the first 6 months of the fourth year of the mayor's term of office, the city clerk shall immediately order an election to fill the vacancy for the remainder of the unexpired term. A vacancy shall not be filled in the manner provided in this section if the vacancy occurs during the last 6 months of the term of office of mayor. If a vacancy occurs in the office of mayor within 6 months of the city's regular municipal election, in the second year of the mayor's term of office, the city clerk shall order an election to fill such vacancy for the remainder of the unexpired term at the city's regular municipal election.

***THIS SECTION WILL REPEAL THE 2011 NINE (9) MONTH TIME FRAME AND REVERT BACK TO A SIX (6) MONTH TIME FRAME. AFTER WHAT THE CITY EXPERIENCED IN 2023, IT IS CLEAR THAT NINE (9) MONTHS WITH AN ACTING MAYOR WAS MUCH TOO LONG. IN 2011, THE THOUGHT PROCESS OF THE CITY COUNCIL WAS TO TRY AND SAVE THE CITY MONEY ON A SPECIAL ELECTION IN THE EVENT A WARD COUNCILLOR WAS A CANDIDATE. (THE 9 MONTH***

***RULE WAS PRESENTED BY FORMER COUNCILLOR PENTA). DURING THE TIME IT WAS PASSED, THE IDEA SOUNDED GREAT, BUT IN REALITY, AND IN PRACTICE, IT LEFT THE CITY WITH SO MANY QUESTIONS ON WHAT EXACTLY THE CITY COUNCIL PRESIDENT TEMPORARILY PERFORMING THE DUTIES OF MAYOR COULD DO BOGGING DOWN THE SOLICITOR WITH OPINION REQUESTS, ULTIMATELY COSTING THE CITY IN HOURS OF LOST TIME AND LABOR.***

***WITH A SIX (6) TIME FRAME THE CITY WOULD HAVE AN ACTING MAYOR FOR AT MOST, APPROXIMATELY 4 ½ MONTHS (JULY 1<sup>ST</sup> TO FIRST TUESDAY NOV - REGULAR ELECTION) AND NO LESS THAN 2 MONTHS (TIME NEEDED TO CALL AND PREPARE FOR SPECIAL ELECTION).***

***SITUATION EXAMPLE, REGULAR ELECTION - IF A VACANCY WERE TO OCCUR ON JULY 3, 2027, THE COUNCIL PRESIDENT WOULD BE CALLED ACTING MAYOR. UPON THE RESULTS OF THE NOVEMBER 2027 ELECTION, THE MAYOR-ELECT WOULD BE IMMEDIATELY SWORN IN.***

***SITUATION EXAMPLE, SPECIAL ELECTION - IF A VACANCY WERE TO OCCUR ON FEBRUARY 4, 2026, A SPECIAL ELECTION WOULD NEED TO BE HELD. THIS TAKES ABOUT 2-3 MONTHS. MAYOR WOULD BE IMMEDIATELY SWORN IN AFTER SPECIAL ELECTION.***

- (b) The city council shall immediately hold a meeting to elect, by majority vote, 1 of its members to perform the duties of mayor until a new mayor is elected and sworn to the faithful discharge of their duties. The city councillor elected to perform the duties of mayor shall be called “acting mayor,” and they shall possess the powers of mayor only in matters not admitting of delay. If the city council fails to elect a member at said meeting or within 30 days thereafter, the president of the city council shall be called “acting mayor,” and they shall possess the powers of mayor only in matters not admitting of delay. The acting mayor shall have no power to make permanent appointments or hires.

***AFTER RECEIVING FEEDBACK FROM COMMITTEE MEMBERS, IT WAS SUGGESTED THAT THE COMMITTEE ENTERTAIN AN AMENDMENT TO KEEP THE SAME LANGUAGE THAT IS IN THE CITY’S CURRENT CHARTER WHICH PROVIDES FOR THE PRESIDENT AUTOMATICALLY CALLED ACTING MAYOR AND SHALL POSSESS THE POWERS OF MAYOR ONLY IN MATTERS NOT ADMITTING OF DELAY.***

***(B) THE PRESIDENT OF THE CITY COUNCIL SHALL PERFORM THE DUTIES OF MAYOR UNTIL A NEW MAYOR IS ELECTED AND SWORN TO THE FAITHFUL DISCHARGE OF HIS DUTIES. THE PRESIDENT OF THE CITY COUNCIL SHALL BE CALLED "ACTING MAYOR" AND HE SHALL POSSESS THE POWERS OF MAYOR ONLY IN MATTERS NOT ADMITTING OF DELAY.***

- (c) The mayor-elect chosen at such election shall take office immediately upon the

certification of the results of the election and shall be sworn to the faithful discharge of the mayor's duties. Unless a councillor serving as acting mayor under this section formally resigns, the councillor shall, upon the election and qualification of a successor mayor, resume their service as a councillor in the capacity to which they were elected and shall serve for the remainder of the unexpired term.

***THIS SECTION WILL ENSURE THAT THE CITY OF REVERE IS NEVER WITHOUT A DULY SWORN MAYOR FOR AN EXTENDED PERIOD OF TIME. EXAMPLE - IF THIS LAW WAS IN PLACE WHEN MAYOR KEEFE WON IN NOVEMBER OF 2023, HE WOULD HAVE BEEN IMMEDIATELY SWORN AS MAYOR INSTEAD OF HAVING AN ACTING MAYOR FOR THE REMAINDER OF THE CALENDAR YEAR.***

- (d) Notwithstanding any general or special law to the contrary, there shall not be a preliminary election to fill the vacancy in the office of mayor. Candidates seeking to fill the vacancy, whose nomination papers have been duly certified, shall be considered to have been nominated.

***THIS SECTION WOULD NOT REQUIRE A PRELIMINARY ELECTION AT A SPECIAL ELECTION FOR MAYOR. WHETHER THERE ARE 11 CANDIDATES OR 2 CANDIDATES - NO PRELIMINARY. THIS SECTION IS IN THE CURRENT CHARTER.***

On the proposed amendment to strike section (b) and insert in place thereof the existing Charter language as follows:

(b) the president of the city council shall perform the duties of mayor until a new mayor is elected and sworn to the faithful discharge of his duties. The president of the city council shall be called "acting mayor" and he shall possess the powers of mayor only in matters not admitting of delay.

Councillors Guarino-Sawaya, Kelley, and Chairman Argenzio voting "YES". Councillor Silvestri voting "NO". Councillor Jaramillo was absent.

Amendment passes.

The proposed special legislation as amended is now before the Legislative Affairs Subcommittee. Shall the committee offer a favorable recommendation to the City Council for approval of the special legislation as amended?

Councillors Guarino-Sawaya, Kelley, and Chairman Argenzio voting "YES". Councillor Silvestri voting "NO". Councillor Jaramillo was absent.

The special legislation as amended will be reported out of committee with a favorable recommendation.

**24-093**

Motion presented by Councillor Zambuto: That the City Council President be requested to direct all sub-committee chairs to limit deliberations at their sub-committee meetings to only members of the sub-committee and the participating public so as not to violate the Open Meeting Law. When Councillors, who are

not members of a sub-committee, are allowed by a sub-committee chair to deliberate at sub-committee meetings they are effectively creating a quorum of the City Council as opposed to a quorum of the sub-committee. The appropriate time for a Councillor to deliberate on a matter not within their sub-committee's jurisdiction is when a sub-committee report is given by a chair during a regular City Council meeting.

Chairman Argenzio indicated that the City Solicitor submitted an opinion on the motion and the conclusion was read into the record by the City Clerk. The motion is moot now that the City Council understands the Open Meeting Law and its application at sub-committee meetings.

On Chairman Argenzio's request to recommend that the City Council place the motion on file. All in favor, all opposed, so ordered.

6            24-017        An Ordinance Establishing a Stabilization Fund for Drainage, Stormwater, and Culvert Projects. (language attached)

**AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE ESTABLISHING A STABILIZATION FUND FOR THE CONSTRUCTION AND PLANNING OF DRAINAGE, STORMWATER, AND CULVERT INFRASTRUCTURE**

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

**Section 1. Title 3 Revenue and Finance of the Revised Ordinances of the City of Revere is hereby amended by inserting the new following Chapter:**

**Chapter 3.07 DRAINAGE, STORMWATER, AND CULVERT STABILIZATION FUND**

**3.07.010 The drainage, stormwater, and culvert stabilization fund.**

There is hereby created, pursuant to M.G.L. c. 40, § 5B, a drainage, stormwater, and culvert stabilization fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized for any lawful purpose, including but not limited to any purpose for which the city may lawfully borrow money. Any appropriation or transfer of funds into or out of this stabilization fund must be approved by a two-thirds vote of the city council.

**3.07.020 Transfers to the drainage, stormwater, and culvert stabilization fund.**

Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to the drainage, stormwater, and culvert stabilization fund of a sum equal to not less than ten percent of the total free cash amount certified by the department of revenue.

- January 29, 2024        Ordered to a first reading.
- March 11, 2024        Ordered to a second reading, as amended.
- March 11, 2024        Ordered on a second, third and final reading, as amended.
- March 11, 2024        Engrossed and Ordained, as amended on a Roll Call.

Minutes Acceptance: Minutes of Mar 11, 2024 6:00 PM (Salute to the Flag)

<b>RESULT:</b>	<b>ORDERED ENGROSSED AND ORDAINED [9 TO 1]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Novoselsky, Zambuto, Cogliandro
<b>NAYS:</b>	Silvestri
<b>ABSENT:</b>	Jaramillo

- 7      24-057      Motion presented by Councillor Zambuto: That the City Council approve the following special legislation: An Act Relative to City Employment and Candidacy in the Offices of Mayor, City Councillor-at-Large, Ward Councillor, and School Committee of the City of Revere. (attached)

<b>RESULT:</b>	<b>REFERRED TO LEGISLATIVE AFFAIRS</b>
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- 8      24-058      Motion presented by Councillor Zambuto: That the City Council approve the following special legislation: An Act Relative to the Filling of Vacancies in the Office of Mayor of the City of Revere. (attached)

**AN ACT RELATIVE TO THE FILLING OF VACANCIES IN THE OFFICE OF MAYOR OF THE CITY OF REVERE.**

**Section 1.** Chapter 22 of the Acts of 2011 is hereby repealed.

**Section 2.** Section 1 of Chapter 147 of the Acts of 2004 is hereby repealed and inserting in place thereof the following new Section 1.:

- a) Notwithstanding section 59A of chapter 43 of the General Laws, if a vacancy occurs in the office of mayor of the city of Revere by death, removal, resignation, or otherwise, at any time during the first year, the first 6 months of the second year, the third year and the first 6 months of the fourth year of the mayor's term of office, the city clerk shall immediately order an election to fill the vacancy for the remainder of the unexpired term. A vacancy shall not be filled in the manner provided in this section if the vacancy occurs during the last 6 months of the term of office of mayor. If a vacancy occurs in the office of mayor within 6 months of the city's regular municipal election, in the second year of the mayor's term of office, the city clerk shall order an election to fill such vacancy for the remainder of the unexpired term at the city's regular municipal election.
- b) The president of the city council shall perform the duties of mayor until a new mayor is elected and sworn to the faithful discharge of his duties. The president of the city council shall be called "acting mayor" and he shall possess the powers of mayor only in matters not admitting of delay.
- c) The mayor-elect chosen at such election shall take office immediately upon the certification of the results of the election and shall be sworn to the faithful discharge of the mayor's duties. Unless a councillor serving as acting mayor under this section formally resigns, the councillor shall, upon the election and qualification of a successor mayor, resume their service as a councillor in the capacity to which they were elected and shall serve for the remainder of the unexpired term.

d) Notwithstanding any general or special law to the contrary, there shall not be a preliminary election to fill the vacancy in the office of mayor. Candidates seeking to fill the vacancy, whose nomination papers have been duly certified, shall be considered to have been nominated.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [8 TO 2]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Zambuto, Cogliandro
<b>NAYS:</b>	Novoselsky, Silvestri
<b>ABSENT:</b>	Jaramillo

9        24-093        Motion presented by Councillor Zambuto: That the City Council President be requested to direct all sub-committee chairs to limit deliberations at their sub-committee meetings to only members of the sub-committee and the participating public so as not to violate the Open Meeting Law. When Councillors, who are not members of a sub-committee, are allowed by a sub-committee chair to deliberate at sub-committee meetings they are effectively creating a quorum of the City Council as opposed to a quorum of the sub-committee. The appropriate time for a Councillor to deliberate on a matter not within their sub-committee's jurisdiction is when a sub-committee report is given by a chair during a regular City Council meeting.

City Solicitor's opinion read into the record.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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**Communications**

10        24-101        Communication from the Mayor relative to the appointment of Viviana Catano to the Board of Health.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>	<b>Next: 3/25/2024 6:00 PM</b>
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11        24-102        Communication from the Mayor relative to the appointment of Bernardo Sepulveda to the Conservation Commission.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>	<b>Next: 3/25/2024 6:00 PM</b>
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12        24-103        Communication from the Mayor relative to the appointment of Dr. Craig Castanza to the Planning Board.

Minutes Acceptance: Minutes of Mar 11, 2024 6:00 PM (Salute to the Flag)

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>	<b>Next: 3/25/2024 6:00 PM</b>
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- 13      24-104      Communication from the City Auditor requesting an appropriation from the Cable Access Receipt Reserve Fund for the purpose of paying RevereTV's quarterly invoice.

Rich Viscay, CFO addressed the City Council on the request.

**"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE CABLE ACCESS RECEIPT RESERVE FUND IN THE AMOUNT OF \$104,396.89 FOR THE PURPOSE OF PAYING REVERETV'S QUARTERLY INVOICE?"**

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

- 14      24-105      Communication from the City Audit requesting an appropriation in the amount necessary to fund the Unit A and Unit B Memorandum of Agreements covering the period of July 1, 2024 through June 30, 2025.

**"SHALL THE CITY COUNCIL APPROVE THE APPROPRIATION NECESSARY TO FUND THE UNIT A MEMORANDUM OF AGREEMENT COVERING THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025?"**

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

- 24-105      Communication from the City Audit requesting an appropriation in the amount necessary to fund the Unit A and Unit B Memorandum of Agreements covering the period of July 1, 2024 through June 30, 2025.

**"SHALL THE CITY COUNCIL APPROVE THE APPROPRIATION NECESSARY TO FUND THE UNIT B MEMORANDUM OF AGREEMENT COVERING THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025?"**

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

**Motions**

Minutes Acceptance: Minutes of Mar 11, 2024 6:00 PM (Salute to the Flag)



- 15      24-106      Motion presented by Councillor Novoselsky: That the Mayor request National Grid to increase the wattage from 25 LED to 48 LED on Pole 2858 at 1 Orr Square in the interest of public safety.

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

- 16      24-107      Motion presented by Councillor McKenna, Councillor Guarino-Sawaya, Councillor Haas: That the Mayor request the Traffic Commission to install traffic calming measures on Winthrop Avenue at the Senior Center to include a speed hump and flashing speed sign near the crosswalk. The existing crosswalk and small sign is not enough to deter speeding motorists. This is a matter of public safety for the seniors utilizing the Senior Center.

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

- 17      24-108      Motion presented by Council President Cogliandro: That the City Council hold a meeting in Executive Session with the Mayor and City Solicitor pursuant to Mass. Gen. Laws Chapter 30A, Section 21(a)(3) for the purpose of discussing the ongoing eminent domain litigation relative to the Wonderland site.

**RESULT:**            **REFERRED TO COMMITTEE OF THE WHOLE**

- 18      24-109      Motion presented by Council President Cogliandro: That the Mayor request IT and Human Resources to repair or purchase a new employee ID badge printer. It is imperative that certain employees, elected officials, and board/commissions have a valid employee ID badge for proper identification at site visits.

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

- 19      24-110      Motion presented by Councillor McKenna: That the City Council submit a letter of opposition to MassDOT relative to the Bennington Street bike lane reconfiguration project. The Bennington Street project will eliminate one-lane of traffic in each direction negatively impacting the residents of Beachmont by narrowing the emergency evacuation route out of the neighborhood and nearby Winthrop, MA.

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

- 20      24-111      Motion presented by Council President Cogliandro: That the Mayor request the Chief of Police to direct officers to issue parking violations if a resident calls in a complaint on a Sunday when the Parking Department does not have any Parking Control Officers on duty.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

21      24-112      Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission to approve the installation of a flashing crosswalk sign at 308 Revere Street in the interest of public safety.

**RESULT: ORDERED - VOICE VOTE**

Ordered adjourned at 6:56 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Mar 11, 2024 6:00 PM (Salute to the Flag)

CZ-24-02

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, March 25, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, March 26, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**A ZONING ORDINANCE FURTHER AMENDING TITLE 17 RELATIVE TO FAMILY HOME-BASED CHILDCARE REGULATIONS**

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

**SECTION 1.** Title 17, Chapter 17.08, Section 17.08.150 Cellar of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

**SECTION 2.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting a new definition as follows:

17.08.146 - Cellar

“Cellar” means a story, partly or entirely underground, having more than one-half of its clear height below the average level of the finished outside grade of the lot.

**SECTION 3.** Title 17, Chapter 17.08, Section 17.08.195 Day Nursery of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

**SECTION 4.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.150 - Child care center.

"Child care center" means any facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under M.G.L c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child

development center, or preschool, or known under any other name, which receives children not of common parentage under 7 years of age, or under 16 years of age if those children have special needs, for nonresidential custody and care during part or all of the day separate from their parents.

Child care center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of that system are primarily limited to kindergarten, nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization in which children are cared for during short periods of time while persons responsible for the children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation.

**SECTION 5.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.151- Child care center, Large Group and School Age Child Care

“Large Group and School Age Child Care” means any program that receives on a regular basis more than ten children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes. Such programs shall include, but not be limited to, those commonly known as child care centers, day care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs, regardless of their location. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; any part of a program operated by an organized educational system for the children enrolled in that particular system, unless the services of such system are primarily limited to a school age child care program; Sunday schools or classes for religious instruction conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

**SECTION 6.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.152 - Child care center, Small Group and School Age Child Care

“Small Group and School Age Child Care” means any program that receives on a regular basis ten or fewer children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes, when such services are not provided in a private residence. Such programs shall include, but not be limited to, those commonly known as child care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system

are primarily limited to kindergarten, nursery or related pre-school services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

**SECTION 7.** Title 17, Chapter 17.08, Section 17.08.275 Family child care home of the Revised Ordinances of the City of Revere is hereby amended deleting the definition in its entirety and inserting the following new definition.

17.08.275 - Family child care home.

"Family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part or all of the day, children under 7 years of age, or children under 16 years of age if those children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations adopted by the board. The total number of children under 16 in a family child care home shall not exceed 6, including participating children living in the residence. Family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

**SECTION 8.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.276 - Family child care home, Large

"Large family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part, or all of the day, children under 7 years of age, or children under 16 years of age if such children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations promulgated by the board, but the number of children under the age of 16 in a large family child care home shall not exceed 10, including participating children living in the residence. A large family child care home shall have at least 1 approved assistant when the total number of children participating in child care exceeds 6. Large family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

**SECTION 9.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.277 - Family child care system.

"Family child care system" means a person who, through contractual arrangement, provides to family child care homes, which have been approved as members of that system, central administrative functions including, but not limited to: training of operators of family child care homes; technical assistance and consultation to operators of family child care homes; inspection, supervision, monitoring and evaluation of family child care homes; referral of children to available family child care homes; and referral of children to available health and social services. Family child care system shall not mean a placement agency or a child care center.

**SECTION 10.** Title 17, Chapter 17.16, Section 17.16.040B Institutional Generally Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, family day care home, and family day care home and inserting the following new uses within Section 17.16.040A Residential Generally Table of Uses:

ZONING DISTRICT																		
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
A. RESIDENTIAL USES:																		
Child care center	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes
Family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no
Large family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no

**SECTION 11.** Title 17, Chapter 17.16, Section 17.16.080 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:

17.16.080 - Child Care Center.

A child care center may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GBI, HB, TED, CB, LI, IP, PDD1 and PDD2 districts in conformance with the following criteria:

- A. A child care center shall comply in all respects with the standards for licensure and approval in accordance with Regulation 102 CMF 7.00 of the Office for Children.
- B. A child care center located in a residential district shall have outdoor play areas which are fenced on all sides and include screening where such areas abut a residential use. Minimum screening for outdoor play areas which abut a residential use shall include an appropriate landscaping screen and/or stockade fencing.

- C. A child care center located in commercial or industrial districts which have outdoor play areas, shall provide fencing and screening on all sides. Screening areas shall include a five foot landscaped buffer zone where such play areas abut a commercial or industrial district or use.
- D. If the child care center is located within a residential district, there shall be no parking allowed within the front yard. If the day nursery is located in a residential structure and/or district, the facility must provide one off-street parking space per two hundred gross square feet of nursery space in addition to the residential requirements.
- E. If the child care center is located in a commercial structure and/or district, the facility will be required to provide one off-street parking space per two hundred gross square feet of nursery space in addition to the commercial parking requirements.
- F. Swimming pools are prohibited on the premises of a child care center.

**SECTION 12.** Title 17, Chapter 17.16, Section 17.16.085 Family day care home of the Revised Ordinances of the City of Revere is hereby amended deleting this section in its entirety and inserting in place thereof the following new use regulation:

17.16.085 - Family child care home.

A family child care home may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GB1, CB, PDD1 and PDD2 districts in conformance with the following minimum criteria:

- A. Separation between family child care homes. Within a residential district, no other large family child care home shall be located and operating within the same building of an existing large family child-care home or child care center.
- B. Swimming pools are prohibited on the premises of a family child care home.

**SECTION 13.** Title 17, Chapter 17.26, Section 17.26.040(T) Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection and inserting in place thereof the following new subsection.

- T. Religious facility; public or private lodge or club; child care center or elderly care center; family child care home; nursing or convalescent home; public, private or nonprofit school; community or adult education center; and other similar uses and facilities.

**SECTION 14.** Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, Institutional and utility uses and inserting within residential uses the following:

Use	Minimum Parking Spaces <sup>(A)</sup>	Minimum Loading Bay	Minimum Loading Space
<b>Residential uses:</b>			
child care center	1 per 200 GSF of child care center area	0	0

**SECTION 15.** Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere deleting footnote (A) in its entirety and inserting in place thereof the following new footnote (A):

- (A) In the CB district, commercial parking requirements established by this table shall not apply. In the CB district, parking requirements shall be one space for every one thousand two hundred square feet of commercial space. This requirement shall apply to new construction only. Parking requirements associated with developments in the RC, RC1, RC2, NB, CB, GB, HB, IP, LI and TED districts shall be in accordance with the provisions set forth in this title. However, parking lots separate from the lot accommodating the principal use in the RC, RC1, GB, NB, CB, HB, IP and TED districts, but in common ownership, shall be allowed, provided that the lots are within one hundred feet of the building's principal entrance which fronts on a public right-of-way. Parking lots separate from the lot accommodating the principal use in the RC2 district, shall be allowed, provided that the lots are within three hundred feet of the building's principal entrance which fronts on a public right-of-way. The determination of the distance from the principal entrance of the building to the potential parking lot shall be the responsibility of the building inspector, who shall apply the distance criteria in a straight-line method. An agreement shall be recorded dedicating the parcel to parking use for the reasonable life of the building.

**SECTION 16.** Title 17, Chapter 17.44, Section 17.44.020 Permitted occupations of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting the following new section:

17.44.020 - Permitted occupations.

Home occupations shall be limited to the following and similar uses:

- A. Artists, sculptors and photographers;
- B. Authors and composers;
- C. Dressmakers, seamstresses and tailors;
- D. Family child care home or babysitting for not more than six (6) children at a time;
- E. Large family child care home or babysitting for not more than ten (10) children at a time;
- F. Telephone soliciting and mailing services;
- G. Home crafts such as model making, rug weaving, jewelry making and woodworking;
- H. Office facility of a salesperson, sales representative or manufacturer's representative, provided that no retail or wholesale transactions are made on the premises, other than by telephone;



- I. Office facility of an architect, broker, dentist, physician, engineer, insurance agent, land surveyor, lawyer, musician or real estate agent;
- J. School of special education or tutored whose class size does not exceed four pupils at any given time.

The full text of the aforementioned zoning ordinance amendment (**CZ-24-02**) is available online at [www.revere.org/departments/city-clerk](http://www.revere.org/departments/city-clerk), and 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 19, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
2/28/24  
3/6/24

AN ORDINANCE AMENDING THE TERM OF THE SUPERINTENDENT OF PUBLIC  
WORKS OF THE CITY OF REVERE

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

Section 1. Section 2.63.020 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “five” and inserting in place thereof the word “three.”

**An Ordinance Further Amending Food Truck Regulations**

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

**Section 1.** Section 5.10.050A – Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by striking the following locations: 6. Broadway, east side only, north of Cheever Street and south of Hyde Street, not to exceed two food trucks at this location at any one time. and 7. Broadway, east side only, north of Hyde Street and South of Pleasant Street, not to exceed one food truck at this location at any one time;

**Section 2.** Section 5.10.050A - Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by changing number 8 to 6.

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 25, 2024 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 SD R9 Owner, LLC, 1 Beacon Street, 31<sup>st</sup> Floor, Boston, MA 02108 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 270 gallons of diesel fuel (generator), and 2,506 gallons of gasoline contained within 179 vehicles to be parked in a parking garage in a mixed-use development at 50 Salt Street, Revere, MA 02151 (MBP 4-80-14F).

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 19, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Check # 1204  
2/28/2024  
via certified mail to direct abutters

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 25, 2024 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 SD R9 Owner, LLC, 1 Beacon Street, 31<sup>st</sup> Floor, Boston, MA 02108 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 270 gallons of diesel fuel (generator), and 2,506 gallons of gasoline contained within 179 vehicles to be parked in a parking garage in a mixed-use development at 50 Salt Street, Revere, MA 02151 (MBP 4-80-14F).

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 19, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Check # 1204  
2/28/2024  
via certified mail to direct abutters

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 25, 2024 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 SD R9 Owner, LLC, 1 Beacon Street, 31<sup>st</sup> Floor, Boston, MA 02108 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 270 gallons of diesel fuel (generator), and 2,506 gallons of gasoline contained within 179 vehicles to be parked in a parking garage in a mixed-use development at 50 Salt Street, Revere, MA 02151 (MBP 4-80-14F).

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 19, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Check # 1204  
2/28/2024  
via certified mail to direct abutters



FP-2A  
(Rev. 04-2010)

The Commonwealth of Massachusetts

City/Town of Revere

### Application For License

Massachusetts General Law, Chapter 148 §13

New License     Amended License

GIS Coordinates	
<u>42°-23'-49"</u>	LAT.
<u>-70°-59'-38"</u>	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: 50 Salt Street 4-80-14F  
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: JD R9 OWNER, LLC

Address of Land Owner: One Beacon Street, 31<sup>st</sup> Floor, Boston, MA 02108

Use and Occupancy of Buildings and Structures: Multi-family with ground floor retail

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 14; 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	CONTAINER UST, AST, IBC, drums
<u>Diesel</u>	<u>II</u>	<u>270</u>	<u>gal</u>	<u>AST</u>
<u>Gasoline</u>	<u>IB</u>	<u>2,506</u>	<u>gal.</u>	<u>vehicles (179)</u>

Total quantity of all flammable liquids to be stored: 2,506 gal.

Total quantity of all combustible liquids to be stored: 270 gal.

Total quantity of all flammable gases to be stored: ∅

Total quantity of all flammable solids to be stored: ∅

Attachment: Chapter148License.50SaltStreetSuffolkDowns (24-113 : Chapter 148 License - 50 Salt Street)

**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 6)

❖ 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 2)

❖ 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 13)

❖ 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, Thomas N. O'Brien, 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). 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 [Signature] Date 1/22/2024 Name Thomas N. O'Brien

*Fire Department Use Only*

I, CHRISTOPHER BRUNET, Head of the REVERE Fire Department endorse this application with my

Approval  Disapproval

[Signature]  
Signature of Head of the Fire Department

02/06/2024  
Date

Recommendations: \_\_\_\_\_

Attachment: Chapter148License.50SaltStreetSuffolkDowns (24-113 : Chapter 148 License - 50 Salt Street)



10 SUFFOLK DOWNS BLVD 4-80-14E  
 LUC: 390  
 MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
 C/O HYM INVESTMENT GROUP LLC  
 ONE BEACON STREET  
 31ST FLOOR  
 BOSTON, MA 02108  
 50 SALT ST 4-80-14F

LUC: 112  
 MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
 C/O HYM INVESTMENT GROUP LLC  
 ONE BEACON STREET  
 31ST FLOOR  
 BOSTON, MA 02108  
 REVERE BEACH PKWY 4-80-14L

LUC: 390  
 MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
 C/O HYM INVESTMENT GROUP LLC  
 ONE BEACON STREET  
 31ST FLOOR  
 BOSTON, MA 02108  
 100 SALT ST 4-80-14S

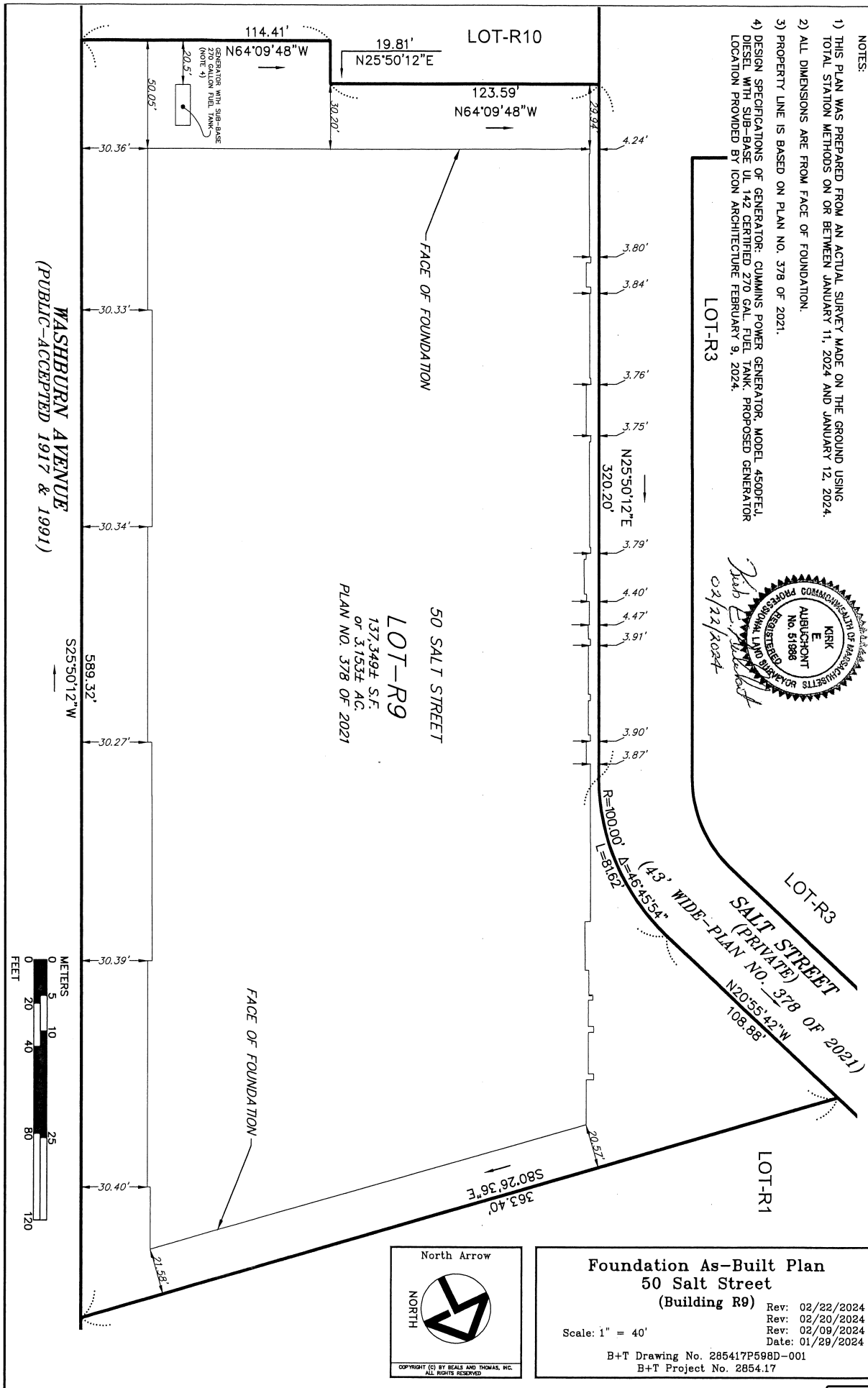
LUC: 390  
 MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
 C/O HYM INVESTMENT GROUP LLC  
 ONE BEACON STREET  
 31ST FLOOR  
 BOSTON, MA 02108

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

Susan Shaffery  
 DATE: 1-11-24

Attachment: Chapter148License.50SaltStreetSuffolkDowns (24-113 : Chapter 148 License - 50 Salt Street)

BEALS & THOMAS



CZ-24-01

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, March 25, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, March 26, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**A ZONING ORDINANCE FURTHER AMENDING THE OVERLOOK RIDGE OVERLAY DISTRICT**

- Section 1.** Section 17.23.040 is hereby amended by deleting, in each of subsection C.2, C.3, and C.4 the words “,accessory to hotel (limited to the first floor and not to exceed five thousand square feet).”
- Section 2.** Section 17.23.080 is hereby amended by deleting, in its entirety, the final sentence of Section 17.23.080, which currently reads as follows: “The provisions of Title 17, Chapter 17.23 of the Revised Ordinances of the City of Revere, the Overlook Ridge Overlay District (OROD), the boundaries of which are set forth in Exhibit A attached and illustrated as OROD “A” and “B” shall not take effect for OROD “A” and “B” until a building permit is issued by the City of Revere Building Inspector for the hotel proposed to be constructed on OROD “C”.”

A copy of the aforementioned application (**CZ-24-01**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 19, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Check attached #57068  
2/28/24  
3/6/24

FORM A

APPLICATION NO. CR-24-01  
DATE: 2/14/24

**City of Revere, Massachusetts  
Revere City Council  
Application For  
Change of Zoning Ordinance  
or Zoning Map**

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 change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030).
- B. Application for change of zoning map (Revised Ordinances of the City of Revere, Title 17, Chapter 17.12, Sections 17.12.010 – 17.12.030).

1. Applicant submitting this application is:

Name: Overlook Ridge, LLC

Address: c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311, Attn: Eric J. Roehnel

Tel. #: (973) 218-2300

2. Applicant is:  City Council  
 Individual Owning Land Affected by Change  
 Request by Registered Voters  
 Planning Board  
 Regional Planning Agency

FILED  
2024 FEB 14 PM 1:51  
OFFICE OF THE CITY CLERK  
CITY OF REVERE, MASSACHUSETTS

Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning

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

Name: Jennifer Schulz

Title: Attorney for Applicant

Address: Sullivan & Worcester LLP, One Post Office Square, Boston, MA 02109

Tel. #: 617.338.2800

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

Name: Overlook Ridge, LLC

Address: c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311, Attn: Eric J. Roehnel

Tel. #: (973) 218-2300

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

Book 26379, Page 59. 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:

Not Applicable

Lot # \_\_\_\_\_ Sq. Ft. \_\_\_\_\_

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; X no.

Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning

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 property consists of all land currently within the Overlook Ridge Overlay District, as set forth in Section 17.23.010 of the Revised Ordinances of the City of Revere.

11. What is the nature of the change of zoning ordinance or change of zoning map requested in this application?

The proposed amendment addresses certain use and related provisions in the Overlook Ridge Overlay District, as more specifically described in the proposed amendment attached to this application.

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

DocuSigned by:  
Taryn Fielder  
788520A7AF894A9...  
Signature of Applicant

02-12-2024 | 3:10 PM EST  
Date

DocuSigned by:  
Taryn Fielder  
788520A7AF894A9...  
Signature of Owner

02-12-2024 | 3:10 PM EST  
Date

DocuSigned by:  
Jennifer Schultz  
0D2E34EF4C0F4D3...  
Signature of Designated Representative

02-12-2024 | 11:31 AM EST  
Date

Received from above applicant, the sum of \$ 320.00 to apply against administrative and mailing costs.

\_\_\_\_\_

Date Submitted to the Revere Planning Board:

\_\_\_\_\_

Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning

**ATTACHMENT A**

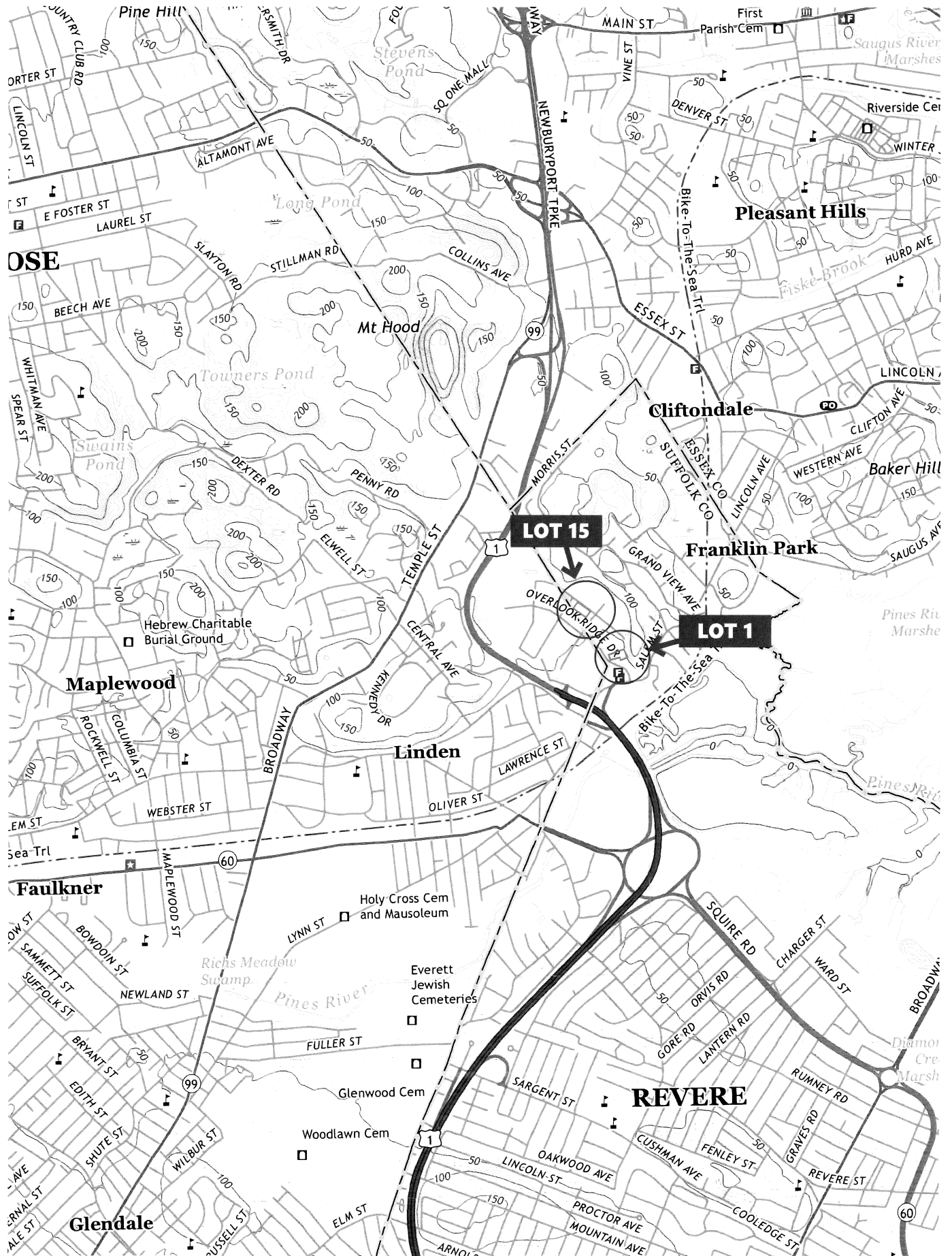
**Text of Proposed Zoning Amendment**

Title 17 of the Revised Ordinances of the City of Revere, Massachusetts is hereby amended as follows:

1. Section 17.23.040 is hereby amended by deleting, in each of subsection C.2, C.3, and C.4 the words “, accessory to hotel (limited to the first floor and not to exceed five thousand square feet).”
2. Section 17.23.080 is hereby amended by deleting, in its entirety, the final sentence of Section 17.23, which currently reads as follows: “The provisions of Title 17, Chapter 17.23 of the Revised Ordinances of the City of Revere, the Overlook Ridge Overlay District (OROD), the boundaries of which are set forth in Exhibit A attached and illustrated as OROD "A" and "B" shall not take effect for OROD "A" and "B" until a building permit is issued by the City of Revere Building Inspector for the hotel proposed to be constructed on OROD "C".”

Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning





Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning



CZ-24-03

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.12.010-17.12.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, March 25, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, March 26, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**A ZONING ORDINANCE FURTHER AMENDING THE ZONING MAP OF THE CITY OF REVERE  
RELATIVE TO THE CD AND RA1 DISTRICTS**

**Section 1.** Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district designation of Parcels 33-475-9, 33-475-10, 33-476-6, 33-476-7, 33-476-8, and 33-476-13 from RA1 to CD.

**Section 2.** Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district designation of Parcel 34-467B-29A from CD to RA1.

A copy of the aforementioned application (**CZ-24-03**) 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 19, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
3/6/24  
3/13/24

# City of Revere, Massachusetts

**Tom Skwierawski**

*Chief of Planning and Community Development*

Department of Planning and Community Development

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



**Patrick M. Keefe Jr.**

*Mayor*

FILED  
2024 FEB 27 PM 2:16  
CITY CLERK

TO: Honorable City Council  
FROM: Frank Stringi, City Planner *FS*  
RE: Proposed Zoning Map Amendments  
DATE: February 27, 2024

Attached please find proposed amendments to the Zoning Map of the City of Revere which adds six (6) City of Revere owned conservation parcels to the Conservation District (CD) and removes one parcel from the Conservation District (CD) and rezones this parcel to Single Family (RA1) in North Revere.

These zoning map amendments are necessary to create consistency with respect to land uses within this section of North Revere as well as increase the conservation area within this section of the city, which is predominantly zoned for single family use.

As always, I am available to answer any questions regarding these proposed zoning map amendments that are designed to benefit the City of Revere and to harmonize zoning with the immediate surrounding single family residential area.

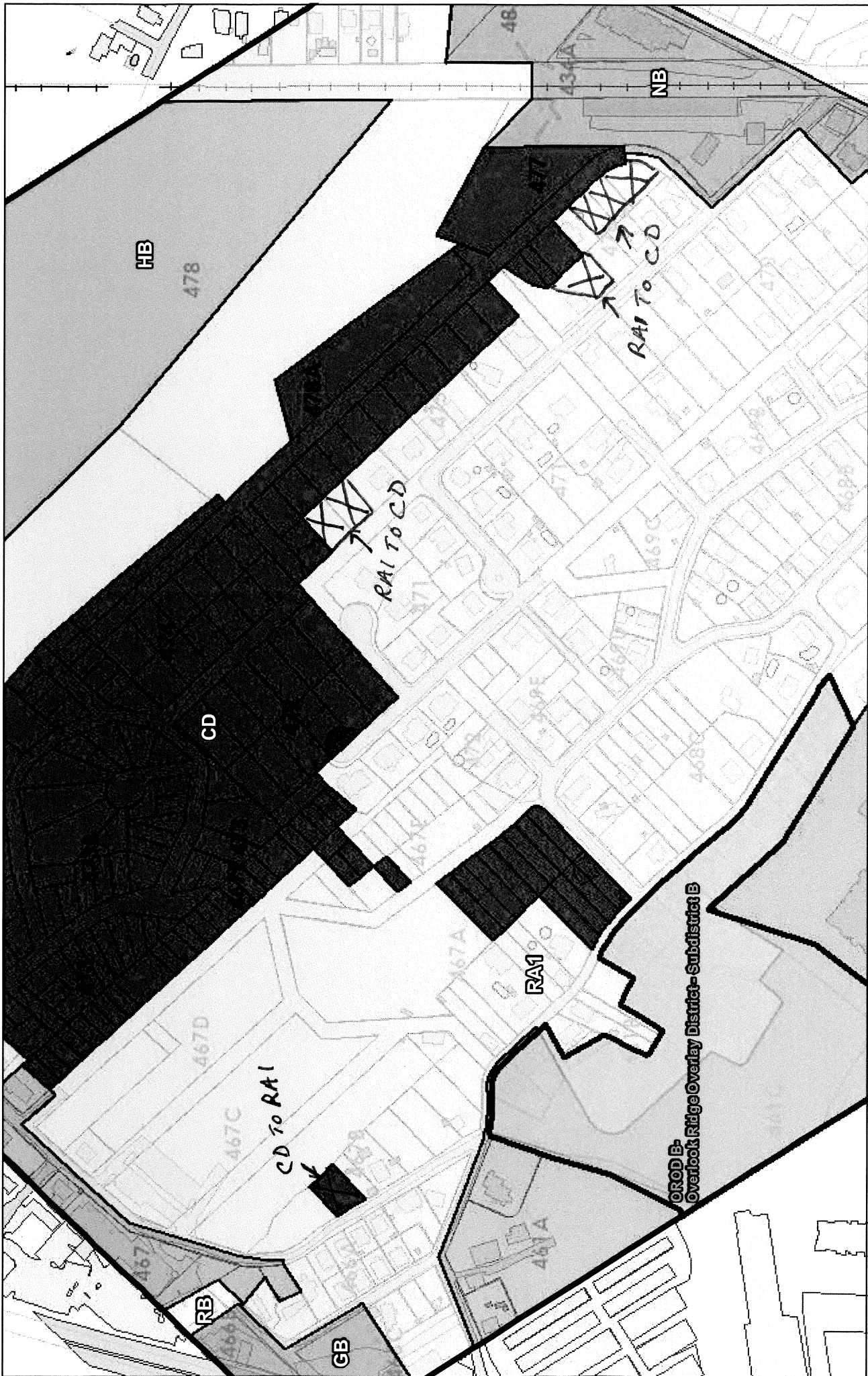
C: Mayor Patrick Keefe  
Tom Skwierawski, DPCD Director  
Ashley Melnik, City Clerk  
Paul Capizzi, City Solicitor  
Planning Board

Attachment: CZ2403.ZoningMapAmendmentsNorthRevereCDRA1 (24-115 : CZ-24-03 Zoning Map Amendment North Revere CD RA1)

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE

Section 1. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title, are hereby amended to change the zoning district designation of the following parcels of land:

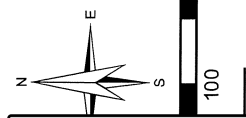
Parcels 33-476-6, 33-476-7, 33-476-8, 33-476-13, 33-475-9, and 33-475-10 from RA1 to CD.  
Parcel 34-467B-29A from CD to RA1.



# North Revere Zoning Map Amendments

Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties.

**Attachment: CZ2403.ZoningMapAmendmentsNorthRevereCDRA1 (24-115 : CZ-24-03 Zoning Map Amendment North Revere CD RA1)**



## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, March 25, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid and Verizon to relocate a jointly owned pole #679 approximately 10' north to accommodate new construction at 53 Dedham Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and petition is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00 A.M. to 5:00 P.M.

Attest:

Ashley E. Melnik  
City Clerk

Attachment: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)



February 23, 2024

City of Revere

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole location(s)

If you have any questions regarding this permit please contact:

Please notify National Grid's Vincent LoGuidice of the hearing date / time at 978-725-1392 or [Vincent.LoGuidice@NationalGrid.com](mailto:Vincent.LoGuidice@NationalGrid.com).

If this petition meets with your approval, please return an executed copy to each of the above named Companies.

National Grid Contact: Vincent LoGuidice; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

Bob Coulter  
Name: Distribution Design Supervisor  
Supervisor, Distribution Design

Enclosures

Attachment: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)



Questions contact – Zach Trani 781-873-9432

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

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:

Dedham St - National Grid to relocate 1 JO Pole on Dedham St. National Grid to relocate one Joint Owned (JO) Pole # 679 near 53 Dedham St approximately 10 feet north to accommodate a new building at 53 Dedham St.

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 – Dedham St - Revere – Massachusetts.

No.# 30834734 February 23, 2024

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 *Bob Coulter*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY \_\_\_\_\_  
Manager / Right of Way

Attachment: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)

**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 23rd day of February, 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 – Dedham St - Revere – Massachusetts.

February 23, 2024. Filed with this order. WR # 30834734.

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:

Dedham St - National Grid to relocate 1 JO Pole on Dedham St. National Grid to relocate one Joint Owned (JO) Pole # 679 near 53 Dedham St approximately 10 feet north to accommodate a new building at 53 Dedham St.

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\_\_ .

\_\_\_\_\_  
Massachusetts City/Town Clerk.  
20\_\_ .

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

Attachment: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)

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 \_\_\_\_\_, 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: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)

**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 23rd day of February, 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 – Dedham St - Revere – Massachusetts.

February 23, 2024. Filed with this order. WR # 30834734.

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:

Dedham St - National Grid to relocate 1 JO Pole on Dedham St. National Grid to relocate one Joint Owned (JO) Pole # 679 near 53 Dedham St approximately 10 feet north to accommodate a new building at 53 Dedham St.

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\_\_.

\_\_\_\_\_  
Massachusetts City/Town Clerk.  
20\_\_

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

Attachment: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)

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

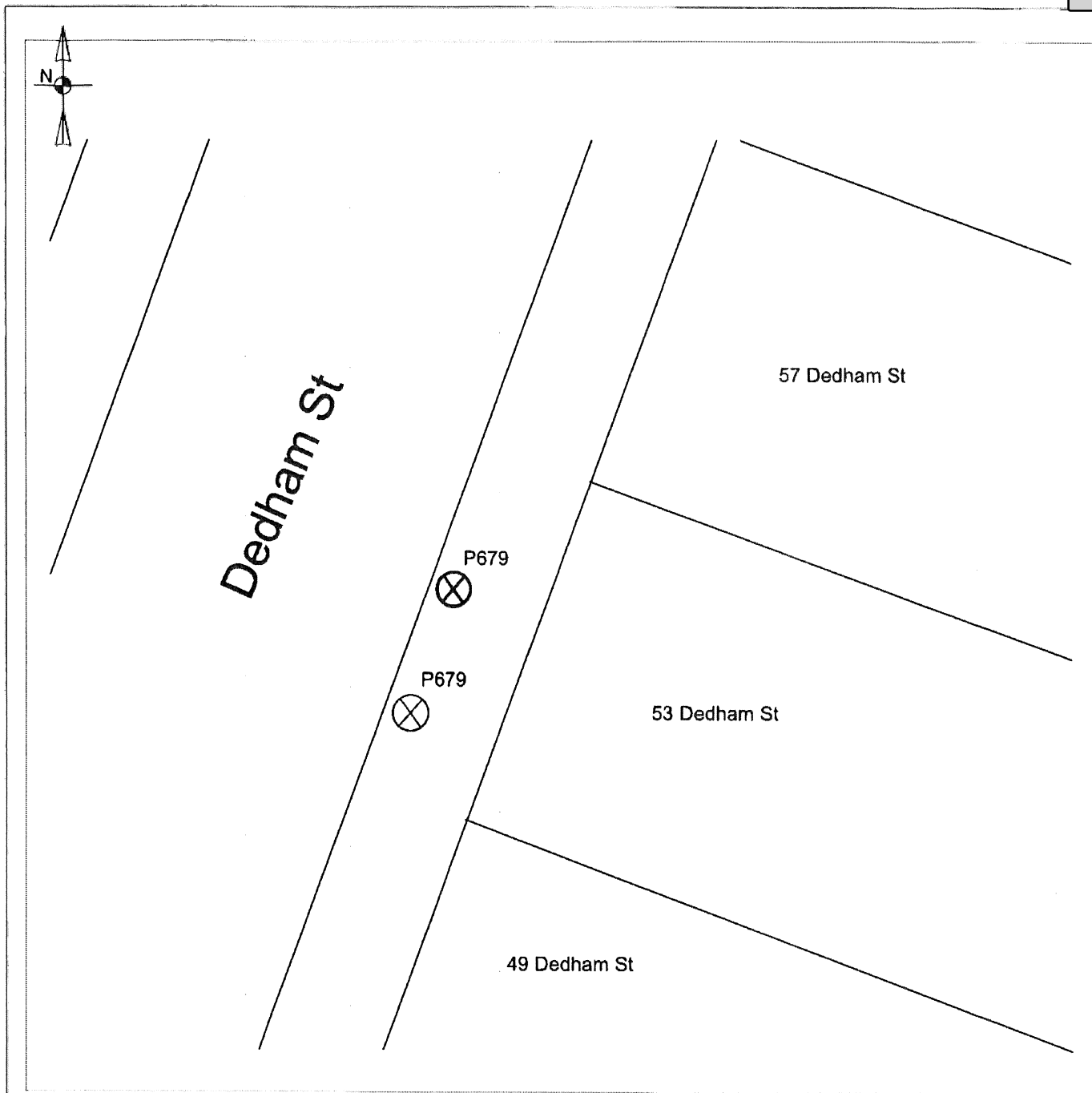
I hereby certify that the foregoing is a true copy of the location order and certificate of  
hearing with notice adopted by the \_\_\_\_\_ of the City of \_\_\_\_\_  
Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and recorded with the  
records of location orders of the said City, Book \_\_\_\_\_, 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: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)

S/NO.	ADDRESS	OWNER'S INFO	PARCEL ID
1	57 DEDHAM ST	NAME 1: GALARDI SOPHIE LIFE ESTATE MAILING: 3 CANDLEWOOD RD, WINDHAM NH 03087	24-386-18
2	49 DEDHAM ST	NAME 1: MIRA RIVERA JOHN J MAILING: 49 DEDHAM ST, REVERE MA 02151	24-386-16
3	53 DEDHAM ST	NAME 1: GALARDI GUY MAILING: 57 DEDHAM ST, REVERE MA 02151	24-386-17

Attachment: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)



**JOINT OWNED POLE PETITION**

- Proposed J.O. Pole Locations       Anchor
- Existing J.O. Pole To Be Removed       Tree

NGRID is petitioning to relocate P679 approximately 10 ft North and install (1) JO (Joint-Owned) Pole near 53 Dedham St, Revere.

DISTANCES ARE APPROXIMATE

**nationalgrid**  
And  
**Verizon New England, Inc.**

Date: 2/7/24

Work Request Number: 30834734

To Accompany Petition Dated:

To The: City / Town      Of Revere

For Proposed:      Pole:      Location: 53 Dedham St

Attachment: NGridVerizon.53DedhamStreet (24-116 : National Grid and Verizon - 53 Dedham Street)

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, March 25, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to construct a line of underground electric conduits from the Beachmont Winthrop Avenue Parking Lot to pole #2589 on Winthrop Avenue, Revere, MA 02151. (Plan #30693669)

A copy of the aforementioned proposed plan and petition is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00 A.M. to 5:00 P.M.

Attest:

Ashley E. Melnik  
City Clerk



Questions contact – Dan Combes 508-935-1667

Petition of the Massachusetts Electric Company d/b/a National Grid  
 Of NORTH ANDOVER, MASSACHUSETTS  
 For Electric conduit Location:

To 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: Winthrop Ave - Revere - Massachusetts.

The following are the streets and highways referred to:  
 Plan # 30693669 Winthrop Ave - National Grid to install ~15 feet of 2-3" PVC conduit from private property to P2589 Winthrop Ave.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a  
 NATIONAL GRID *Bob Coulter*  
 BY \_\_\_\_\_  
 Engineering Department

Dated: March 7, 2024

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 7th<sup>h</sup> day of March, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Winthrop Ave - Revere - Massachusetts. Plan # 30693669.

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

Winthrop Ave - National Grid to install ~15 feet of 2-3" PVC conduit from private property to P2589 Winthrop Ave.

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

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

Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

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

Attachment: NGrid.Pole2589WinthropAvenue (24-117 : National Grid - Winthrop Avenue (Beachmont MBTA Parking Lot))

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 7<sup>th</sup> day of March, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Winthrop Ave - Revere - Massachusetts. Plan # 30693669.

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

Winthrop Ave - National Grid to install ~15 feet of 2-3" PVC conduit from private property to P2589 Winthrop Ave.

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

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

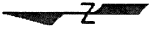
Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

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

Attachment: NGrid.Pole2589WinthropAvenue (24-117 : National Grid - Winthrop Avenue (Beachmont MBTA Parking Lot))

No.	Address	Owner's Info	Property ID
1	180 Revere Beach Parkway	Thomas Dimino & John Dimino 190 Revere Beach Parkway Revere, MA 02151	4-77-79-2
4	0 Winthrop Avenue	McClellan Highway 1 Congress St Boston, MA 02114 Development Company LLC	4-80-14B
5	0 Revere Beach Parkway	Massachusetts Bay Transit Authority 10 Park Place Boston, MA 02116	4-77-79-3



N/F  
THOMAS J. DIMINO & JOHN M. DIMINO  
180 REVERE BEACH PKWY  
BK 41146 PG 42  
Parcel ID: 4-77-79-2

N/F  
MASSACHUSETTS BAY TRANSIT AUTHORITY  
0 REVERE BEACH PKWY  
NO REF.  
Parcel ID: 4-77-79-3

P2589

WINTRHOP AVENUE








N/F  
MCLELLAN HIGHWAY DEVELOPMENT COMPANY, LLC  
C/O HYM INVESTMENT GROUP, LLC  
0 WINTRHOP AVE  
BK 57996 PG 314  
Parcel ID: 4-80-14B

# nationalgrid

SKETCH TO ACCOMPANY PETITION FOR NEW  
INSTALLATION OF CONDUIT  
NEAR 0 REVERE BEACH PKWY, REVERE, MA

DRAWN BY: NS  
SHEET: 1 OF 1  
ENGINEER: NILU SHAH  
PHONE: 508-935-1671  
DATE: 02/05/2024

### LEGEND

-  SINGLE PHASE MINI-PAD
-  OVERHEAD WIRE
-  EXISTING POLE
-  UNDERGROUND CONDUIT
-  LOT LINES
-  EDGE OF PAVEMENT
-  BOLLARDS

C-24-05

## PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 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 25, 2024 at 6:00 P.M. in the City Councillor Joseph A. DeGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 8 Revere Street, LLC, 8 Revere Street, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-confirming structure and construct a nine (9) unit townhouse development at 8 Revere Street, Revere, MA 02151.

A copy of the aforementioned application (C-24-05) 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-12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 19, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #9014  
03/06/2024  
03/13/2024

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

FILED

FORM B

2024 MAR -5 AM 9:10

APPLICATION NO. C-24-05

DATE: 3/5/24

OFFICE CITY CLERK  
REVERE, MASS

**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 17.40.020 & 17.40.030.
- 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: 8 Revere Street, LLC

Address: 8 Revere Street, Revere, MA 02151

Tel. #: (781) 589-7196

Email: calightbody@aol.com

2. Applicant is:  Tenant  Licensee  Prospective Purchaser

Owner  Other (Describe)

~~FILED  
2024 FEB 29 AM 9:10  
OFFICE CITY CLERK  
REVERE, MASS~~

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

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

Name: Richard A. Salvo, P.E. Engineering Alliance, Inc.

Title: President

Address: 194 Central Street, Saugus, MA 01906

Tel. #: (781) 231-1349

Email: rsalvo@eaicivil.com

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

Name: 8 Revere Street, LLC

Address: 8 Revere Street Revere, MA 02151

Tel. #: (781) 589-7196

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

Book 49227, Page 277. 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:

"Proposed Site Plan Dated July 11, 2023

Lot # Map 24 Block 442-443 Lot 2B Sq. Ft. 17,750 +/- s.f.

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: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)



**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 subject property is located at 8 Revere Street and is shown on the Revere Tax Maps as Map 24 Block 442-443 Lot 2B and is comprised of approximately 17,750 s.f. The property is located in the RB Zoning District. The property is occupied by an existing single story block building which is occupied by the Sons of Italy and accessory paved parking lot containing 39 parking spaces. The existing building is pre-existing, non-conforming due to non-conforming use and front, rear and side yard setbacks.

The subject property is currently served by municipal water and sewer located in Revere Street. In the current condition, the site is completely paved and there are limited stormwater controls located on-site as a result storm water runoff generated by the subject property flows un-mitigated into the municipal drainage system.

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

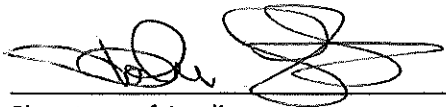
The proposed project includes the demolition of the existing structure and the construction of a nine (9) unit townhouse development with a single driveway and required off-site parking spaces. The construction will include a garage parking space and driveway parking space for each unit. In addition to the buildings, the project will include the installation of landscaping (greenspace), storm water management facility, utility connections and incidental site work. The proposed development will result in the following non-conformities:

- Front Yard Setback (12.6-ft where 20-ft is required)
- Density: 1,972 s.f./unit where 3,000 s.f./unit required

**Date of denial by Building Inspector and/or Planning Board**

July 25, 2023.

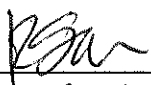
I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

  
\_\_\_\_\_  
Signature of Applicant

2-29-24  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Designated Representative

2-9-24  
Date

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

\_\_\_\_\_

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

**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: \_\_\_\_\_

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

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

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

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

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: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

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

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

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

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

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

Shareholder's Name: \_\_\_\_\_

(50% or more)

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

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

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

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

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

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

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

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

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

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

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

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

**Request for Finding of Fact – Special Permit**

Now comes the applicant 8 Revere Street, LLC  
who has applied to this Honorable City Council for a special permit for property located at 8 Revere Street  
\_\_\_\_\_ and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) A townhouse development is allowed by special permit.
  - (b) A townhouse use would be consistent with the character of the area and beneficial to the community as a whole.
  - (c) The uses to the east are commercial, the townhouse development would be a good transition to the residential uses to the north and west.
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) The site is abutted by residential uses to the north and west.
  - (b) The site is located in a zoning district which allows the townhouse use by special permit
  - (c) The townhouse use is less detrimental to the abutting residential uses than the existing establishment.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) The site is serviced by a municipal water main and a municipal sewer main both of which are located along the property's frontage in Revere Street.
  - (b) There is adequate water and sewer capacity to support the proposed use.
  - (c) The project will perform any necessary repairs to the water and sewer infrastructure located along the subject property's frontage.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) The use is allowed by special permit in the HB Zoning District
  - (b) The townhouse development will serve to provide much needed housing to the City of Revere..
  - (c) The townhouse use is more compatible to the adjacent residential dwellings than the existing establishment.

Page 2  
Finding of Fact Form

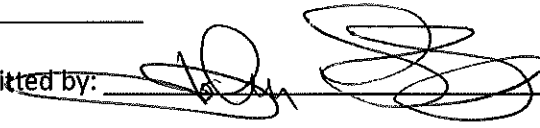
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Revere Street for the following reasons:  
(streets)

- (a) All vehicular access to and from the site will access via a proposed 22-ft wide curb cut on Revere Street and the site has been designed in compliance with the off-street parking requirements of the Revere Zoning Ordinance.
- (b) The cement concrete sidewalk on Revere Street along the subject property's frontage will be re-constructed as part of this project.
- (c) The existing extra wide curb cut will be reduced to 22-ft so as to provide for a safer route for pedestrians crossing the driveway.

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

- (a) The site will include a storm water management system to renovate the quality and mitigate the quantity of storm water runoff generated by the site.
- (b) Each unit will contain trash and recycle totes that will be maintained by a private contractor.
- (c) The facility will use low impact design measures to mitigate water and power consumption.

Date: 2.9.24

Respectfully submitted by:  \_\_\_\_\_

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

To: Richard Viscay, 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: 8 REVERE ST. REVERE, MA 02451  
(business address of above person, corporation or business enterprise)

Location Address: 8 REVERE ST.  
(location of property for which license or permit is required.)

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

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: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)



1 inch = 20 ft  
( IN FEET )



GRAPHIC SCALE



OWNER:  
8 REVERE STREET, LLC  
8 REVERE STREET  
REVERE, MA  
DEED REF.  
49227/277

**8 Revere Street, LLC**  
Proposed Site Plan

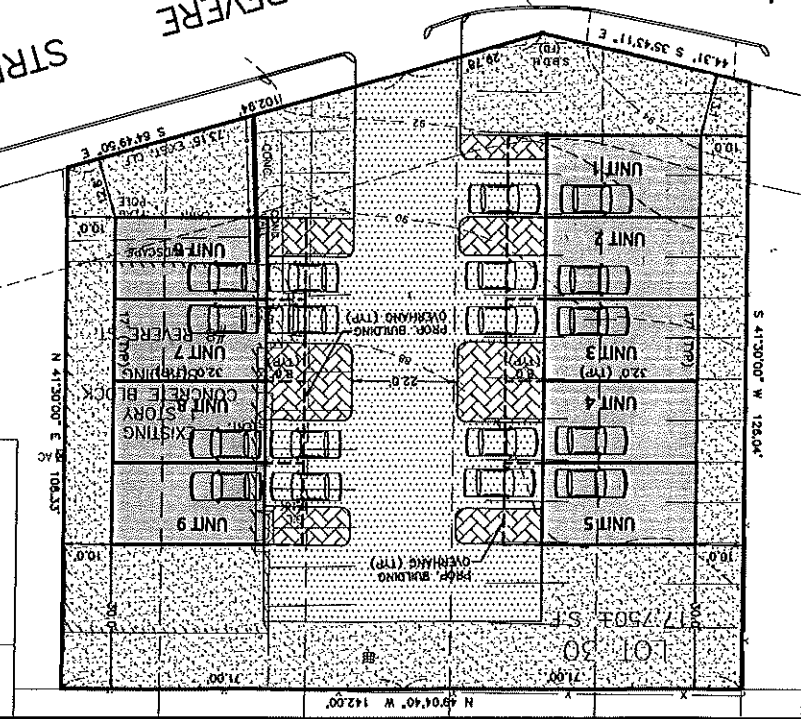
**Engineering Alliance, Inc.**  
Professional Engineer  
No. 01771713-0000  
1000 STATE STREET, SUITE 200  
REVERE, MA 01901

**Proposed Site Plan**  
8 Revere Street  
Revere, Massachusetts

**NOTES:**  
1. THE EXISTING NON-CORPORATING

**LAND USAGE TABLE**

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	4,000 S.F.	17,750 S.F.	17,750 S.F.
MINIMUM LOT FRONTAGE	40 FT	147.25 FT	147.25 FT
MINIMUM BUILDING SETBACK (FRONT)	20 FT	18.7 FT (1)	12.6 FT
MINIMUM BUILDING SETBACK (SIDE)	20 FT	0.4 FT (1)	10.0 FT
MINIMUM BUILDING SETBACK (REAR)	30 FT	28.5 FT (1)	30.0 FT
USABLE OPEN SPACE (%)	30%	5% (1)	39.5%
MAXIMUM BUILDING COVERAGE (%)	30%	13.7%	27.5%
MAXIMUM HEIGHT (FT)	35 FT	20ft	34 FT
MAXIMUM STORIES	2.5	1	2.5
MAXIMUM FENCE HEIGHT	6 FT	< 6 FT	N/A



Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

PROJECT TITLE <b>8 Revere Street, LLC</b> 8 Revere Street Revere, MA		DRAWING TITLE <b>Rendering</b>	
PROJECT NO. <b>8 Revere Street</b>		SHEET NO. <b>1 of 1</b>	
DATE: APR 11, 2005		SCALE: AS SHOWN	
PROJECT: 8 Revere Street Revere, Massachusetts		DESIGNER: J. L. ... CHECKED BY: ...	
ENGINEERING ALLIANCE, INC. Civil Engineering & Land Surveying Consultants 124 Chandler Road Revere, MA 01950 Tel: (781) 417-1200 Fax: (781) 417-0200			
			
REVISIONS NO.      DATE      DESCRIPTION		DATE: APR 11, 2005	



Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

From: fstringi@revere.org  
 Sent: 07/25/2023 - 01:09 PM  
 To: rsalvo@eaicivil.com,amelnik@revere.org,lcavagnaro@revere.org  
 CC:  
 Subject: Application Review Comments

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## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

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From: Frank Stringi  
 Date: July 25, 2023  
 Application #: SPR23-000084  
 Address: 8 REVERE ST  
 Description: 9 Unit Townhouse Development  
 Review Status: Denied

Thank you for your recent permit application for 9 Unit Townhouse Development. 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.

#### Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.40.020 and 17.40.030, the reconstruction and change of a nonconforming structure and use to a less detrimental use 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.*

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



# Board of Assessors

281 Broadway Revere, MA, 02151



## Request for Abutters List

### Date Time

03/04/24

### Property Location

Street Address

8 REVERE ST

Address Line 2

City

REVERE

Zip Code

State

MA

Country

### Map

24

### Block

442-443

### Parcel

2B

### Property Owner

8 REVERE STREET LLC

### Is request for special permit or variance?

Yes  No

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

### Requested Distance in feet

300

### Fee

\$80.00

Please make checks payable to City of Revere

## Requester information

### Name

RICK SALVO

### Address

Street Address

194 CENTRAL ST

Address Line 2

City

State

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

Parcel No	Direction/Street/City	Parcel ID	Legal Description	User Acct
8	REVERE ST, REVERE	24-442-443-2B	Entered Lot Size	24/442-443/2B
353		516,200	Total Land: 17750	GIS Ref
		660,300	Land Unit Type: SF	GIS Ref
			Insp Date	
			10/19/15	

Owner	Address	Unit #
Owner 1: 8 REVERE STREET LLC		
Owner 2:		
Owner 3:		
Street 1: 8 REVERE ST		
Street 2:		
Town/City: REVERE		
State: MA		
Postal: 02151		

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Value	Total Value	Asses'd Value	Notes
2024	353	FV	144,100	0	516,200	660,300	660,300	Year End Roll
2024	353	NC	144,100	0	516,200	660,300	660,300	Year End Roll
2023	353	FV	135,900	0	447,400	583,300	583,300	Year End Roll
2023	353	NC	135,900	0	447,400	583,300	583,300	Year End Roll
2022	353	FV	124,200	0	407,500	525,700	525,700	Year End Roll
2022	353	NC	124,200	0	407,500	525,700	525,700	Year End Roll
2021	353	FV	124,200	0	367,100	491,300	491,300	Year End Roll
2021	353	P/CH	121,800	0	367,100	488,900	488,900	488,900 patch

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIUSEPPE MAZZINI	49227-277		3/12/2012	INTRA-CORP	320,000	No	No	No	
8 REVERE STREET	49227-270		3/5/2012	CONVENIENCE		No	No	No	
GIUSEPPE MAZZINI	31430-102		5/7/2003			No	No	No	
UNKNOWN			3/6/1997			No	No	No	

Date	Number	Descrp	Amount	CO	Last Vist	Fed Code	F. Descrp	Comment
4/18/2013	10804	Addition	5,800	C				38' X 14' ADDITION STRIP & PERROOF 20
5/7/2007	5158	ROOF	8,500	C				INSTALL NEW WINDOW
4/24/2004	1758	INTER RE	5,000	C				

Date	By	Name	Result
10/19/2015	372	Patrick W	MEASURED
10/15/2013	336	MATT MCGRATH	MEAS & INSP
11/1/2007	189	JIM HARRIS	PERMIT
5/14/2007	336	MATT MCGRATH	MEAS & INSP
11/13/2006	336	MATT MCGRATH	MEASURED

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

Code	Description	Fad	No of Units	Depth	Unit Type	Land Type	Factor	Base Value	Unit Price	Adj	Neigh Infln	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
353	FRATRNL		17750		SITE		1.0	0	22.5	1.29	CA		TOPO	-10		516,235	0		516,200	

Total AG/HA: 0.40748	Total SF/SM: 17750	Parcel LUC: 353	FRATRNL	Prime NB Desc	COMM AVG	Total: 516,235	Spl Credit	Total: 516,200
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Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - REVERE apro 2025

**RIOF**

Type: 00 - 00000000	1 Unit	Rating:	40.91%
Sty Ht: 1 - 1 STORY	3/4 Bath: 1	Rating:	
Units: 1	Total: 1	Rating:	
Foundation: 6 - SLAB	A 30Bth: 1	Rating:	
Frame: 2 - STEEL	1/2 Bath: 2	Rating:	
Prime Wall: 21 - CONC BLOCK	A HBth: 1	Rating:	
Sec Wall: 1	OtherFk: 7	Rating:	
Roof Struct: 4 - FLAT	<b>OTHER FEATURES</b>		
Roof Cover: 4 - TAR+GRAVEL	Kits: 1	Rating:	AVERAGE
Color: WHITE	A Kits:	Rating:	
View / Desir:	Fppl:	Rating:	
<b>GENERAL INFORMATION</b>			
Grade: D - FAIR	<b>CONDO INFORMATION</b>		
Year Bld: 1940	Eff Yr Bld:	Location:	
Alt LUC:	Alt %:	Total Units:	
Jurisdct:	Fact:	Floor:	
Const Mod:	% Ovrn:	Name:	
Lump Sum Adj:			

**DEPRECIATION**

Phys Cond: FR - Fair	40.0%
Functional:	%
Economic:	%
Special:	%
Overide:	%
Total:	40.91%

**CALC SUMMARY**

Basic \$ / SQ: 80.00	Size Adj: 1.17430413
Const Adj: 1.06120789	Adj \$ / SQ: 99.694
Other Features: 29000	Grade Factor: 0.75
NBHD Inf: 1.00000000	NBHD Mod:
LUC Factor: 1.00	Adj Total: 243753
Depreciation: 99695	Depreciated Total: 144058

**RESIDENTIAL GRID**

Level	FR	LR	DR	D/K	FR	RR	BR	FB	HB	L	O	# Units
1st Res Grd												
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMS:	BRS:	Bats:	HB2								

**REMODELING**

Exterior	No Unit	RMS	BRS	FL
Interior				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

**RES BREAKDOWN**

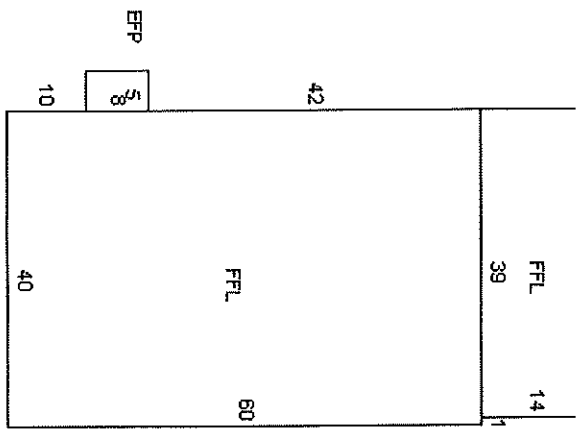
FFL	14
FFP	1
FFL	60
FFL	39
FFL	1

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	2,946	99.690	293,700
FFP	ENCL PRCH	40	57.600	2,304
Total:		2,986		296,004

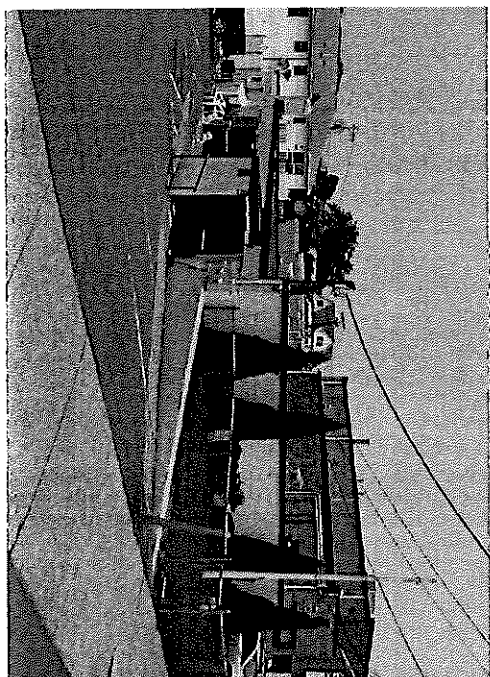
**SUB AREA DETAIL**

Sub Area	% Usbl	Descrp	% Du # Ten
FFL			
FFP			
FFL			
FFL			



Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	2,946	99.690	293,700
FFP	ENCL PRCH	40	57.600	2,304
Total:		2,986		296,004

**IMAGE**



AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make:	Model:	Year:	Color:
-------	--------	-------	--------

**PARCEL ID 24-442-443-2B**

Code	Description	A	V/S	Qty	Std/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCoef	Fact	Jurs. Value
------	-------------	---	-----	-----	---------	------	-----	------	------------	-----	-----	-----	------	-------	------------	-------	------	-------------

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

733 BROADWAY 17-276-10-0000

LUC: N/A

733 BROADWAY CONDO ASSOC  
733 BROADWAY  
REVERE, MA 02151

733 BROADWAY 1 17-276-10-1

LUC: 327

WINMP LLC  
733 BROADWAY  
UNIT 1  
REVERE, MA 02151

733 BROADWAY 2 17-276-10-2

LUC: 327

GRAINGER KATHLEEN M  
63 HIGH ST  
REVERE, MA 02151

733 BROADWAY 3 17-276-10-3

LUC: 102

OSORIO BRANT  
733 BROADWAY  
UNIT 3  
REVERE, MA 02151

733 BROADWAY 4 17-276-10-4

LUC: 102

HERNANDEZ KELVIN  
733 BROADWAY  
UNIT 4  
REVERE, MA 02151

733 BROADWAY 5 17-276-10-5

LUC: 102

ERAZO JANETH  
733 BROADWAY  
REVERE, MA 02151

733 BROADWAY 6 17-276-10-6

LUC: 102

PIO FAMILY TRUST  
PIO ANTHONY CO-TRUSTEE  
733 BROADWAY  
UNIT 6  
REVERE, MA 02151  
745 BROADWAY

LUC: 332

RALPH J PERRIELLO FAMILY TRUST  
PERRIELLO KATHY E TRUSTEE  
7 LONGBOW CIR  
LYNNFIELD, MA 01940

765 BROADWAY 17-277-1

LUC: 325

JC & Y REALTY GROUP, LLC  
P O BOX 16  
REVERE, MA 02151

773 BROADWAY 17-277-2

LUC: 355

JC&Y REALTY GROUP  
P O BOX 16  
REVERE, MA 02151

791 BROADWAY 17-277-3B

LUC: 337

OLYMPIA DEVELOPMENT CORPORATIO  
DICESARE C/O VINCENT  
1605 NORTH SHORE RD  
REVERE, MA 02151

61 TUCKERMAN ST 24-410-10

LUC: 104

DEMAINO LEONARD N  
DEMAINO PATRICIA A  
61 TUCKERMAN ST  
REVERE, MA 02151

24 MALDEN ST 24-410-11

LUC: 104

PENNACCHIO JOHN  
PENNACCHIO TINA LMV  
24 MALDEN ST  
REVERE, MA 02151

16 MALDEN ST 24-410-12

LUC: 326

DM REALTY NOMINEE TRUST  
DEMAINO LEONARD  
61 TUCKERMAN ST  
REVERE, MA 02151

12 MALDEN ST 24-410-13

LUC: 104

RODRIGUEZ INGRID REYES  
REYES CELIN A  
12 MALDEN ST  
REVERE, MA 02151

51 TUCKERMAN ST 24-410-9

LUC: 104

51 TUCKERMAN NOMINEE TRUST ESTHER  
FLORES ESTHER TRUSTEE  
51 TUCKERMAN ST  
REVERE, MA 02151

MALDEN ST 24-411-10

LUC: 930

CITY OF REVERE / ABRAHAM LINCO  
C/O SUPT OF SCHOOLS  
101 SCHOOL ST  
REVERE, MA 02151

62 MALDEN ST 24-411-11

LUC: 101

LOPEZ SANDRA N PINEDA  
LOPEZ GERMAN F  
62 MALDEN ST  
REVERE, MA 02151

54 TUCKERMAN ST 24-411-8

LUC: 101

GIL-YEPES CARLOS M  
BARRERA MARIA CLAUDIA GIL  
54 TUCKERMAN ST  
Revere, MA 02151

68 TUCKERMAN ST 24-411-9

LUC: 931

CITY OF REVERE / LINCOLN  
C/O SUPERINTENDENT OF SCHOOLS  
101 SCHOOL ST  
REVERE, MA 02151

732 BROADWAY 24-441-1

LUC: 013

BROADWAY 732, LLC  
P.O. Box 365  
REVERE, MA 02151

MALDEN ST 24-441-2

LUC: 930

CITY OF REVERE  
CITY HALL  
281 BROADWAY  
REVERE, MA 02151

744 BROADWAY 24-441-3

LUC: 013

RUBINO FAMILY REALTY TRUST  
RUBINO LOUIS TRUSTEE  
35 ROSSETTI ST  
REVERE, MA 02151

738 BROADWAY 24-441-4

LUC: 104

GUZMAN ESTHER J  
738 BROADWAY  
REVERE, MA 02151

756 BROADWAY 24-442-443-1

LUC: 031

A&M FOREIGN MOTORS, LLC  
P O BOX 45605  
SOMERVILLE, MA 02145

69 MALDEN ST 24-442-443-10

LUC: 111

PEREZ MIRZA  
36 RUMNEY RD  
REVERE, MA 02151

MALDEN ST 24-442-443-11

LUC: 337

PEREZ MIRZA  
69 MALDEN ST  
REVERE, MA 02151

REVERE ST 24-442-443-17

LUC: 337

A&M FOREIGN MOTORS, LLC  
P O BOX 45605  
SOMERVILLE, MA 02145

8 REVERE ST 24-442-443-21

LUC: 353

8 REVERE STREET LLC  
8 REVERE ST  
REVERE, MA 02151

ROSSETTI ST 24-442-443-51

LUC: 132

ROMANO CATHERINE A  
15 JOHNSON RD  
WINCHESTER, MA 01890-2257

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

28 ROSSETTI ST 24-442-443-64  
 LUC: 101  
 HASANUZZAMAN MD  
 AKTAR MEHEDI  
 28 ROSETTI ST  
 REVERE, MA 02151

8 ROSSETTI ST 24-442-443-55B  
 LUC: 104  
 NICOSIA NUNZIO LIFE ESTATE  
 NICOSIA SANTA LIFE ESTATE  
 8 ROSSETTI ST  
 REVERE, MA 02151

18 ROSSETTI ST 24-442-443-55C  
 LUC: 104  
 SALAZAR ALBEIRO  
 SALAZAR LUZ I  
 18 ROSSETTI ST  
 REVERE, MA 02151

BROADWAY 24-442-443-60  
 LUC: 332  
 766 BROADWAY, LLC  
 120 WYLLIS AVE  
 UNIT 106  
 EVERETT, MA 02149

766 BROADWAY 24-442-443-61  
 LUC: 325  
 766 BROADWAY, LLC  
 120 WYLLIS AVE  
 UNIT 106  
 EVERETT, MA 02149

37 MALDEN ST 24-442-443-7  
 LUC: 105  
 INGLES JUAN  
 VAQUERANO BLANCA  
 37 MALDEN ST  
 REVERE, MA 02151

45 MALDEN ST 24-442-443-8  
 LUC: 104  
 ROMANO CATHERINE A  
 15 JOHNSON RD  
 WINCHESTER, MA 01890-2257

65 MALDEN ST 24-442-443-9  
 LUC: 104  
 MALDEN ROSSETTI REALTY TRUST  
 PIAZZA JOSEPH  
 15 JOHNSON RD  
 WINCHESTER, MA 01890

PRINCE ST 27-442-443-42  
 LUC: 337  
 784-789R BROADWAY LLC  
 24 ANNA DR  
 DANVERS, MA 01923

784 BROADWAY 27-442-443-43  
 LUC: 031  
 784-798R BROADWAY LLC  
 24 ANNA DR  
 DANVERS, MA 01923

19 ROSSETTI ST 27-442-443-44  
 LUC: 101  
 CAPOSSELA PATRICIA R LIFE ESTATE  
 CAPOSSELA ALEXANDER F REMAINDERMAN  
 19 ROSSETTI ST  
 REVERE, MA 02151

25 ROSSETTI ST 27-442-443-45  
 LUC: 104  
 CAPOSSELA LAUREN M  
 CAPOSSELA ALEXANDER F JR  
 25 ROSSETTI ST  
 REVERE, MA 02151

35 ROSSETTI ST 27-442-443-46  
 LUC: 111  
 RUBINO LOUIS LIFE ESTATE  
 RUBINO ANTONINA LIFE ESTATE  
 35 ROSSETTI 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: 3-4-24

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)



## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, March 25, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by The McClellan Highway Development Company, LLC, One Beacon Street, Boston, MA 02108 requesting permission from the Revere City Council to construct certain telecommunications conduits and associated manholes on Washburn Avenue, Revere, MA in accordance with the plan on file.

A copy of the aforementioned proposed plan and petition is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00 A.M. to 5:00 P.M.

Attest:

Ashley E. Melnik  
City Clerk

## PETITION FOR LOCATION OF CONDUITS AND MANHOLES

February 28, 2024

To the City Council for the City of Revere, Massachusetts:

The McClellan Highway Development Company, LLC (“MHDC”), as the developer of the Suffolk Downs site (formally known as the Suffolk Downs Racetrack), desires to construct certain telecommunications conduits and associated manholes (the “Telecommunications Infrastructure”) under the public way or ways hereinafter specified, substantially as shown on that certain plan titled “Suffolk Downs Phase 1R Roadway and Infrastructure” prepared by Beals and Thomas, Inc. as Project No. 2854.10, dated February 28, 2024 and filed herewith.

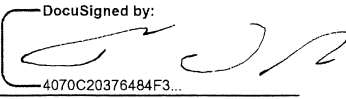
130 Washburn Avenue (76 Washburn Avenue):

1. Starting at Utility Pole #3614, trench and install +/- 195’ of (4) 5” communication conduit northerly to proposed 6’x11’ manhole (TMH-2). From the newly placed manhole TMH-2, trench and install +/- 24’ of (5) 5” communication conduits westerly to the building under construction at 50 Salt Street.
2. Starting at Utility Pole #3613, trench and install +/- 125’ of (2) 5” communication conduit northerly to proposed 6’x11’ manhole (TMH-1). From the newly placed manhole TMH-1, trench and install +/- 18’ of (5) 5” communication conduits westerly to the building under construction at 50 Salt Street.
3. Starting at Utility Pole #3614, trench and install +/- 50’ of (1) 5” communication conduit north-westerly to proposed 2’x3’ handhole.
4. From the newly placed manhole TMH-1, trench and install +/- 66’ of (2) 5” communication conduit south-easterly to the property at 619 Winthrop Avenue.
5. From the newly placed manhole TMH-2, trench and install +/- 70’ of (2) 5” communication conduit south-easterly to the property at 619 Winthrop Avenue.

The Telecommunications Infrastructure is intended for use by telecommunications service providers, who will connect into and use the Telecommunications Infrastructure to provide services to the community. Following completion of construction, MHDC intends to transfer ownership of the Telecommunications Infrastructure to Verizon and Comcast (and/or their respective affiliates), who will thereafter be responsible for the maintenance thereof.

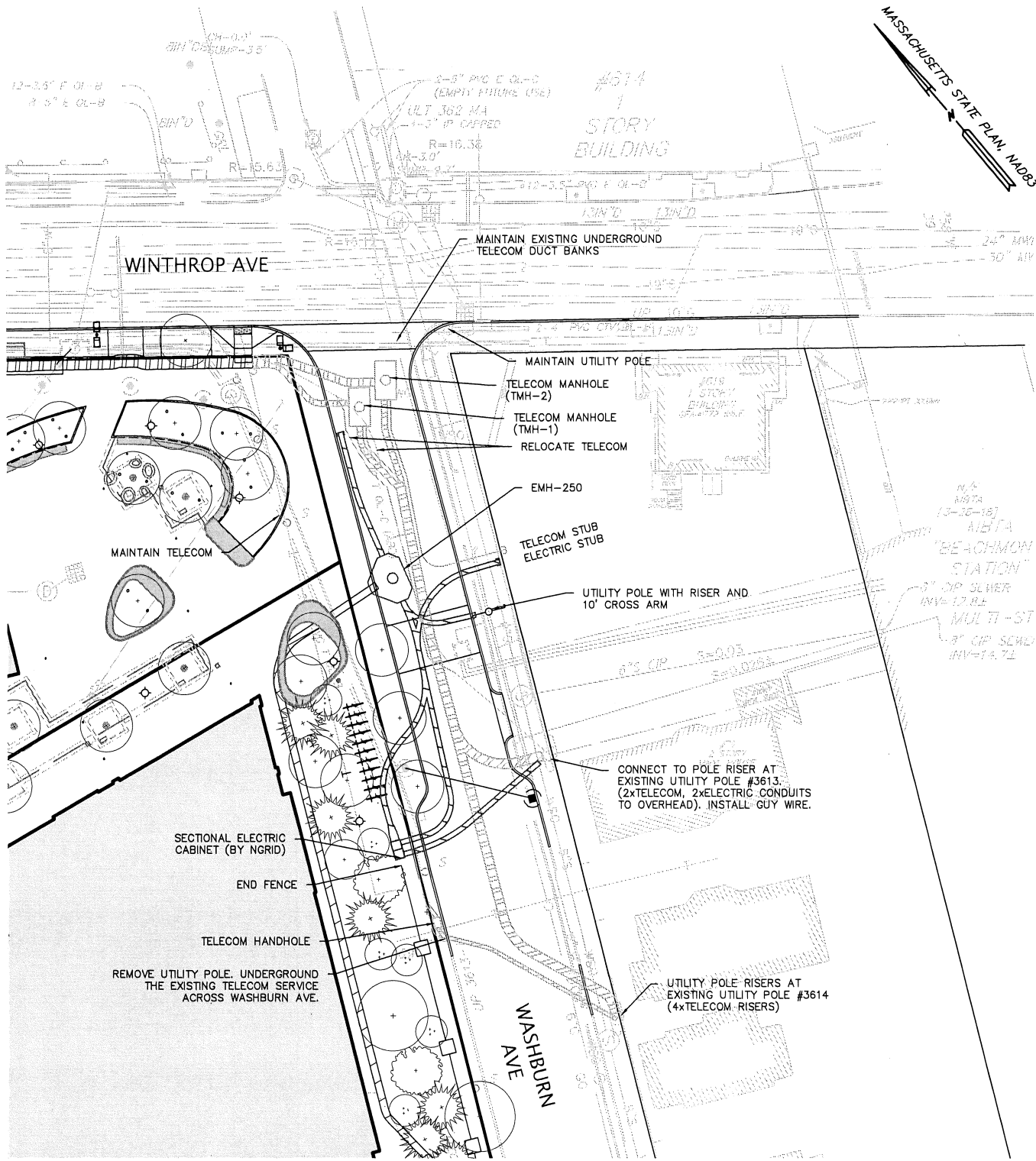
Respectfully submitted,

THE MCCLELLAN HIGHWAY DEVELOPMENT COMPANY,  
LLC

By: 

Name: Thomas O'Brien  
Title: Authorized Signatory

MASSACHUSETTS STATE PLAN N10B3



**Suffolk Downs Phase 1R  
Roadway and Infrastructure**  
Revere, Massachusetts

METERS  
0 5 10 25

FEET  
0 20 40 80 120

**TELECOM INFRASTRUCTURE  
IN WASHBURN AVENUE**

Scale: 1"=40'

Date: 02/28/2024

B+T Drawing No. 285410P561B-002  
B+T Project No. 2854.10

Attachment: PH-McClellanHighwayDevelopmentWashburnAvenue03252024 (24-119 : McClellan Highway Development - Washburn Avenue

**Ashley Melnik**

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**From:** fstringi@revere.org  
**Sent:** Wednesday, February 21, 2024 4:31 PM  
**To:** Ashley Melnik  
**Subject:** Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

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**From:** Frank Stringi, City Planner  
**Date:** February 21, 2024  
**Application #:** SPR24-000005  
**Address:** 35 FRANCIS ST  
**Description:** Renovation to 4 unit multifamily home updating inside units  
**Review Status:** Pending

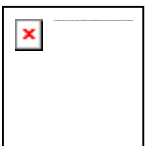
The Site Plan Review Committee has reviewed the special permit request for the renovation and expansion of bedrooms for an existing 4 unit dwelling at 35 Francis Street and recommends the following conditions with respect to this application:

- . 1) The owner must complete a Chapter 34 review by a registered architect and each unit shall be brought up to code including fire safety, building and health codes to be approved by the Fire Department, Building Department and Health Department.

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

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



Attachment: PH.C2403.35FrancisStreetSPRConditions (24-081 : Special Permit, C-24-03, 35 Francis Street)

??

Attachment: PH.C2403.35FrancisStreetSPRConditions (24-081 : Special Permit, C-24-03, 35 Francis Street)



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

February 21, 2024

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

Honorable City Council:

I write to inform you of my appointment of Ms. Viviana Catano to the Revere Board of Health. In accordance with M.G.L. c. 111 § 26, I am appointing Viviana to a term of three years beginning on October 29, 2022 and expiring on October 29, 2025. She is filling the expired seat of Dr. Craig Castanza.

I am confident that Viviana's thoughtful contributions to the community make her an excellent nomination to the Board of Health. As the Director of Healthy Eating and Active Living at Mass General Hospital, she brings an educational insight to the public health of the City of Revere.

Regards,

Patrick M. Keefe, Jr.

## VIVIANA CATANO

857-204-7967 | vivianacatano20@gmail.com | Revere, MA, 02151

[www.linkedin.com/in/viviana-c-catano](http://www.linkedin.com/in/viviana-c-catano)

### PROFESSIONAL SUMMARY

Responsible, passionate team player with over ten years of professional experience in building positive partnerships and community engagement. Strong analytical skills to process information and make decisions.

### SKILLS

Fluent in Spanish, meeting facilitation, community research, community engagement, partnership building, material development, social marketing, topic presentations, public speaking, Spanish-language translation, event planning, cultural competency, policy advocacy, community mobilization, strategic planning, excellent verbal and communication skills, able to work independently and as part of a team.

### EXPERIENCE

**Director of Healthy Eating and Active Living, Mass General Hospital** August 2022 - Present

- Use interpersonal skills to build positive relationships and collaborate with city partners to identify and implement strategies to promote healthy eating and food security efforts.
- Use strategic and communications skills to plan and facilitate meetings for two Food Working Groups in the City of Chelsea and Revere, which include government officials, non-profit partners, and residents.
- Completed a community health assessment by creating survey tools, leading 12 focus groups and key informant interviews, and analyzing data to select strategies.
- Research funding opportunities and participate in grant-writing efforts to support program expansion.
- Research policy, system, and environmental changes and consider readiness for implementation.
- Participate in hiring project staff by reviewing resumes, conducting interviews, and candidate selection.
- Mentor project staff via weekly communications to discuss task prioritization, best practices, and resources.
- Create and update the coalition's budget and monitor spending using Excel sheets.
- Oversight and direct responsibility for outreach and engagement of under-represented and significantly diverse populations in both cities by assuring language and cultural sensitivity.

**Program and Communication Manager, Mass General Hospital** March 2014 - August 2022

- Managed the Revere CARES Coalition Mini-Grant program, which distributed over \$160,000 in 10 years, by creating the announcement, facilitating the committee through the selection process, and distributing funds.
- Coordinated four community gardens and the Backyard Raised Garden Bed Program by writing announcements, maintaining timely written and verbal communication with residents, and coordinating program logistics.
- Successfully advocated for the passing of the Revere Urban Farming Ordinance, which allows the keeping of bees and chickens in Revere, by identifying engaged residents, supporting them with advocacy information, and presenting in front of the City Council.
- Assisted the Board of Health in drafting chicken and bee regulations and applications by researching existing regulations and identifying and hiring beekeeping and chicken experts.
- Used interpersonal, planning, and facilitation skills to lead the Alcohol Tobacco and Other Drug Task Force in developing a substance misuse prevention plan that included resource mapping, strategic planning, partnership building, assessment, and policy development.
- Trained high school students on tobacco advertising and environmental factors that impact health and led them in advocacy projects.
- Organized residents to advocate against the sale of cannabis in Revere and the opening of smoking bars by educating local youth and parents on the issue and creating and gathering signatures in a petition to elected leaders.
- Monitored policy development, enforcement, and environmental factors to prevent substance use disorders and researched evidence-based programs and practices.
- Worked with the Evaluation Team to establish metrics to evaluate outcomes, data collection, and conduct assessment activities.
- Planned and coordinated coalition events, including the Revere Beach Memorial, Community Walk for Recovery, Annual Parent Power of Action Pledge Drive, Pollinator Education, and a Self-Care Fair for over 500 students.



**Communication Specialist, Mass General Hospital**

July 2010 - March 2014

- Created and wrote marketing materials, including flyers, programs, presentations, and press releases, and published the content on the coalition communication channels, including a website, email platform, social media pages, and newspapers.
- Reviewed materials for cultural competence and translated them into Spanish.

**Research Assistant II, Education Development Center**

February 2006- June 2010

- Trained and led a group of students in developing a social marketing campaign for Revere Public Schools, which reached over 500 students a year.
- Created survey tools and protocols for interviewing community stakeholders and utilized interview data to develop a campaign strategy and message for the parent prevention campaign, which reached over 2000 caregivers a year.
- Conducted focus groups with middle and high school students, developed a message, and planned a substance use disorder prevention campaign.
- Conducted research to develop a tool to increase parent involvement in schools and postsecondary attendance by Latino students and collaborated to create a Spanish-language participants' workbook and content for a six-session online course for school leaders.
- Supported project staff by responding to grantee information requests, researching information, and coordinating project meetings and training logistics.

**Research Assistant I, Education Development Center**

September 2005 - February 2006

- Created innovative traffic safety material by running Spanish-language focus groups, translating transcripts, researching models, and finding talent.
- Conducted phone surveys with injury prevention coordinators at the Health Department on traffic safety activities and created a report for center staff.
- Assisted in the development of a survey tool for police officers to understand their behavior and beliefs about the enforcement of underage drinking. Communicated with chiefs of police across the country to coordinate the administration of police surveys.

**EDUCATION****Bachelor of Art, Sociology, and Italian Language and Literature**

Smith College

**COMPUTER SKILLS**

Microsoft Suite, Canva, Constant Contact, Survey Monkey, Google Drive, Zoom

**AWARDS**

**2023** *Certificate of Commendation*, in recognition and celebration of the work done throughout the COVID-19 pandemic and for the Hispanic/Latino community in the City of Revere, City of Revere

**2021** *Latino Champion Award*, in recognition of Latino members serving the community, City of Revere

**2021** *Covid Response Network Member*, for service to the community during the pandemic, City of Revere

**2019** *Individual Partners in Excellence Award*, in recognition of outstanding performance and commitment to excellence in serving the community, Partners HealthCare



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

March 5, 2024

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

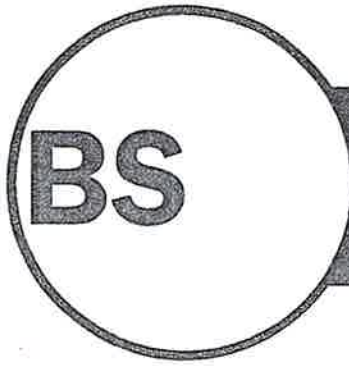
Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Bernardo Sepulveda to the Conservation Commission. In accordance with M.G.L. c. 40 § 8C, I am appointing Bernardo to fill the unexpired term of Mr. Robert "Toby" Cassidy, who has resigned, which term expires on April 4, 2026.

Bernardo is dedicated to serving his local community, with specific interest in conserving the environment. In his home country of Colombia, he worked in various roles in energy and public infrastructure sectors. His experience and educational background will serve the Conservation Commission well.

Regards,

Patrick M. Keefe, Jr.



## BERNARDO SEPULVEDA

### OBJECTIVE

As a resident for more than 14 years in Revere, I want to contribute to my city and the community

### SKILLS

I have been involved in planning, permitting and executing several construction and environmental projects; where different programs and applications have been utilized such AutoCAD, Revit, Exel, Powerpoint, Microsoft Word, etc.

### EXPERIENCE

PROJECT MANAGER • CORNARE (COLOMBIA) • 1997 - 2001  
Planning and execution of construction of environmental projects as well as management on 9 corporate locations.

PROJECT MANAGER • AREA METROPOLITANA (COLOMBIA) • 2001 - 2003

Construction and environmental improvements for a "La Quintana" park. Open Air theater, bicycle routes, weirs and locks for the Quintana brook, playgrounds, re-introduction of native plants and trees, etc.

PROJECT MANAGER • AGUAS DE RIONEGRO (COLOMBIA) • 2003 - 2006

Planning and execution of construction of projects with the water and sewer department.

DIFFERENT POSITIONS • MARRIOTT CAMBRIDGE • 2007 - 2020

Different positions at the restaurant, room service and banquets.

REAL ESTATE CONSULTANT • LYNNWAY ASSOCIATES • 2020 - PRESENT

Real Estate residential, commercial and permitting



BERSEP@GMAIL.COM



N/A



(857) 523-9785



B-S-34254A1B3

**BS****BERNARDO SEPULVEDA****EDUCATION**

CIVIL PROJECTS AND CONSTRUCTION • 1994 - 1997 •  
POLITECNICO JIC (MEDELLIN, COLOMBIA)

CIVIL ENGINEERING • 2000 - 2002 • POLITECNICO JIC  
(MEDELLIN, COLOMBIA)

ENGLISH ADVANCED LEVEL • 2006 - 2008 • HARVARD  
EXTENSION SCHOOL

BUNKER HILL COMMUNITY COLLEGE • 2008 – 2010

DIFFERENT REAL ESTATE CLASES AND SEMINARS • 2016  
- PRESENT

**BERSEP@GMAIL.COM****N/A****(857) 523-9785****B-S-34254A1B3**



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

March 5, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Dr. Craig Castanza to the Planning Board. In accordance with M.G.L. c. 41 § 81A, I am appointing Craig to fill the unexpired term of Mr. Sal Amico, who has resigned, which term expires on January 1, 2026.

Craig has served the community of Revere for years in various capacities; most recently on the regulation-heavy Board of Health. His experience in compliance adherence and enforcing City and State regulations in his role with the Board of Health, and working under strict medical standards of professionalism make him an excellent candidate for the Planning Board.

Regards,

Patrick M. Keefe, Jr.

Attachment: Appt C. Castanza (Planning) + Resume (24-103 : Appointment of Craig Castanza to the Planning Board)

**DR. CRAIG A. COSTANZA, DMD**

, Revere MA, 02151 - (781)

;

[craig@costanza.com](mailto:craig@costanza.com)**EDUCATION****POST-GRADUATE****BOSTON UNIVERSITY SCHOOL OF DENTAL MEDICINE**, Boston, MA (1983 - 1987)

- Vice President of Class (1983 - 1985)
- President of Class (1985 - 1987)
- Doctorate of Medical Dentistry Residency (1997 - Present)

**UNDERGRADUATE****BOSTON UNIVERSITY**, Boston, MA (1981 - 1983)

- Major: Philosophy; Minor: Biology

**BERKLEE COLLEGE OF MUSIC**, Boston, MA (1979 - 1980)**SAINT ANSLEMS COLLEGE**, Manchester, NH (1976 - 1978)**PRIMARY & SECONDARY****PINGREE HIGH SCHOOL**, North Hamilton, MA (1973 - 1976)**SHORE COUNTRY DAY**, Beverly, MA (1966 - 1973)**WHALEN SCHOOL**, Revere, MA (1963 - 1966)**EXPERIENCE****DENTISTRY****SELF EMPLOYED**, 48 Newhall St., Revere MA (1993 - Present)**General Dentist****MUSIC****DAVID THE MUSICAL**, Greater Boston, MA (1996 - Present)**Creator and Writer**

- Appeared onstage at the Majestic, Calderwood, and Arsenal Theatres in Boston
- Appeared also at Rita Heyworth Theatre in Los Angeles
- TV appearances on WB in the Morning, Newscenter 5, Chronicle in Boston, CBS Early Show in NYC, NY
- Articles in Boston Globe, Herald, Lynn Item, Revere Journal, Improper Bostonian

**“OBSESSION” - BAND**, Greater Boston, MA (1987 - 1991)**Founder and Keyboard Player**

- Top 40 Band - Nightclubs, Weddings and Concerts throughout New England

**BOARD SEATS****REVERE BOARD OF HEALTH - Board of Directors**, Revere, MA (2019 - Present)**REVERE BUSINESS EXPO - Board of Directors**, Revere, MA (1997 - 1998)**REVERE CHAMBER OF COMMERCE - Board of Directors**, Revere, MA (1995 - 2001)**JEANNETTE NEIL DANCE STUDIO - Board of Directors**, Boston, MA (1995 - 1999)**NOTEABLE MEMBERSHIPS****MASSACHUSETTS DENTAL ASSOCIATION - Member**, Greater Boston, MA (2020 - Present)**KNIGHTS OF COLUMBUS - Member**, Revere, MA (2019 - Present)



**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

March 13, 2024

Honorable City Council

Revere City Hall  
281 Broadway  
Revere, MA 02151

Dear Members of the Honorable City Council,

I write to inform you of my appointment of Mr. Garret Sullivan to the Planning Board. In accordance with MGL Chapter 41 Section 81A, I am appointing Garret to a term of three years, which began on November 16, 2022 and expires on November 16, 2025. Garret is filling the unexpired term following Ed Deveau's resignation.

Garret's extensive experience in complex project management, product engineering, and government operations make him more than qualified to contribute meaningfully to conversations and decisions surrounding planning in the City of Revere.

Regards,

Patrick M. Keefe Jr.

# Garret Sullivan

Andover, Massachusetts  
(929) 338-8770 | Garret.J.Sullivan@gmail.com

## WORK EXPERIENCE

**Raytheon - Missiles & Defense** **Andover, Massachusetts**  
*Senior Program Manager* March 2023-Present

- Program Execution Manager for ~\$1B Air Defense program
  - Lead the highly accelerated production, integration, and delivery of critical Air Defense equipment supporting wartime operations
  - Drive a number of special projects to successful closure, ranging from engineering redesign efforts, international classified transportation plans, and foreign office management
  - Program lead for several follow-on US Government proposals totaling more than \$500M
  - Received 2023 President's Award for outstanding contributions

**Raytheon - Integrated Defense Systems** **Jeddah, Saudi Arabia**  
*Program Manager II* October 2020-March 2023

- Program Integration Lead for a ~\$2.5B Saudi Arabia Missile Defense portfolio
  - Led the production of PATRIOT fire units across multiple teams including Operations, Supply Chain, and Engineering
  - Control Account Manager responsible for \$97M of budget, including monthly Earned Value Management and metrics

**Raytheon – Integrated Defense Systems** **Andover, Massachusetts**  
*Senior Contract Negotiator* June 2018-October 2020

- US Contract Lead for a ~\$800M Air Defense program for the Republic of Korea
  - Primary interface between Raytheon and the Korean Resident Liaison Officer
  - Led successful in-country negotiations for follow-on procurement

**Raytheon – Integrated Defense Systems** **Various Locations**  
*Leadership Development Program* January 2016-June 2018

- Highly selective rotational program, assigned to various US Government and foreign defense programs

**Leerink Partners** **Boston, Massachusetts**  
*Investment Banking Summer Analyst* June-August 2015

**US State Department – Embassy Moscow** **Moscow, Russia**  
*Economics & Trade Section* October-December 2013

## LANGUAGES, SYSTEMS, & CERTIFICATIONS

**Languages:** Intermediate Russian and Basic Arabic

**Systems:** Advanced Microsoft Office suite (Excel, SharePoint, PowerPoint, etc), SAP, PDM, EVMS

**Certifications:** Program & Capture Management Excellence, Earned Value Management

## EDUCATION

**University of Maine** **Orono, Maine**  
*Bachelors in Financial Economics* December 2016





**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

March 6, 2024

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

Dear Members of the Honorable City Council,

I write to inform you of my reappointment of John Hurley to the position of Harbormaster. In accordance with M.G.L. c. 102 § 19 and Chapter 2.33 of the Revised Ordinances of the City of Revere. I am reappointing Mr. Hurley to a three-year term which is set to expire in September 2026.

Regards,

Patrick M. Keefe Jr.

Attachment: John hurley (24-121 : Reappointment of John Hurley as Harbormaster)



**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

March 6, 2024

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

Dear Members of the Honorable City Council,

I write to inform you of my reappointment of Paul Barrasso to the position of Assistant Harbormaster. In accordance with M.G.L. c. 102 § 19 and Chapter 2.33 of the Revised Ordinances of the City of Revere. I am reappointing Mr. Barrasso to a three-year term which is set to expire in March of 2027.

Regards,

Patrick M. Keefe Jr.

Attachment: Paul Barrasso (24-122 : Reappointment of Paul Barrasso as Assistant harbormaster)

# City of Revere

## Christopher Ciaramella

WSD Assistant Superintendent  
281 Broadway Revere, MA 02151  
[cciaramella@revere.org](mailto:cciaramella@revere.org) | 781. 426. 5018



**Patrick Keefe Jr.**  
Mayor

March 11, 2024

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

Re: An ordinance amending street and sidewalk opening permits in the City of Revere during the winter months.

Dear Members of the Honorable City Council:

I request that the City Council order the attached ordinance amendment to a Public Hearing, as required by law. Section 12.04.080 of the Revised Ordinances of the City of Revere is outdated, with some portions stemming from the year 1994. You'll note updates to the payment bond required, as well as additional regulations for those looking to conduct excavations between November 15th and April 15th. Considerable research went into these edits, and I am more than happy to answer any questions or field any concerns you may have.

Sincerely,

Chris Ciaramella  
Water and Sewer Asst. Superintendent

CC: Office of Mayor Patrick M. Keefe, Jr.  
Claire Inzerillo, Policy Writer and Analyst

Attachment: 12.04.080 Amendment - Ciaramella Memo (Signed) (24-123 : Ordinance amending street and sidewalk opening permits)

AN ORDINANCE AMENDING REGULATIONS FOR STREET AND SIDEWALK  
OPENINGS IN THE CITY OF REVERE

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

**Section 1.** Section 12.04.080(A)(1) of the Revised Ordinances of the City of Revere is hereby amended by removing the words “two hundred” and inserting in place thereof the words “five-hundred.”

**Section 2.** Section 12.04.080(A)(1) of the Revised Ordinances of the City of Revere is hereby amended by removing the period after the word “required” and inserting in place thereof the words “for a street or sidewalk opening permit.”

**Section 3.** Section 12.04.080(A)(3) of the Revised Ordinances of the City of Revere is hereby amended by removing the words “five thousand” and inserting in place thereof the words “ten-thousand.”

**Section 4.** Section 12.04.080(A)(5) of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection in its entirety and inserting in place thereof the following the new subsection:

5. The superintendent of public works shall not issue any street or sidewalk opening permits to any permittee or excavator within five years of the final approval of any newly paved street or sidewalk by the superintendent of public works and the city planner unless in the case of an emergency, including but not limited to a gas leak, water break, water leak, sewer break, or sewer blockage. New installations for gas, water lines, sewer lines or connections shall not be permitted during the aforementioned moratorium.

**Section 5.** Section 12.04.080(C)(9)(c) of the Revised Ordinances of the City of Revere is hereby amended by removing the word “crackfilling” and inserting in place thereof the words “crack filling.”

**Section 6.** Section 12.04.080(C)(10) of the Revised Ordinances of the City of Revere is hereby amended by removing the word “three” from the first sentence and inserting in place thereof the word “four.”

**Section 7.** Section 12.04.080(D) of the Revised Ordinances of the City of Revere is hereby amended by re-lettering this subsection to “E. Billing and Collections.”

**Section 8.** Section 12.04.080 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new subsection “D. Winter Excavations”;

D. Winter Excavations

1. Excavations into paved areas between November 15<sup>th</sup> through April 15<sup>th</sup> are authorized by the City of Revere in accordance with the department of public works' "Rules and Specifications for Winter Excavation Activity within the City of Revere." These rules and specifications shall be available to the public on the City of Revere's website and at the Department of Public Works' offices.
2. Approvals for permit requests for work occurring after November 15<sup>th</sup> shall be conditional upon adherence to the "Rules and Specifications for Winter Excavation Activity Within the City of Revere." A street or sidewalk opening permit shall be issued upon receipt of a signed acknowledgement of the aforementioned rules and specifications by the permittee. Failure to adhere to the rules and specifications may result in the cancellation and refusal of existing and future permits. In addition to the requirements of 12.04.080(A), an additional Winter Excavation Fee of five-hundred dollars (\$500.00) is required upon approval of the permit. This fee is to offset the cost to the City of excavation issues pertaining to work being completed in winter months.
3. Water main shutdowns during winter months will be allowed solely at the discretion of the Revere Water Department.
4. This subsection shall take effect November 14, 2024.

**Section 9.** Section 12.04.080(E) of the Revised Ordinances of the City of Revere is hereby amended by re-lettering this subsection to "F. Administration/Interpretation."



# City of Revere CFO/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

March 20, 2024

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

Re: Community Improvement Trust Appropriation – Ward 1 – Revere History Museum

Dear Council President Cogliandro,

Over the past two years, the City has been working with the Northeast Metro Tech High School to update the Revere History Museum. They have converted the outdated knob and tube electrical system to standard electrical and installed an HVAC system to provide climate control to better preserve the historic artifacts contained at this site. As a complement to the work from Electrical and HVAC, the Plumbing and Carpentry department has also assisted in supporting these installations.

There is some additional work that exceeds the time allotted by the NEMT teams that the city will need to contract out as well as some additional materials needed to finalize the NEMT completion of tasks. I am requesting an appropriation of \$50,000 from the Ward 1 CIT to support the completion of the work so that Revere Society of Cultural and Historical Preservation may begin to reclaim the facility and reset the exhibits and reopen for public visitation this summer.

The work includes Plumbing to connect the HVAC, Materials for Electrical and Carpentry as well as professional clean-up of the construction site.

I will be present at Monday's meeting to discuss and answer any questions on the appropriation request and funding source.

Best regards,

  
Richard Viscay  
CFO/ City Auditor

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

Attachment: Community Improvement Trust Appropriation-Ward 1- Revere History Museum (24-124 : Community Improvement Trust



# City of Revere CFO/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 19, 2024  
RE: Verification of Available Funds for Authorization and Transfer

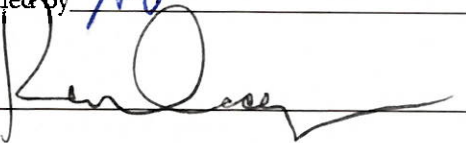
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The attached request asks that funds be transferred as follows:

FROM:	Community Improvement Trust (84051-596000)	\$ 50,000
	<i>Available Balance:</i>	<i>\$909,309.95</i>
TO:	Ward 1 Capital Improvements (40421-497000)	50,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of March 19, 2024, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

---

For Audit Use Only:

CO# \_\_\_\_\_ DATE \_\_\_\_\_ ENTRIES MADE BY \_\_\_\_\_

Attachment: Community Improvement Trust Appropriation-Ward 1- Revere History Museum (24-124 : Community Improvement Trust