



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151

Calendar

Monday, May 9, 2022, 6:00 PM

5:00PM Legislative Affairs Sub-Committee Meeting

5:30PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of April 25, 2022

Public Hearings

3. **22-136** Hearing called as ordered on a bond authorization in the amount of \$3,639,789 for the replacement of windows and doors at the Lincoln School.

Unfinished Business

4. **22-062** Proposed amendment to the Revised Ordinances of the City of Revere by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128 relative to Automotive/Rental Car Facilities in the HB District (Engrossment and Ordainment).
5. **22-130** Petition by National Grid to install new underground electric service to a pump station from existing pole #1847 on Rice Avenue, Revere, MA 02151.

Economic Development Sub-Committee Report

6. **22-026** Communication from the City Auditor requesting adoption of MGL Chapter 40, Section 22A 1/2 relative to a "Parking Benefits District".

Legislative Affairs Sub-Committee Report

7. **22-120** Motion presented by Council President Visconti, Councillor McKenna: That the Mayor request the Board of Health and the Public Health Division to develop biosafety level regulations for the City of Revere. Further, that the City Solicitor, City Planner, and Planning Board be requested to draft a zoning ordinance to provide for, up to and including, biosafety level 2 research and development facilities including life science manufacturing.
8. **22-121** Motion presented by Council President Visconti, Councillor McKenna: That the Mayor request the City Solicitor to draft special legislation applicable to the City of Revere prohibiting testing on sentient creatures for cosmetic purposes.

Zoning Sub-Committee Report

9. **22-127** Karbell, LLC, 355 Middlesex Ave., Wilmington, MA 01887 seeking permission from the Revere City Council to raze the existing non-conforming structures on 25 and 55 American Legion Highway, Revere, MA and construct a new fast food/take-out/drive-in restaurant (coffee shop) with a drive through at 25 American Legion Highway, Revere, MA and a new 6,786 sq. ft. structure consisting of a 5,275 sq. ft. commercial unit (urgent care) and a 1,511 sq. ft. commercial unit (pizza shop) at 55 American Legion Highway, Revere, MA.
10. **22-128** Revere Dev. LLC, 304 Squire Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct a new fast-food restaurant with a drive through window at 304 Squire Road, Revere, MA.

Communications

11. **22-137** Communication from the City Auditor relative to bond rescissions for prior fiscal year state revolving fund authorizations.

Motions

12. **22-138** Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to heavily patrol Cushman Avenue due to dangerous speeding.
13. **22-139** Motion presented by Councillor Cogliandro: That the Mayor direct the DPW to make various upgrades to Oxford Park including trash barrels, dog-waste dispensers, walkway improvements, weed barriers for flower beds, and the installation of a Little Free Library.
14. **22-140** Motion presented by Councillor Cogliandro: That the Mayor request Capital Waste to appear before the City Council to explain recent behaviors over the last three months.
15. **22-141** Motion presented by Councillor Cogliandro: That the Mayor request the Chief of Police to install a speedometer and potentially video monitoring at the intersection of Proctor Avenue and Adams Street. There are very dangerous speeding issues at this intersection.
16. **22-142** Motion presented by Council President Visconti, Councillor McKenna: That the City Council request Tom O'Brien, HYM Investment Group, to appear before the City Council Committee of the Whole on Monday, May 16, 2022 at 5:00PM for the purpose of discussing the new life sciences building to be constructed at Suffolk Downs.
17. **22-143** Motion presented by Councillor Morabito: That the Mayor request Community Development and the DPW to install decorative street lamps extending the entire length of Broadway.
18. **22-144** Motion presented by Council President Visconti: That the Mayor direct the CFO to provide the City Council with an up-to-date accounting of the use of ARPA funds, a breakdown of all ARPA funded current and future employees and the cost to maintain them. Further, that the CFO provide the City Council with any future potential expenditures from this fund.

19. **22-145** Motion presented by Councillor Cogliandro: That the Mayor request the Vice-Chair of the Human Rights Commission (HRC), Chai Hossaini, to appear before the City Council to discuss her verbal altercation with residents on December 20, 2021 after the HRC meeting had ended.

Late Communications

20. **22-146** Communication from Ward Five Councillor Al Fiore notifying the City Council of his resignation as a member of the Revere City Council.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, April 25, 2022

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

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Al Fiore	Councillor	Absent	
Patrick M. Keefe	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Dan Rizzo	Councillor	Present	
George J. Rotondo	Councillor	Present	
Richard J. Serino	Councillor	Late	6:58 PM
Marc Silvestri	Councillor	Present	
Gerry Visconti	President	Present	

Councillor Rizzo offered a point of personal privilege to address the City Council, residents of Revere, and all Ward Five constituents that Councillor Fiore has not been feeling well, but is improving. Since he has been under the weather he has not been able to return messages left by his constituents, but will get back to them as soon he is able.

2 Approval of the Journal of the Regular Meeting of April 11, 2022

RESULT:	ACCEPTED
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Communications

Council President Visconti requested suspension of the City Council Rules of Order for the purpose of taking up Council Order 22-131. Suspension of the rules approved.

3 22-131 Communication from the Mayor relative to a briefing from the City Planner on the multi-family zoning requirement for MBTA communities.

Frank Stringi, City Planner addressed the City Council for the purpose of providing a briefing on the new zoning requirements for MBTA communities. Mr. Stringi indicated that the City of

Revere already meets the new requirements especially through the Suffolk Downs Overlay District abutting the Beachmont Train Station.

The requirement is codified a Section 3A of M.G.L. ch. 40A and it provides:

Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

RESULT: PLACED ON FILE

Public Hearings

- 4 22-127 Hearing called as ordered on the application of Karbell, LLC, 355 Middlesex Ave., Wilmington, MA 01887 seeking permission from the Revere City Council to raze the existing non-conforming structures on 25 and 55 American Legion Highway, Revere, MA and construct a new fast food/take-out/drive-in restaurant (coffee shop) with a drive through at 25 American Legion Highway, Revere, MA and a new 6,786 sq. ft. structure consisting of a 5,275 sq. ft. commercial unit (urgent care) and a 1,511 sq. ft. commercial unit (pizza shop) at 55 American Legion Highway, Revere, MA.

Proponents

- Paul Kneeland
- Kathryn Hannigan
- Ben Osgood
- Dave Sanderson

Opponents

none

Minutes Acceptance: Minutes of Apr 25, 2022 6:00 PM (Salute to the Flag)

Paul Kneeland addressed the City Council as a proponent and conducted a power point presentation which was received and made part of the file.

RESULT:	REFERRED TO ZONING	Next: 5/9/2022 6:00 PM
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- 5 22-128 Hearing called as ordered on the application of Revere Dev. LLC, 304 Squire Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct a new fast-food restaurant with a drive through window at 304 Squire Road, Revere, MA.

Proponents

Attorney Gerry D'Ambrosio for the applicant
Tony Zambuto, 87 High Street, Revere, MA
Gennaro Cataldo, 35 Augustus Street, Revere, MA

Opponents

Michelle Kelley, 99 Derby Road, Revere, MA
Kelli Resendes, 75 Grover Street, Revere, MA

Attorney D'Ambrosio stated that a drive-thru special permit for this location was approved by the City Council back in 2011. This project differs in that the drive-thru will eliminate access and egress on Derby and Sigourney Streets. Patrons will be required to use Squire Road to enter and exit the drive-thru. This special permit will provide the neighborhood with a brand new building and eliminate the billboard at this location. Attorney D'Ambrosio further noted that without City Council approval, Popeye's would still be able to operate in the existing structure (without a drive-thru) and vehicles would have access to Derby and Sigourney Streets.

Mr. Cataldo is in favor of the project, but would like to see the City Council set hours of operation due to being in close proximity to a residential use.

Opponents cited traffic, litter, and rodent concerns for reasons of opposition. Many patrons of the fast food locations at North Gate Plaza and Squire Road use Derby Street as a short-cut and litter the neighborhood with trash from those businesses. Even though the proposed entrance and exit on Squire Road, opponents stated that vehicles will still take an immediate right turn onto Derby Street as a short-cut off of Squire Road. Rodents were also a concern due to the potential trash generated by a fast food restaurant.

RESULT:	REFERRED TO ZONING	Next: 5/9/2022 6:00 PM
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- 6 22-129 Hearing called as ordered on a petition submitted by National Grid to install new underground electrical service from pole #2024 to the property located at 727 Revere Beach Parkway, Revere, MA 02151.

Proponents

Moses Okokuro, National Grid

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Opponents

none

"SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID TO INSTALL NEW UNDERGROUND ELECTRICAL SERVICE FROM POLE #2024 TO THE PROPERTY LOCATED AT 727 REVERE BEACH PARKWAY, REVERE, MA?"

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

7 22-130 Hearing called as ordered on a petition submitted by National Grid to install new underground electric service to a pump station from existing pole #1847 on Rice Avenue, Revere, MA 02151.

Proponents

Moses Okokuro, National Grid

Opponents

none

The City Council tabled this petition as the Ward One Councillor Fiore representing this area of the City was unable to attend tonight's meeting.

RESULT:	TABLED - NO ROLL CALL	Next: 5/9/2022 6:00 PM
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Communications

Council President Visconti requested suspension of the City Council Rules of Order for the purpose of taking up Council Order 22-132. Suspension of the rules approved.

8 22-132 Communication from the City Auditor relative to the certification of Free Cash - June 30, 2021.

Rich Viscay, CFO addressed the City Council relative to the certification of free cash for Fiscal Year 2021.

"SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$236,033 FROM FREE CASH TO THE GENERAL STABILIZATION FUND?"

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

22-132 Communication from the City Auditor relative to the certification of Free Cash - June 30, 2021.

Minutes Acceptance: Minutes of Apr 25, 2022 6:00 PM (Salute to the Flag)

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$314,711 FROM FREE CASH TO THE CAPITAL IMPROVEMENT STABILIZATION FUND?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT: Fiore, Serino

22-132 Communication from the City Auditor relative to the certification of Free Cash - June 30, 2021.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$250,000 FROM FREE CASH TO THE OPEB TRUST FUND?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT: Fiore, Serino

22-132 Communication from the City Auditor relative to the certification of Free Cash - June 30, 2021.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$174,713 FROM WATER & SEWER FREE CASH TO THE WATER & SEWER STABILIZATION FUND?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT: Fiore, Serino

Unfinished Business

- 9 22-062 Proposed amendment to the Revised Ordinances of the City of Revere by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128 relative to Automotive/Rental Car Facilities in the HB District (Third and Final Reading).

Councillor Cogliandro objected on the 3rd reading.

RESULT: **TABLED - OBJECTION 3RD AND FINAL READING** **Next: 5/9/2022 6:00 PM**

- 10 22-100 Motion presented by Councillor Rotondo: That the Mayor be requested to provide the City Council with all demographic data points by census block.

RESULT: ORDERED - VOICE VOTE

- 11 22-101 Motion presented by Councillor Rotondo: That the Mayor request Dr. Barros to provide the City Council with a copy of the REMAP plan and current scope of work to identify those who are traditionally and most marginalized in our community which was discussed at the Human Rights Commission meeting of March 10, 2022. Further, that Dr. Barros be requested to inform the City Council of what can be done through the City Council to meet these goals.

RESULT: ORDERED - VOICE VOTE

- 12 22-102 Motion presented by Councillor Rotondo: That the Mayor request Dr. Barros, Director of Talent and Culture, and City Solicitor Paul Capizzi to hold a hostile work environment seminar.

RESULT: ORDERED - VOICE VOTE

Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday, April 25, 2022 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 Keefe, McKenna, Rizzo (5:04PM), Visconti (ex-officio), and Chairman Cogliandro. Councillor Serino was absent.

There were several appointments pending before the sub-committee:

22-085 Appointment of Stephen F. Reardon to the Election Commission.

Former City Councillor Stephen Reardon received a unanimous favorable recommendation from the sub-committee.

22-094 Appointment of Deborah Frank to the Affordable Housing Trust Fund.

Deborah Frank addressed the Chair and received a unanimous favorable recommendation from the sub-committee.

22-112 Appointment of Molly McGee to the Human Rights Commission

Molly McGee addressed the Chair and received a unanimous favorable recommendation from the sub-committee.

22-114 Appointment of Soumia Aitelhaj to the Cultural Council

Soumia Aitelhaj addressed the Chair and received a unanimous favorable recommendation from the sub-committee.

22-115 Appointment of Chloe Marie Therese Gladu to the Cultural Council

Chloe Gladu addressed the Chair and received a unanimous favorable recommendation from the sub-committee.

22-116 Appointment of Samantha Harrington to the Cultural Council

Samantha Harrington addressed the Chair and received a unanimous favorable recommendation from the sub-committee.

22-117 Appointment of Lani Stevens to the Cultural Council

Lani Stevens addressed the Chair and received a unanimous favorable recommendation from the sub-committee.

- 13 22-085 Communication from the Mayor relative to the appointment of Stephen F. Reardon to the Election Commission.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

- 14 22-094 Communication from the Mayor relative to the Appointment of Deborah Frank to Affordable Housing Trust Fund Board of Trustees

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

- 15 22-112 Communication from the Mayor relative to the Appointment of Molly McGee to the Human Rights Commission

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

- 16 22-115 Communication from the Mayor relative to the Appointment of Soumia Aitelhaj to the Cultural Council

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

- 17 22-116 Communication from the Mayor relative to the Appointment of Chloe Marie Therese Gladu to the Cultural Council

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

18 22-117 Communication from the Mayor relative to the Appointment of Samantha Harrington to the Cultural Council

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

19 22-118 Communication from the Mayor relative to the Appointment of Lani Stevens to the Cultural Council

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Silvestri, Visconti
ABSENT:	Fiore, Serino

Ways & Means Sub-Committee Report

The Ways & Means Sub-Committee met on Monday evening, April 25, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA. Committee members present were Councillors Keefe, Visconti (ex-officio), and Chairman Rizzo. Councillors Fiore and Serino were absent. Councillor Novoselsky is recused.

22-019 An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere.

Rich Viscay, CFO addressed the City Council on this ordinance. He suggested that the City Council wait for budget numbers for next fiscal year to become available so that he can provide the City Council with actual figures on how the rates will be redistributed across all rate payers.

It was recommended that the proposed ordinance remain in committee until Mr. Viscay has submitted updated numbers for consideration.

22-027 Communication from the City Auditor relative to the ARPA Fund Grant Summary.

Rich Viscay, CFO reviewed the grant summary again with the Ways & Means Sub-Committee. If any of the Councillors require additional information regarding ARPA please feel free to contact Rich Viscay with any questions. It was recommended that the summary be placed on file at this time.

22-086 Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of installing GPS in all city vehicles with the exemption of emergency workers and department heads. As a cost alternative half the fleet.

Rich Viscay, CFO addressed the committee on this motion. He informed the committee that the City is in the process of installing GPS in all vehicles for the purpose of inventory tracking. It was recommended that this motion be placed on file at this time.

22-087 Motion presented by Councillor Rotondo: That the Mayor be requested to provide an accounting to the City Council of all city-owned phones and who the phones are assigned to, except for Police and Fire investigators.

Rich Viscay, CFO addressed the committee on this motion. He informed the committee that the City is in the process centralizing cell phones out of the IT Department and is in the process of compiling this information. It was recommended that this motion be placed on file at this time.

20 22-019 An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere Section 1. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Residential use”. Section 2. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Commercial use”. Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence.

RESULT: REFERRED TO WAYS & MEANS

21 22-027 Communication from the City Auditor relative to the ARPA Fund Grant Summary.

RESULT: PLACED ON FILE

22 22-086 Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of installing GPS in all city vehicles with the exemption of emergency workers and department heads. As a cost alternative half the fleet.

RESULT: PLACED ON FILE

23 22-087 Motion presented by Councillor Rotondo: That the Mayor be requested to provide an accounting to the City Council of all city-owned phones and who the phones are assigned to, except for Police and Fire investigators.

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RESULT:	PLACED ON FILE
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Communications

24 22-133 Communication from Gina Castiello, 46 Nell Road, Revere, MA relative to the City's Human Rights Commission.

Gina Castiello, 46 Nell Road, Revere, MA read her communication to the City Council into the record.

Council President Visconti addressed some of Ms. Castiello's concerns that were under the jurisdiction of the City Council:

Exactly how was it determined there needed to be a “human rights commission” in this city?

The Human Rights Commission was established in 1994 on a request to the City Council by Mayor Haas.

If appointed by the Mayor what are the other steps are part of the approval process?

As far as the City Council is concerned, appointments by the Mayor to any municipal boards (not just the Human Rights Commission) are subject to confirmation by the City Council.

A main issue I would really like addressed is the fact that it has been almost one year since I put in a complaint on May 6 2021. I was denied a public mediation 4 times and have yet to have anyone reach out to me about this issue for resolution.

Your request for mediation is not within City Council jurisdiction. It is the understanding of the City Council that you were offered a time for private mediation with Mayor Arrigo and have declined because you would like to have a discussion in a public forum as opposed to private mediation.

I would like to know about behavioral standards for members of the HRC. Every time I do attend a meeting I am treated in an extremely dismissive manner and other things as well. Most recently at the April 7th meeting, myself and a group of citizens came to ask questions; as I was challenged at the previous meeting by Dr. Barros to have more people show up to voice their concerns. That meeting was the first time they ran too long to hear from the public. It was obvious they were purposely running the time out.

This matter is not within the jurisdiction of the City Council. You will have to address the Human Rights Commission and the Mayor relative to these concerns.

Ms. Castiello expressed another concern that she was called "garbage" by a member of the Human Rights Commission. In response, Councillor Cogliandro requested that Ms. Castiello provide audio or video evidence to him of the alleged incident for his review.

Councillor Keefe noted that the Human Rights Commission has no authority over any member of the public and neither do most boards or commissions such as the Election Commission, Council on Elder Affairs, or Cultural Council as examples.

Sophia D'Urbano, 86 Atwood Street, Revere, MA addressed the City Council and expressed similar views of the Human Rights Commission to that of Ms. Castiello.

RESULT: PLACED ON FILE

Motions

25 22-134 Motion presented by Councillor Cogliandro: That the Mayor and Chief of Police be requested to look into creating SafeTrade Stations in Revere. SafeTrade Stations are utilized for safe exchanges on internet purchases from private online sales such as Craigslist and Facebook marketplace. There are currently 18 cities within the Commonwealth utilizing SafeTrade Stations. These stations are generally parking spaces on police department property and/or the police station lobby all with 24/7 monitoring.

RESULT: ORDERED - VOICE VOTE

26 22-135 Motion presented by Council President Visconti: That the Mayor be requested to provide shredder truck services for residents twice per year to shred personal information documents. One event shall be held in the Beachmont area the other event shall be held at Griswold Park.

RESULT: ORDERED - VOICE VOTE

Late Communication

27 22-136 Communication from the City Auditor requesting a bond authorization in the amount of \$3,639,789 for the replacement of windows and doors at the Lincoln School.

**City of Revere, MA
Proposed Loan Order
Lincoln School Window & Door Replacement Bonds**

That \$3,639,789 is appropriated to pay costs of replacing the windows and doors at the Abraham Lincoln School located at 68 Tuckerman Street, Revere, Massachusetts, including the payment of all costs incidental and related thereto (the "Project"), which proposed Project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended

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under the direction of the School Building Committee; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventysix percent (76%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA.

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

RESULT:**ORDERED TO PUBLIC HEARING - CC****Next: 5/9/2022 6:00 PM**

Adjournment

Councillor Serino offered a point of personal privilege to address the residents and apologize for running late to this evening's meeting. He indicated that he would have voted favorably on the several appointment confirmations and the free cash transfers were he present during the roll calls.

Councillor Morabito offered a moment of silence for Frank Pellegrino of Revere on April 20, 2022 at the age of 49. Born in Boston on June 6, 1972. Frank graduated from Revere High School and attended the Burdett School of Accounting and studied networking at Lincoln Technical Institute. The beloved son of the late Angelo Pellegrino and is survived by his loving mother Rose Pellegrino (Speranza) and her longtime companion Al Terminiello Jr. of Revere. Cherished father of Sean. Dear brother of Tanya Pellegrino of Revere. Loving nephew of Michele Corso and her late husband Joseph, Benny Pellegrino, Rosemarie Rams, and the late Mario Speranza and his surviving wife Janice. Also survived by many caring cousins and friends.

The City Council now stands adjourned to meet on May 9, 2022.

Ordered adjourned at 8:15 PM.

Attest:

City Clerk

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City of Revere

CFO/City Auditor/Budget Director

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

Richard Viscay
 CFO/City Auditor/Budget Director

April 25, 2022

Gerry Visconti, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Loan Order – Lincoln School Window and Door Replacement Bonds

Dear Councilor Visconti,

Please find attached a loan order for the replacement of windows and doors at the Lincoln School. This loan is in accordance with the Massachusetts School Building Authority's Accelerated Repair Program. If approved, this loan is eligible for up to 76% of all eligible and approved project costs.

This bond order is for \$3,639,789 and that is the total amount estimated to complete the project, however, the total borrowing will be much less and as the loan order states, the amount authorized shall be reduced by any grant amounts set forth by MSBA in the project funding agreement.

Please feel free to contact me if you have any questions.

Best regards,


 Richard Viscay
 CFO/City Auditor/Budget Director

Cc: Brian Arrigo, Mayor
 Cathy Bowden, Treasurer/Collector
 Dianne Kelly, Superintendent of Schools
 Assunta Newton, Assistant Budget Director

Attachment: LoanOrder.LincolnSchoolWindowDoorReplacementBond04252022 (22-136 : Loan Order - Lincoln School Door & Window

City of Revere, Massachusetts

Suggested form of Loan Order from Hinckley Allen

Lincoln School Window and Door Replacement Bonds

Ordered: That \$3,639,789 is appropriated to pay costs of replacing the windows and doors at the Abraham Lincoln School located at 68 Tuckerman Street, Revere, Massachusetts, including the payment of all costs incidental and related thereto (the "Project"), which proposed Project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the School Building Committee; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six percent (76%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA.

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

CZ-22-01

**CITY OF REVERE, MA
PUBLIC HEARING**

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 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, February 28, 2022 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 1, 2022 at 5:30PM in the Office of the Planning Board, 3rd Floor, Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere requested by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128:

Section 1. Section 17.16.040(D) Business Uses and Consumer Services, Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by allowing Automotive/truck rental office and storage use by Special Permit^{^^} in the HB District.

Section 2. Section 17.16.040 Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new footnote ^{^^^}:

1. Allowed vehicles as part of the “Automotive/truck rental office and storage” shall be limited to no more than a GVW 8,000 lb limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of 25,000 square feet for any property seeking such a use by Special Permit.
4. No stacking of vehicles will be allowed on site.
5. No repair, maintenance, or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

A copy of the aforementioned application is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Louis Ciarlone
Planning Board, Chairman

Revere Journal
Check attached: 10583
January 26, 2022
February 2, 2022

McDERMOTT
 QUILTY &
 MILLER LLP

28 STATE STREET, SUITE 802
 BOSTON, MA 02109

January 11, 2022

VIA FEDERAL EXPRESS & ELECTRONIC MAIL (amelnik@revere.org)

Ashley E. Melnik
 City Clerk - City of Revere
 281 Broadway
 Revere, Massachusetts 02151

OFFICE CITY CLERK
 REVERE, MASS

2022 JAN 12 AM 11:11

FILED

**RE: Application for Change of Zoning Ordinance
 Revised Ordinances of the City of Revere
 Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030
85 Squire Road, Revere, Massachusetts 02151**

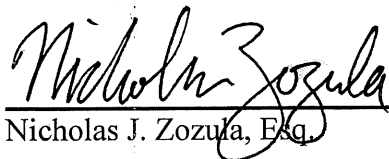
Dear City Clerk Melnik:

As counsel to Enterprise Rent-A-Car Company of Boston, LLC, a Delaware limited liability company (the “Applicant”), and the Applicant for a Change of Zoning Ordinance per MGL40A, § 5 to amend the City of Revere Zoning Ordinance (R.R.O. 17.16.040) to allow an “Automotive/Truck Rental Office and Storage” Use in the Highway Business districts by Special Permit, I am writing to submit the enclosed original re-application to the Revere City Council for a Change of Zoning Ordinance (Form A).

Also enclosed please find a check made payable to the City of Revere in the amount of \$180.00 and a check made payable to the Revere Journal in the amount of \$140.00.

We respectfully request that this matter be placed on the next available Revere City Council public hearing agenda, if possible. Thank you for your time and consideration. Please do not hesitate to contact me with any questions in this regard.

Sincerely,


 Nicholas J. Zozula, Esq.

NJZ/rwl
 enc.

Attachment: CZ2201ZoningAmendmentRentalCarFacilitiesHBDistrict (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

The City of Revere, Massachusetts



City Hall

281 Broadway
Revere, MA 02151
(781) 286-8160
(781) 286-8206 FAX

Ashley E. Melnik

City Clerk

Office of the City Clerk

To: Applicants Seeking a Change of Zoning Ordinances
or a Change of the Zoning Map from the Revere City Council
From: Ashley E. Melnik, City Clerk
RE: Application Procedure

The Revere City Council requires all applicants seeking a change of the Zoning Ordinances or a change of the Zoning Map to submit the following documents:

1. An application for a change of the Zoning Ordinances or a change of the Zoning Map from the Revere City Council.
2. An application for an amendment of the Zoning Map shall include a plan indicating the parcels that will be affected by the proposed Zoning Map amendment. N/A NOT NEEDED PER CIVIL CLERK OFFICE
3. The required fees for submission of an application for a change of the Zoning Ordinances or a change of the Zoning Map to the Revere City Council.

Please note that applications for a change of the Zoning Ordinances or a change of the Zoning Map will not be accepted unless the applicant fulfills all of the application requirements of the Revere City Council.

10/28/88
10/10/02
7/21/05
5/24/11
2/1/17

City of Revere, Massachusetts
Schedule of Fees
for Public Hearing
for Licenses, Permits, Zoning Amendment, Board of Appeals

~~Applicant is required to secure a certified list of abutters and abutters to the abutter as required by Chapter 40A, Section 11 of the Massachusetts General Laws from the City of Revere Board of Assessors and the Board of Assessors of neighboring cities and towns if required, and submit said certified list(s) to the City Clerk's Office with the completed application and separate checks listed below. N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

(The Board of Assessors shall provide a hard copy of the certified list(s) and two (2) sets of mailing labels to facilitate the mailing of first notices and decision notices.)

1.) City of Revere \$180.00
For administrative expenses
of the City Clerk's Office. (\$180.00)

2.) Revere Journal \$140.00
Legal advertising expenses
relative to variance public hearing (\$70.00/week)

- 3/18/91
- 3/27/92
- 2/2/94
- 9/7/94
- 12/5/96
- 7/21/05
- 5/24/11
- 2/1/17

Attachment: CZ2201 Zoning Amendment Rental Car Facilities HBDistrict (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

N/A - NOT NEEDED PER CITY CLERK OFFICE

**Plot Plan Requirements
Relative to the Submission of
Variance Application to the Zoning Board of Appeals
Special Application to the Revere City Council**

1. Applications to the Zoning Board of Appeals or the Revere City Council must include a plot plan illustrated in black ink on 8½' x 14; mylar suitable for recording in the Suffolk County Registry of Deeds in accordance with Suffolk County Registry of Deeds' standards.
2. The plot plan must illustrate lot or lots for which application is submitted. Multiple lots assembled to form a buildable lot must be illustrated with hash lines between lots to indicate location of multiple lots. Applications for variances for subdivision purposes must include existing lot lines illustrated with hash lines as well as proposed new lot lines illustrated by bold lines. Plot plans submitted for variance for subdivision purposes must include existing as well as proposed lot numbers.
3. The plot plan must illustrate lot dimensions, i.e., lot frontage and lot size. Plan must also illustrate yard dimensions, i.e., front, side and rear yard setbacks.
4. Plot plan must include calculations of percentage of principal building coverage on the lot, usable open space and current and proposed building and/or structure height. (See section 17.24.010 of Revere Zoning Ordinances for reference.)
5. Plot plan must illustrate parking spaces. (See Section 17.28.020 of Revere Zoning Ordinances for requirements.)
6. Plot plan must indicate current zoning designation of lot as well as street address of lot.
7. Plan must illustrate all existing structure, stairs, decks, chimney foundations, swimming pools, sheds, patios, etc.
8. Plan must illustrate the exact distance of structures on direct abutting properties in proximity to the applicant's property.
9. Plan must indicate the names of direct abutters illustrated on their adjoining properties.
10. Plan must illustrate the amount of new increased square footage being requested by this application.
11. Plan must illustrate the proposed number of stories and height of the proposed structure.

10/28/88
 12/1/89 amended
 2/2/94 amended
 3/27/05 amended

Attachment: CZ2201 Zoning Amendment Rental Car Facilities HB District (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

FORM A

APPLICATION NO. _____

DATE: _____

**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: Enterprise Rent-A-Car Company of Boston, LLC

Address: 50 Tomahawk Drive Bldg #49 East Boston, MA 02128

Tel. #: 781-389-2539

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

Attachment: CZ2201 Zoning Amendment Rental Car Facilities HBDistrict (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

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

Name: Joseph P. Hanley, Esq. and Nicholas J. Zozula, Esq.

Title: Attorneys for the Applicant

Address: McDermott, Quilty & Miller, LLP, 28 State Street, Suite 802, Boston, MA

Tel. #: 617 646 4440

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

Name: Sunrise Equities Corp.; Anthony J. Miceli, President

Address: 9 Park Place, 4th Floor, Great Neck, NY 11021

Tel. #: (516) 466-6464

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

Book 12857, Page 68. 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: N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

Lot # _____ Sq. Ft. _____ N/A NOT NEEDED PER CIVIL CLERK OFFICE

~~7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

8. A locus map (8.5" 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.

SEE ATTACHED ZONING MAP SHOWING HB DISTRICTS

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 X

do not know

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

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; no.

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

The address is 85 Squire Road (Route 60). The current use is a Verizon Retail Store. The property contains 0.692 acres of land with an existing free standing building containing approximately 3,395 square feet and built in 1974.

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

The proposed use is an Enterprise Rental Car location. The property is located within the HB district as a Highway Business district (HB), highway commercial and regional business. Under 17.16.040.D, in the HB District the proposed "Automotive/truck rental office and storage" for an Enterprise Rental Car location is NOT permitted.

The proposed change to the zoning ordinance offered by the Applicant and Property Owner, per MGL 40A, § 5, is to amend the zoning ordinance (R.R.O. 17.16.040) to allow the use in the HB district by special permit (the use is currently allowed by special permit in the TED and PDD1 districts only).

The request is to allow the use in the HB district by special permit with the following conditions and restrictions:

1. Allowed vehicles as part of the "Automotive/truck rental office and storage" shall be limited to no more than a GVW 8,000 lb limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of 25,000 square feet for any property seeking such a use by Special Permit.
4. No stacking of vehicles will be allowed on site.
5. No repair maintenance or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

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

J. [Signature]
Signature of Applicant

1/10/2022
Date

M.P. [Signature]
Signature of Owner

1/10/2022
Date

Nicholas Zozula, Esq.
Signature of Designated Representative

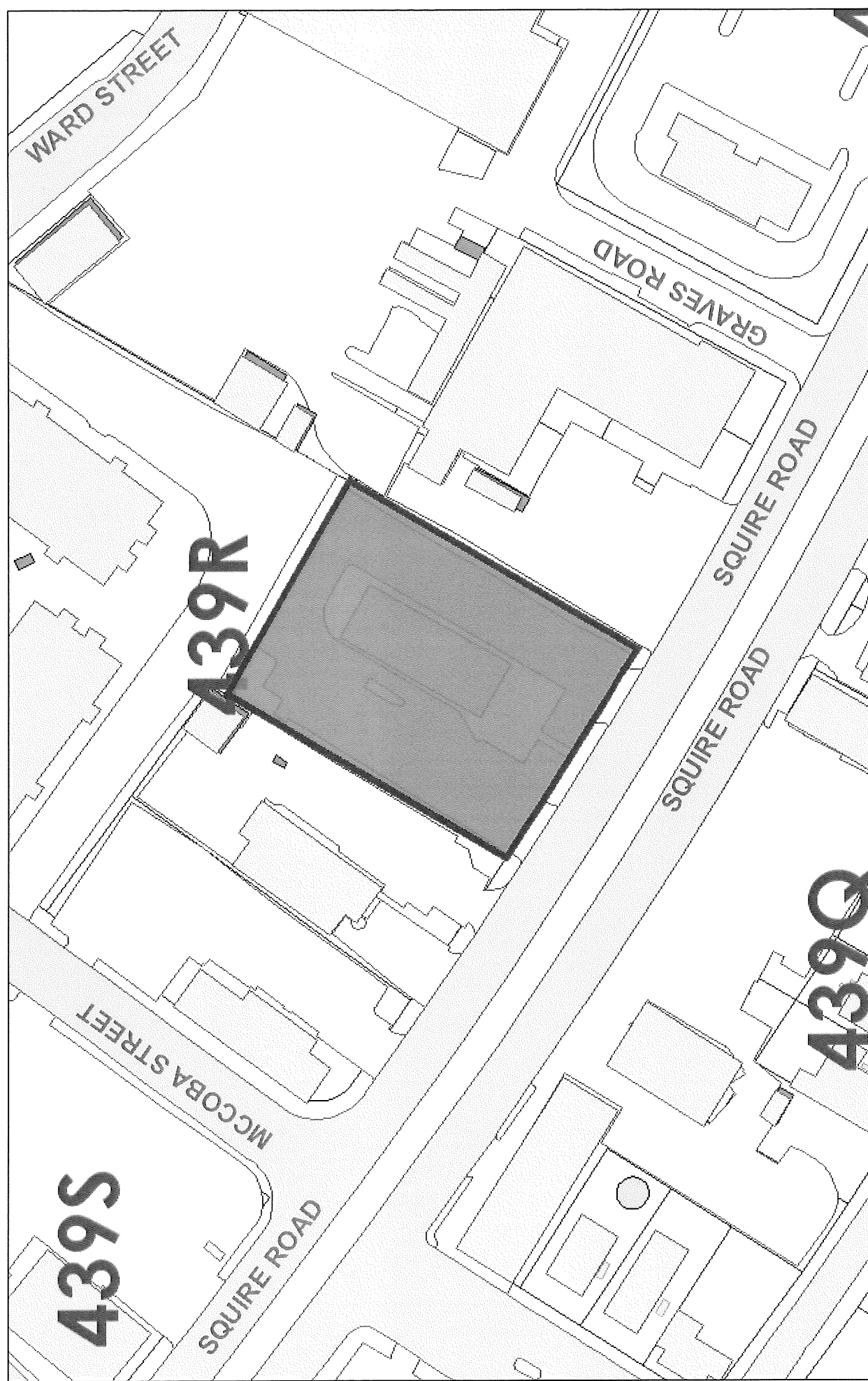
1/10/22
Date

Received from above applicant, the sum of \$ 320 to apply against administrative and mailing costs.

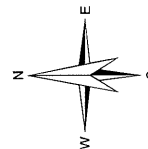
Date Submitted to the Revere Planning Board:

January 11, 2022

Attachment: CZ2201 Zoning Amendment Rental Car Facilities HBDistrict (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)



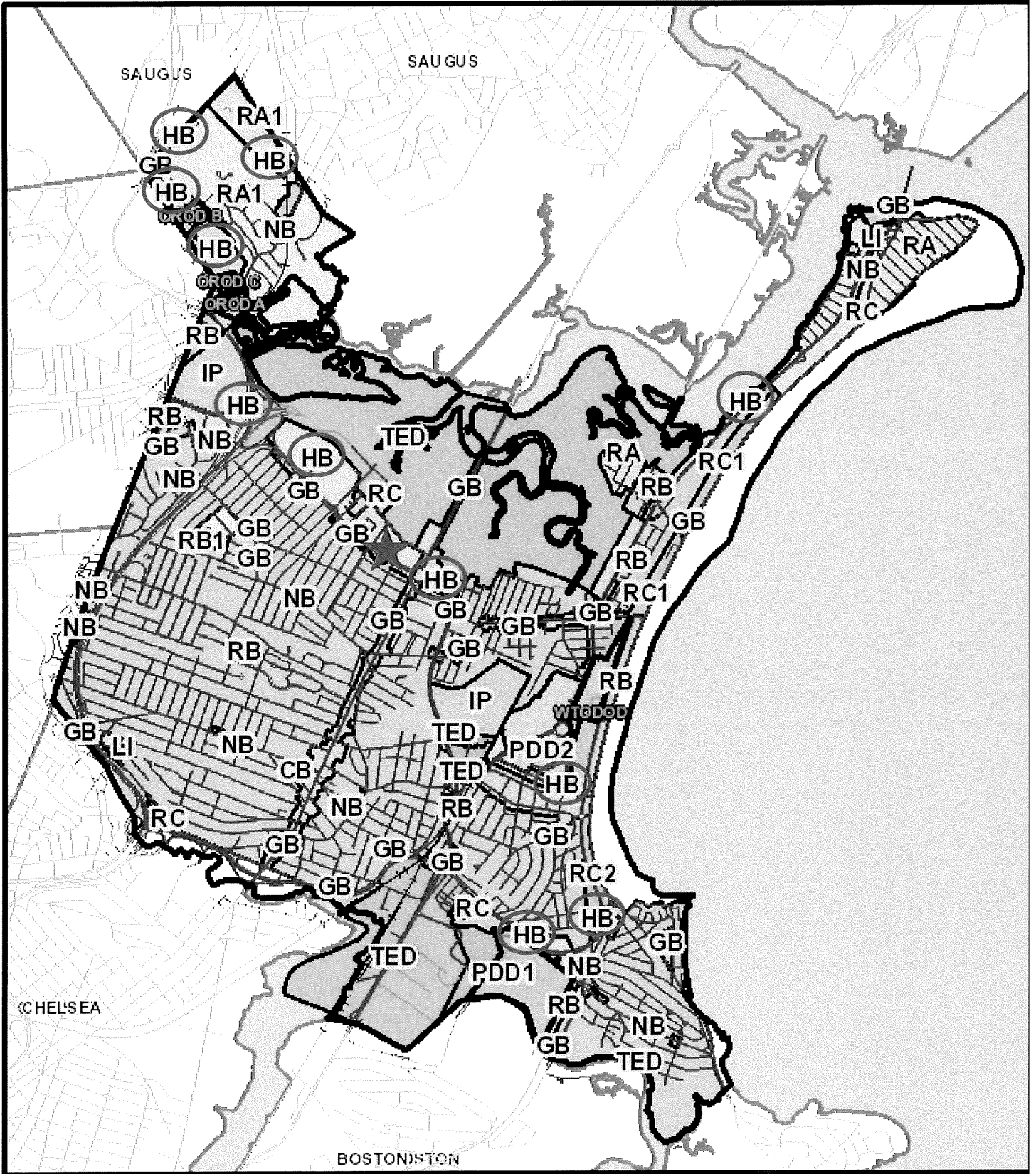
85 Squire Road



Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use or reliance upon GIS information.

Attachment: CZ2201 Zoning Amendment Rental Car Facilities HB District (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)

City of Revere Zoning Map – Highway Business Districts



Attachment: CZ2201 Zoning Amendment Rental Car Facilities HB District (22-062 : CZ-22-01, Rental Car Facilities in HB Zoning District)



BRIAN M. ARRIGO
Mayor

The City of REVERE, MASSACHUSETTS

Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

TO: Honorable City Council
 FROM: Louis Ciarlone, Planning Board Chair *(Signature)*
 RE: Zoning Amendment for Automotive/Truck Rental Office and Storage
 DATE: March 2, 2022

Please be advised that pursuant to Section 17.56.010, subsequent to a public hearing held by the Planning Board on March 1, 2022, it was voted at a regular meeting of the Board held on March 1, 2022, to favorably recommend the zoning ordinance amendment to allow "automotive/truck rental office and storage" by special permit within the Highway Business (HB) District with the following special permit criteria:

1. Allowed vehicles as part of the "Automotive/truck rental office and storage" shall be limited to no more than a GVW 8,000 lb. limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of 25,000 s.f. for any property seeking such a use by special permit.
4. No stacking of vehicles shall be allowed on site.
5. No repair, maintenance, or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, April 25, 2022 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 install new underground electric service to a pump station from existing pole #1847 on Rice Avenue, 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 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk



April 15, 2022

City of Revere

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

If you have any questions regarding this permit please contact:

If this petition meets with your approval, please return an executed copy to:

National Grid Contact: Vincent LoGuidice; 1101 Turnpike Street; North Andover, MA 01845
Phone 978-725-1392.

Very truly yours,

Robert Coulter

Name: Distribution Design Supervisor
Supervisor, Distribution Design

Enclosures

Questions contact – Sterling Ortiz 508-860-6288

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: Rice Ave - Revere - Massachusetts.

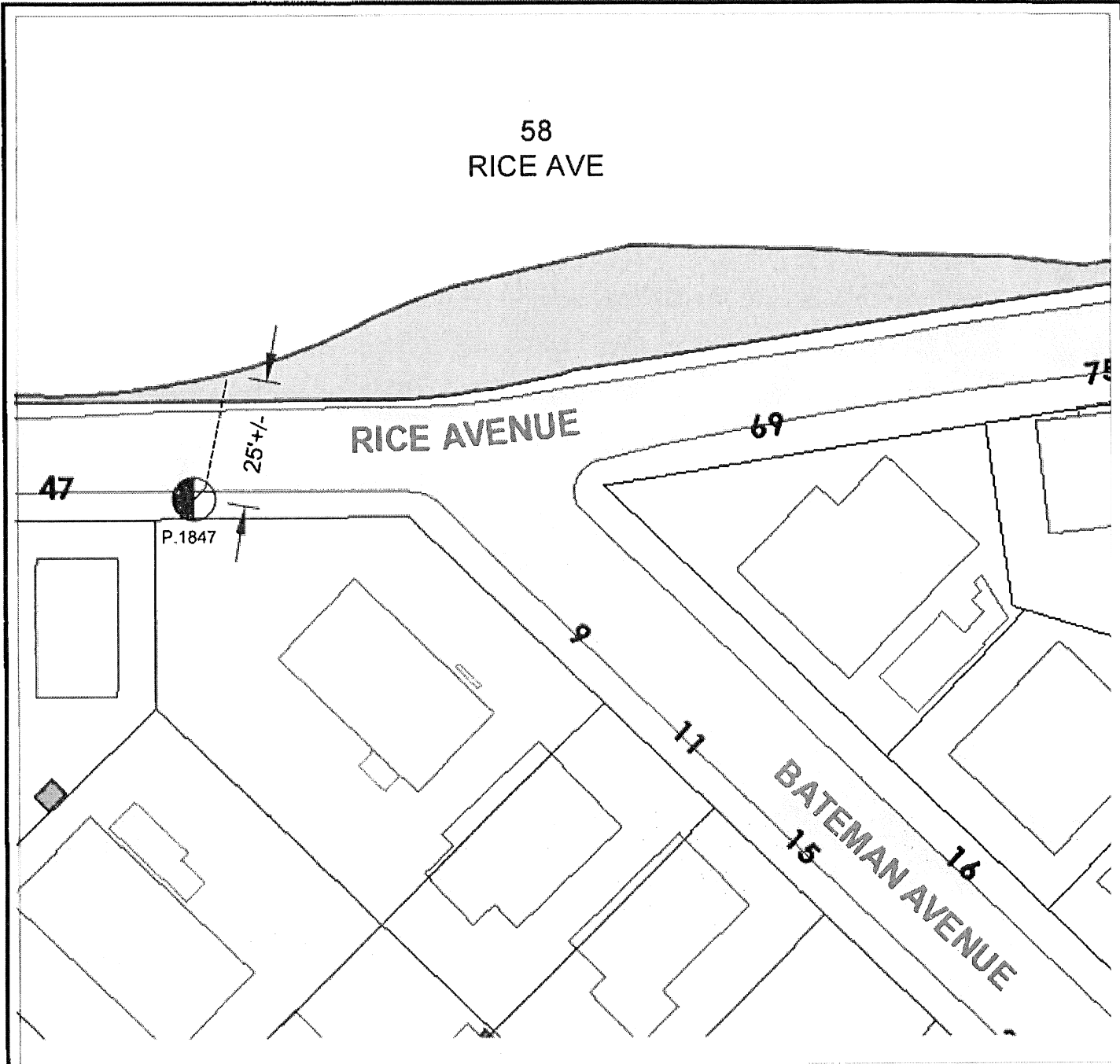
The following are the streets and highways referred to:

Plan # 30379202 Rice Ave - National Grid to install beginning at a point approximately 87 feet west of the centerline of the intersection of Bateman Ave & Rice Ave and continuing approximately 9 feet in a south direction. Petitioning to allow 2-3" underground conduits concrete encased for new electric service to pump station from existing pole 1847. The Conduit length is 25ft +/-.

Location approximately as shown on plan attached

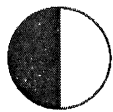
Massachusetts Electric Company d/b/a National Grid
BY Robert Coulter
Engineering Department

Dated: April 15, 2022



UNDERGROUND PETITION

LEGEND



Existing pole 1847



Proposed Underground Service

nationalgrid

Date: 4 / 14 / 2022

WORK REQUEST: 30379202

ADDRESS: 58 RICE AVE, REVERE

For Proposed: Underground Electric Service 2-3" conduits

Drawn By: Sterling Ortiz

DISTANCES ARE APPROXIMATE

Attachment: PH.NationalGridRiceAvenue04252022 (22-130 : National Grid - Rice Avenue Pump Station)

Abutter's List

ParcelID	Address	City	Owner	Owner 2	BillingAddress	City	State	Zip
14-192D-17	47 RICE AVE	REVERE	CATTOGGIO JOSEPH V	CATTOGGIO CHRISTINE A	47 RICE AVE	REVERE	MA	02151
14 192D 19A	9 BATEMAN AVE	REVERE	ROBINSON THERESA M	ROBINSON LISA	9 BATEMAN AVE	REVERE	MA	02151
14 192D 23	RICE AVE	REVERE	POINT OF PINES BEACH ASSOC INC	C/O ANGELA SAWAYA	15 BATEMAN AVE	REVERE	MA	02151

Attachment: PH.NationalGridRiceAvenue04252022 (22-130 : National Grid - Rice Avenue Pump Station)



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

January 20, 2022

Gerry Visconti, Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Parking Benefits District (MGL 44/22 A½)

Dear Council President Visconti,

Per Massachusetts General Law, the city can create a Parking Benefits District through the adoption of Chapter 40, Section 22 A½. Please find attached a copy of the Massachusetts General Law that allows for such.

The Parking Director and I have also created a brief power point presentation to outline this new initiative for your benefit, as well as the benefit of the public.

I will be in attendance for this Monday's council meeting and will be available to answer any questions you may have.

Very truly yours,


 Richard Viscay
 Chief Financial Officer/City Auditor

Cc: Mayor Brian Arrigo
 Zach Babo, Parking Director

Attachment: Parking Benefits (22-026 : Parking Benefits District)

Part I ADMINISTRATION OF THE GOVERNMENT

Title VII CITIES, TOWNS AND DISTRICTS

Chapter 40 POWERS AND DUTIES OF CITIES AND TOWNS

Section PARKING BENEFIT DISTRICTS
22A1/2

Section 22A1/2. A city or town may establish 1 or more parking benefit districts, as a geographically defined area, in which parking revenue collected therein may be designated in whole or in part for use in that district through a dedicated fund in accordance with the purposes and uses listed in section 22A. A parking benefit district may be managed by a body designated by the municipality, including, but not limited to, a business improvement district or main streets organization.

Parking Benefits District:

(MGL Chapter 40, Section 22 A 1/2)

2022 INITIATIVE

- RICHARD VISCAY, CFO
- ZACH BABO, PARKING DIRECTOR

Parking Benefits District – Summary

- ▶ A parking benefits district is a specific geographic area in which parking revenues can be collected and designated for use in that district.
- ▶ Section 22A ½ - A city may establish a parking benefits district, as a geographically defined area, in which parking revenue collected may be designated in whole or in part for use in that district through a dedicated fund.
- ▶ Proposed Parking Benefits District – All metered areas
 - ▶ Broadway
 - ▶ Shirley Ave.
 - ▶ All metered areas including Central Ave. lot

Parking Benefits District (PBD)

- ▶ **Source of Funds**
 - ▶ Multi-space meters in Central Ave lot
 - ▶ Business permit parking program
 - ▶ Other permit parking within benefits district
- ▶ **Use of Funds**
 - ▶ Public Space Improvements
 - ▶ Public Benches/Barrels
 - ▶ Tree planting/maintenance
 - ▶ Streetscape improvements
 - ▶ Pedestrian Safety
 - ▶ Snow Removal, Security Cameras, etc.
 - ▶ Green Initiatives
 - ▶ Charging stations, LED/Solar Initiatives
 - ▶ Parking Maintenance
 - ▶ Fire Hydrant markings
 - ▶ Equipment sanitization/maint.
 - ▶ Transportation Improvements
 - ▶ Biking, Walking, Mass Transit

Parking Benefits District (PBD)

- ▶ May be managed by a body designated by the city
 - ▶ We are recommending the creation of a Parking Advisory Committee
- ▶ Parking Advisory Committee would be represented by a body of nine members:
 - ▶ Mayor or Designee
 - ▶ Two (2) City Councilors
 - ▶ Member of the Traffic Commission
 - ▶ CFO or Designee
 - ▶ Chief of Planning or Designee
 - ▶ Parking Director
 - ▶ Two (2) Business Owners

Parking Benefit District (PBD): Summary

- ▶ Adopt MGL Chapter 40, Section 22 ½
- ▶ Create a Parking Advisory Committee to manage PBD
 - ▶ Develop strategies on how a PBD would best serve the community
- ▶ Set up appropriate ledger accounts to comply with Massachusetts General Laws
 - ▶ Separate revolving fund to account for revenues/expenses
- ▶ Establish quarterly meetings to discuss finances, accomplishments, and goals of PBD

C-22-02

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.030 and 17.16.190 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, April 25, 2022 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 Karbell, LLC, 355 Middlesex Ave., Wilmington, MA 01887 seeking permission from the Revere City Council to raze the existing non-conforming structures on 25 and 55 American Legion Highway, Revere, MA and construct a new fast food/take-out/drive-in restaurant (coffee shop) with a drive through at 25 American Legion Highway, Revere, MA and a new 6,786 sq. ft. structure consisting of a 5,275 sq. ft. commercial unit (urgent care) and a 1,511 sq. ft. commercial unit (pizza shop) at 55 American Legion Highway, Revere, MA.

A copy of the aforementioned proposed plan and application (C-22-02) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #1216
03/30/2022
04/06/2022

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

FORM B

APPLICATION NO. C-22-02
DATE: 3/22/22

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

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

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

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

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

1. Applicant submitting this application is:

Name: KARBELL, LLC

Address: 355 Middlesex Ave, Wilmington, MA 01887

Tel. #: 978-857-1891

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

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

OFFICE CITY CLERK
REVERE, MASS

APR 22 PM 2:41

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

Name: Benjamin C. Osgood, Jr., PE

Title: President, Ranger Engineering Group

Address: 13 Red Roof Lane, Suite 203

Tel. #: 978-435-1324

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

Name: KARBELL, LLC Paul Kneeland, Mgr.

Address: 355 Middlesex Ave. Wilmington, MA 01887

Tel. #: 978-857-1891

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

Book 38946, Page 36. 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:

Site Improvements plan, 25-55 American Legion Highway, Revere, MA 02151

Lot # Map 16 Block 244 Lot 4B Sq. Ft. 29,784

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

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

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

yes

no

do not know

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

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; no.

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

55 American Legion Highway (ALH) is 22,441 square foot property with frontage on American Legion Highway (ALH) and Everett Street. The property is improved with a 9,635 square foot building that presently houses a church, a weight lifting gym, a pizza shop, and Enterprise Car Rental. The property contains 22 parking spaces and driveways onto American legion Parkway and Everett Street.

The property is being developed in conjunction with the neighboring property located at 25A ALH. As part of the development the lot line between the two properties will be adjusted to increase the lot size at 55 ALH to 29,784 square feet. The property will have 152 feet of frontage on Everett Street and 178 feet on American legion Highway.

As part of the development the existing building will be razed and a new 5,275 square foot Convenient MD and a 1,511 square foot pizza shop will be constructed. As part of the development the two driveways on ALH will be consolidated to one, and the driveway on Everett Street will be eliminated. The development will include the construction of 40 parking spaces, 45 are required. The drive aisles will be reconfigured and the driveways will be shared by both 25 and 55 AMLH.

The property will be connected to the water and gas lines located in Everett Street, and to a sewer line that extends from Whitmore Road. Power will extend from the poles on Everett Street

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

A special permit is required under Section 17.40.030 for the reconstruction of a non conforming structure. The new building will not conform to the required front setback on Everett Street and side setback on the north side. The proposed side setback is 5.3'. The existing building setback is 1'.

Date of denial by Building Inspector and/or Planning Board

March 9, 2022

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

Paul G. Kurland
Signature of Applicant

3-22-22
Date

Paul G. Kurland
Signature of Owner

3-22-22
Date

Signature of Designated Representative

Date

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

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

1. Name and residential address of party submitting application:

Name: Karbell, LLC

Address: 355 Middlesex Avenue, Unit 7, Wilmington MA 01887

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

Name: Karbell, LLC

Address: 355 Middlesex Avenue, Unit 7, Wilmington MA 01887

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

Partner's Name: _____

Address: _____

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

Name: _____

Address: _____

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

Trustee's Name: _____

Address: _____

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

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

Joint Venture Name: _____

Address: _____

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

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

Page 2
General Disclosure Form

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

Officer's Name: _____

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____
(50% or more)

Address: _____

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

General Partner's Name: _____

Address: _____

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

General Partner's Name
of Limited Partnership: _____

Address: _____

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

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

Signature of each party and landowner:

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

Request for Finding of Fact – Special Permit

Now comes the applicant KARBELL, LLC
 who has applied to this Honorable City Council for a special permit for property located at _____
55 American Legion Highway and asks that said Council make the following findings of fact:

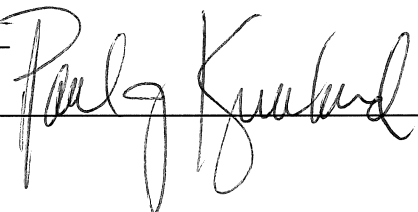
1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) he use is appropriate for the location and is an allowed use.
 - (b) The redevelopment of the property will improve access and circulation on the site
 - (c) The Convenient MD use will provide a needed service to the community
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) It is adjacent to high volume roadways with sufficient capacity to serve the proposed use
 - (b) The site is adjacent to public transportation
 - (c)
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) Sewer service is provided in an existing line that extends to Whitimore Street
 - (b) Water service connects to Everett Street
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The site is surrounded by commercial properties
 - (b) The site is on a high volume roadway. Traffic entering the site will not travel through residential neighborhoods.
 - (c)

Page 2
Finding of Fact Form

- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using _____ for the following reasons:
(streets)
 - (a) Existing driveways will be reconfigured and moved further from Bell Circle
 - (b) New sidewalks will be constructed on both adjacent roadways and crosswalks will be added on Everett St.
 - (c) Three existing curb cuts on American legion Highway will be consolidated to two.

- 6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) Access driveways will be improved and drive aisles exceed the requirement of the city
 - (b) Adequate parking is provided for the proposed use.
 - (c)

Date: 3-22-22

Respectfully submitted by: 

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

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

Requested Return
Date: _____

Hearing
Date: _____

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

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

Address of Applicant: 355 Middlesex Avenue, Unit 7, Wilmington MA
(business address of above person, corporation or business enterprise) 01891

Location Address: 55 American Legion Highway, Revere MA
(location of property for which license or permit is required.)

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

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.

Karbelle LLC

Signature of Individual or
Corporate Name

by: Paul Krumholz
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.

Karbelle LLC

Signature of Individual or
Corporate Name

by: Paul Krumholz
Corporate Officer (if applicable)

Attachment: PH.25-55 American Legion Highway Special Permit 04252022 (22-127 : Special Permit, 25-55 American Legion Highway)



CALL BEFORE YOU DIG
 BEFORE YOU DIG ANYWHERE IN MASSACHUSETTS
 YOU MUST CALL 800-352-2250 TO
 OBTAIN A DIGGING PERMIT.
 THE LAW REQUIRES NOTIFICATION
 TO THE MASSACHUSETTS DEPARTMENT OF
 PUBLIC SAFETY (DPS) AT LEAST 72 HOURS
 BEFORE BEGINNING CONSTRUCTION.
 WWW.DIGSAFE.CA

SITE IMPROVEMENTS PLAN

At

25-55 AMERICAN LEGION HIGHWAY

REVERE MASSACHUSETTS, 02151

DATE: MARCH 21, 2022

PREPARED FOR:

CHANNEL BUILDING COMPANY

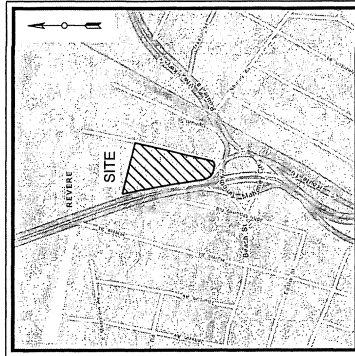
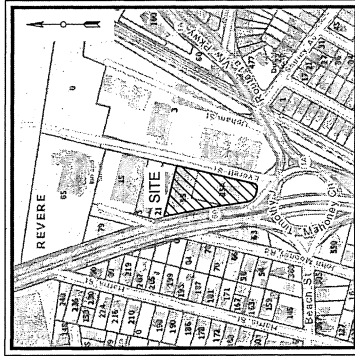
355 MIDDLESEX AVENUE

WILMINGTON, MA 01887

(978)-657-7300

INDEX OF DRAWINGS

SHEET NO.	DWG NO.	DRAWING TITLE
1.	CS0001	COVER SHEET
2.	CS0002	LEGEND, NOTES, AND ABBREVIATIONS
3.	CS0201	EXISTING CONDITIONS PLAN
4.	CS0501	DEMOLITION PLAN
5.	CS0801	PROPOSED LOT PLAN
6.	CS1001	LAYOUT & MATERIALS PLAN
7.	CS1501	GRADING AND DRAINAGE PLAN
8.	CS1701	UTILITY PLAN
9.	CS2701	TRAFFIC MANAGEMENT PLAN
10.	CS6001	SITE DETAILS
11.	CS6002	DRAINAGE DETAILS
12.	CS6021	UTILITY DETAILS
13.	CS6051	EROSION AND SEDIMENTATION CONTROL PLAN
14.	CS8001	EROSION AND SEDIMENTATION CONTROL NOTES/DETAILS
15.	CS8501	



PREPARED BY:

RANGER ENGINEERING GROUP, INC.

Ranger Engineering Group, Inc.
 13 Red Roof Lane, Suite 203
 Salem NH, 03079
 Tel: 978-208-1762
 rangereng.com



PROPERTY OWNER

25 AMERICAN LEGION HIGHWAY
 BELLBOA, LLC
 355 MIDDLESEX AVE, WILMINGTON MA, 01826
 55 AMERICAN LEGION HIGHWAY
 KARRELL, LLC
 355 MIDDLESEX AVE, WILMINGTON MA, 01826



25 AMERICAN LEGION HIGHWAY
 REVERE, MA 02151
 ASSESSORS MAP 16 BLOCK 244 LOT 1A & 4B
 COVER SHEET
 CHANNEL BUILDING COMPANY
 355 MIDDLESEX AVENUE
 WILMINGTON, MASSACHUSETTS 01887

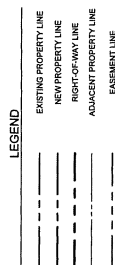
DATE	NO.	REVISIONS

PROJECT: 16-369
 DATE: 2022-03-21
 DRAWING NO.: 11-252
 DRAWN BY: CME
 CHECKED BY: BCO
 APPROVED BY: BCO
CS0001
 SHEET 1 OF 1

DIMENSIONAL REQUIREMENTS - TD - TECHNOLOGY ENTERPRISE DISTRICT

MIN. LOT AREA	REQUIRED	LOT A	LOT B
20,000 SF	150'	20.04' x 874'	20.04' x 874'
MIN. LOT FRONT	150'	150'	175'

- NOTES:**
- SEE REFERENCES: BOOK 41889 PAGE 306, SUPPLIC COUNTY REGISTRY OF DEEDS; BOOK 4431 PAGE 348, SUPPLIC COUNTY REGISTRY OF DEEDS; STATE HIGHWAY LAYOUT #0084 OF 1932; BOOK 8675 PAGE 530, SUPPLIC COUNTY REGISTRY OF DEEDS



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CITY OF REVERE PLANNING BOARD

- WHEREAS IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOLLOWING:
- THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 - THE LINES OF STREETS AND WAYS SHOWN ARE WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR NEW WAYS ARE SHOWN.

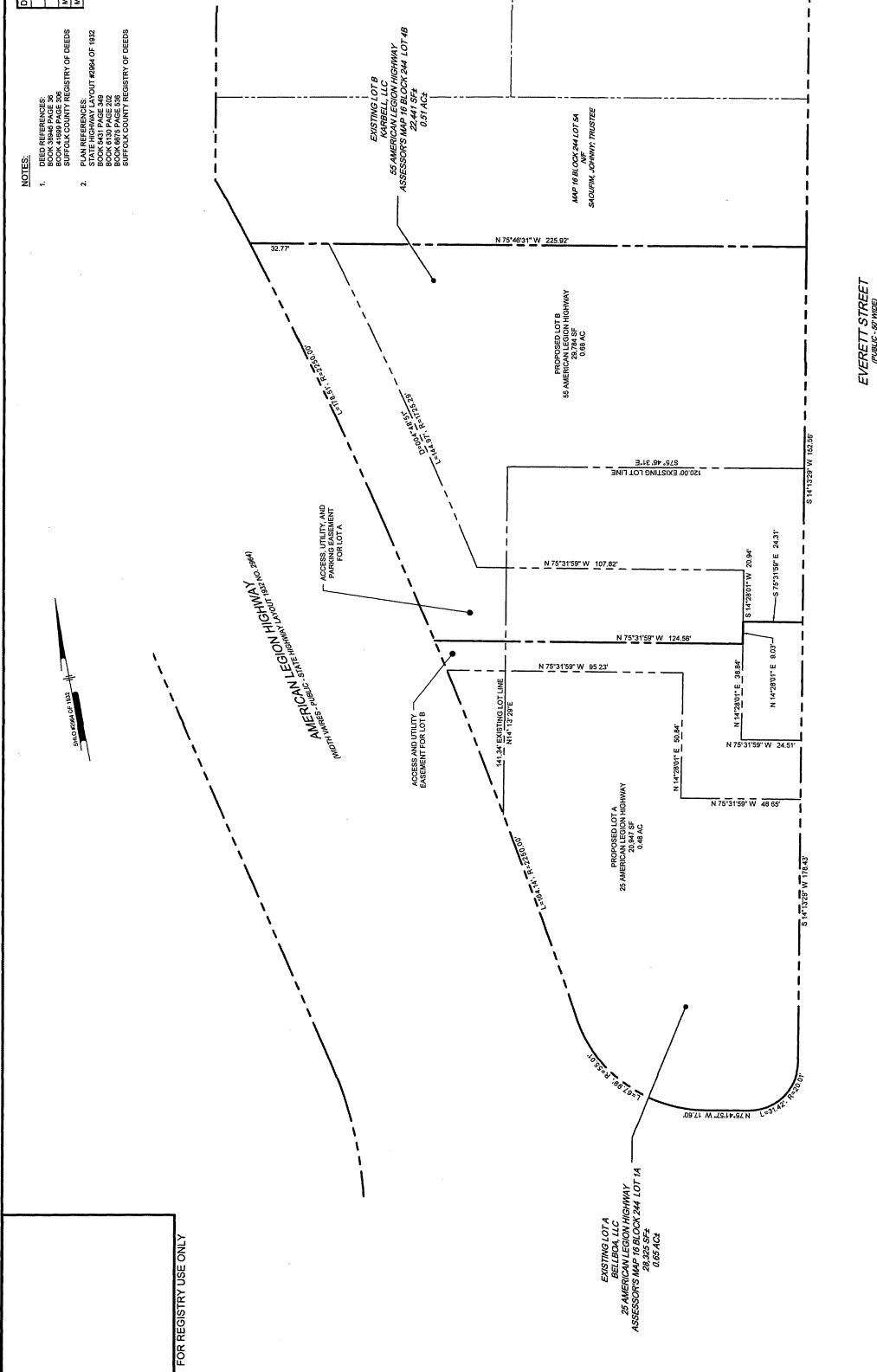
TIMOTHY J. WINNINGS
DATE

LOT LINE ADJUSTMENT & EASEMENT PLAN
AMERICAN LEGION HWY, REVERE MA

PREPARED FOR:
AMERICAN LEGION HWY, REVERE MA

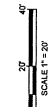
PREPARED BY:
REVERE ENGINEERING GROUP, INC.
19 Reed / Lane, Suite 203
WILMINGTON, MA 01887
Tel: 978-208-1182
revereeng.com


DATE: 1-28-2022 SCALE: 1"=200' SHEET: 5 OF



EVERETT STREET
(PUBLIC - 50' WIDE)

FOR REGISTRY USE ONLY





Ranger Engineering Group, Inc.
111 Park Street
Boston, MA 02114
Tel: 617.452.1200
Fax: 617.452.1201
www.rangereng.com

SITE IMPROVEMENTS PLAN
DEMOLITION PLAN

26 55 AMERICAN LEGION HIGHWAY
REVERE, MA 02151
ASSESSOR'S MAP 18 BLOCK 244 LOT 1A & B

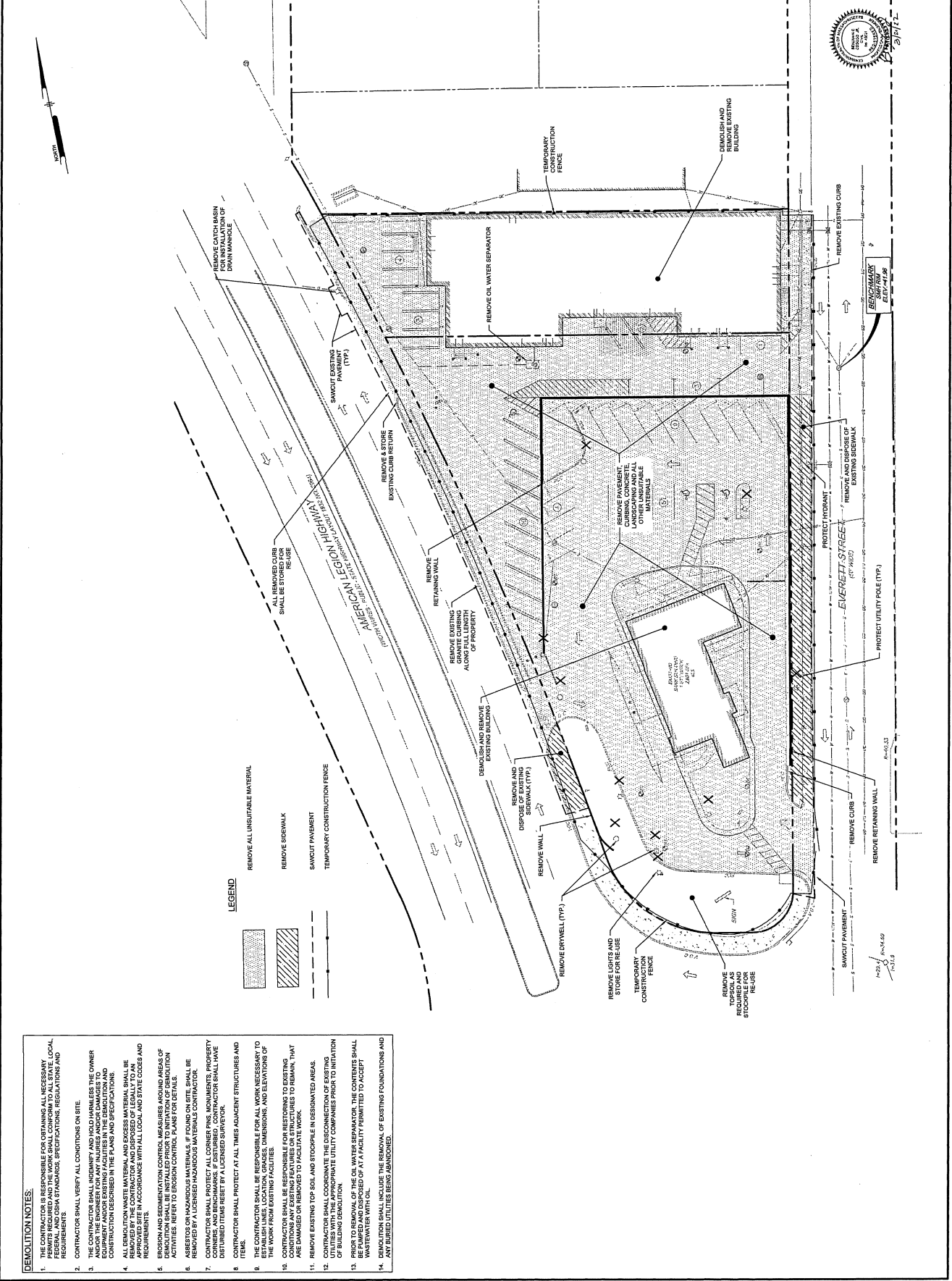
CHANNEL BUILDING COMPANY
365 MIDDLESEX AVENUE
WILMINGTON, MASSACHUSETTS 01827

NO	DATE	REVISIONS

PROJECT: 16-369
DATE: 2022-03-21
DRAWING SCALE: 1"=20'
DRAWN BY: OMR
CHECKED BY: BCO
APPROVED BY: _____

CS0501

SHEET 4 OF 4



Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

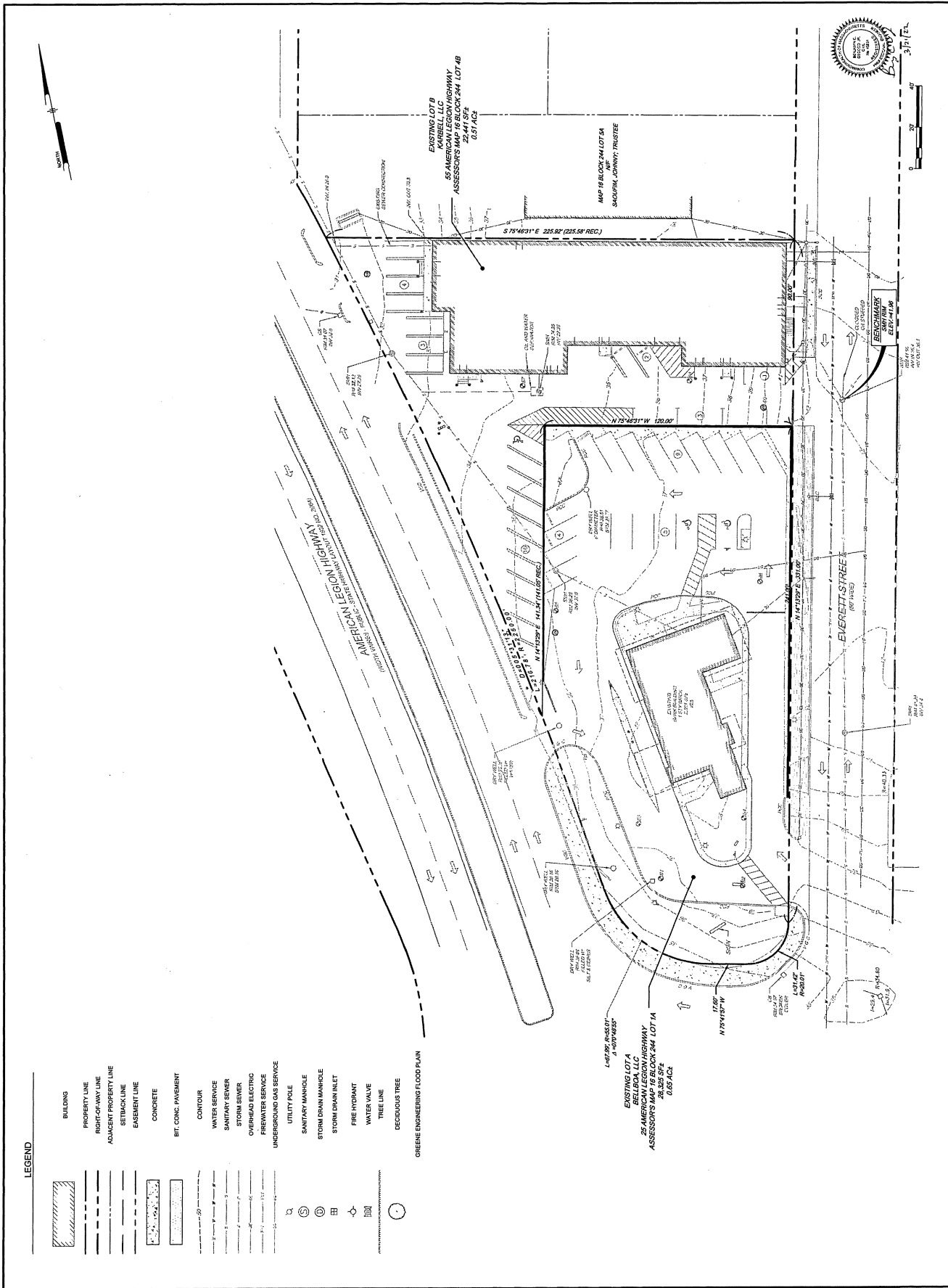
CS0201
SHEET 3 OF

PROJECT	16-0369
DATE	2022-03-31
DRAWN/SCALE	1"=20'
CHECKED	
APPROVED	

NO.	DATE	REVISIONS

SITE IMPROVEMENTS PLAN
25-55 AMERICAN LEGION HIGHWAY
REBERMA 02151
ASSESSORS MAP 19 BLOCK 244 LOT 1A & B
0.66 AC

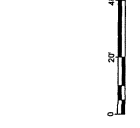
EXISTING CONDITIONS PLAN
CHANNEL BUILDING COMPANY
355 BIDDLEEK AVENUE
WILMINGTON, MASSACHUSETTS 01827



LEGEND

- BUILDING
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CONCRETE
- BIT. CONC. PAVEMENT
- CONTOUR
- WATER SERVICE
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC
- FIREWATER SERVICE
- UNDERGROUND GAS SERVICE
- UTILITY POLE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FIRE HYDRANT
- WATER VALVE
- TREE LINE
- DECIDUOUS TREE

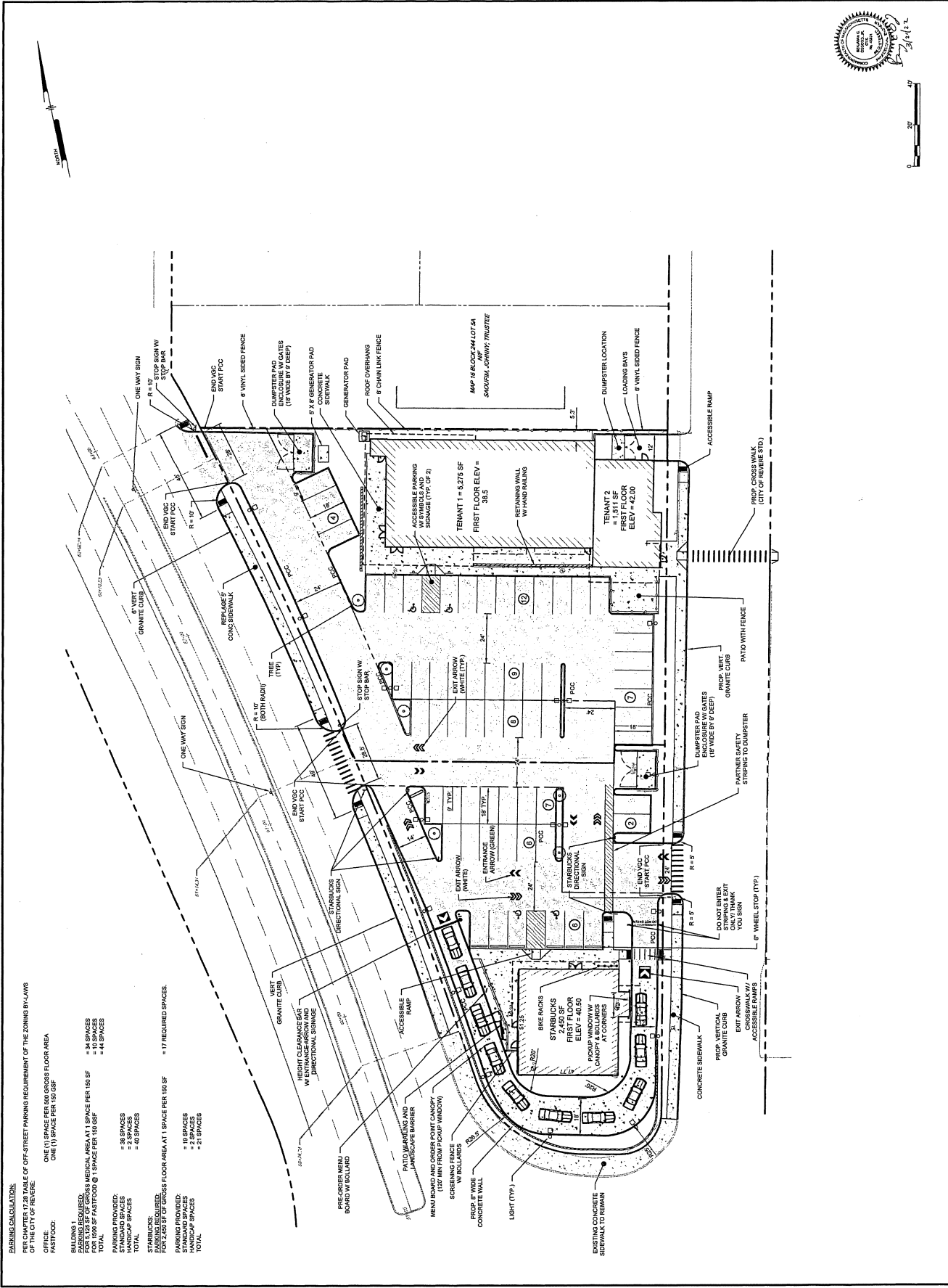
ORIGINE ENGINEERING FLOOD PLAN



PROJECT	16-359
DATE	2022-03-21
DRAWING SCALE	1"=50'
DRAWN BY	DMR
APPROVED BY	ECO

SITE IMPROVEMENTS PLAN
 25-55 AMERICAN LEGION HIGHWAY
 REVERSE M 02151
 ASSESSORS MAP 18 BLOCK 244 LOT 1 & 2

LAYOUT AND MATERIALS PLAN
 CHANDEL BUILDING COMPANY
 355 MIDSEX AVENUE
 WILMINGTON, MASSACHUSETTS 01897



ZONING CALCULATION

PER CHAPTER 172B TABLE OF OFF-STREET PARKING REQUIREMENT OF THE ZONING BY-LAWS CITY OF WILMINGTON

CELESTIAL:
 ONE (1) SPACE PER 500 SQ. FT. GROSS FLOOR AREA
 ONE (1) SPACE PER 100 SF

RESTAURANT:
 BUILDING 1
 FOR 2,450 SF OF GROSS MEDICAL AREA AT 1 SPACE PER 100 SF
 FOR 1,000 SF OF FASTFOOD @ 1 SPACE PER 100 SF
 TOTAL = 34 SPACES

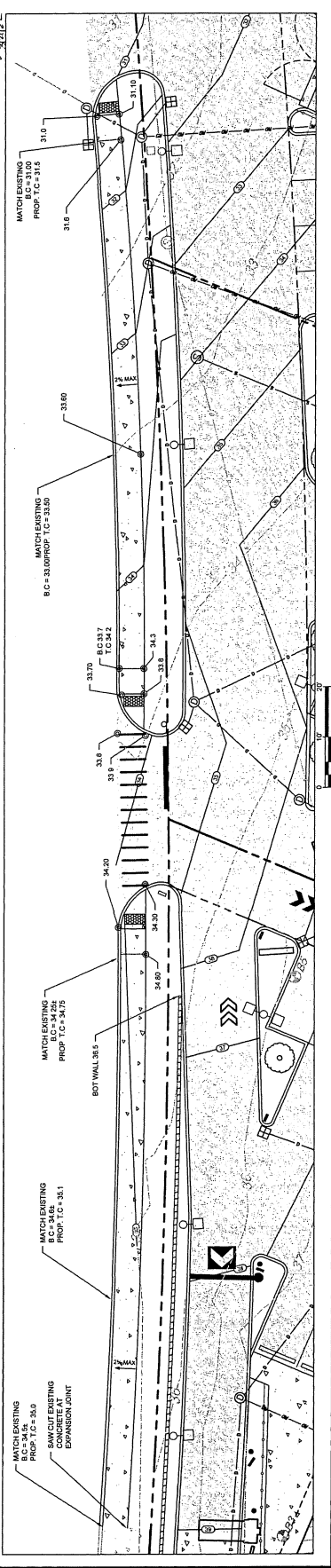
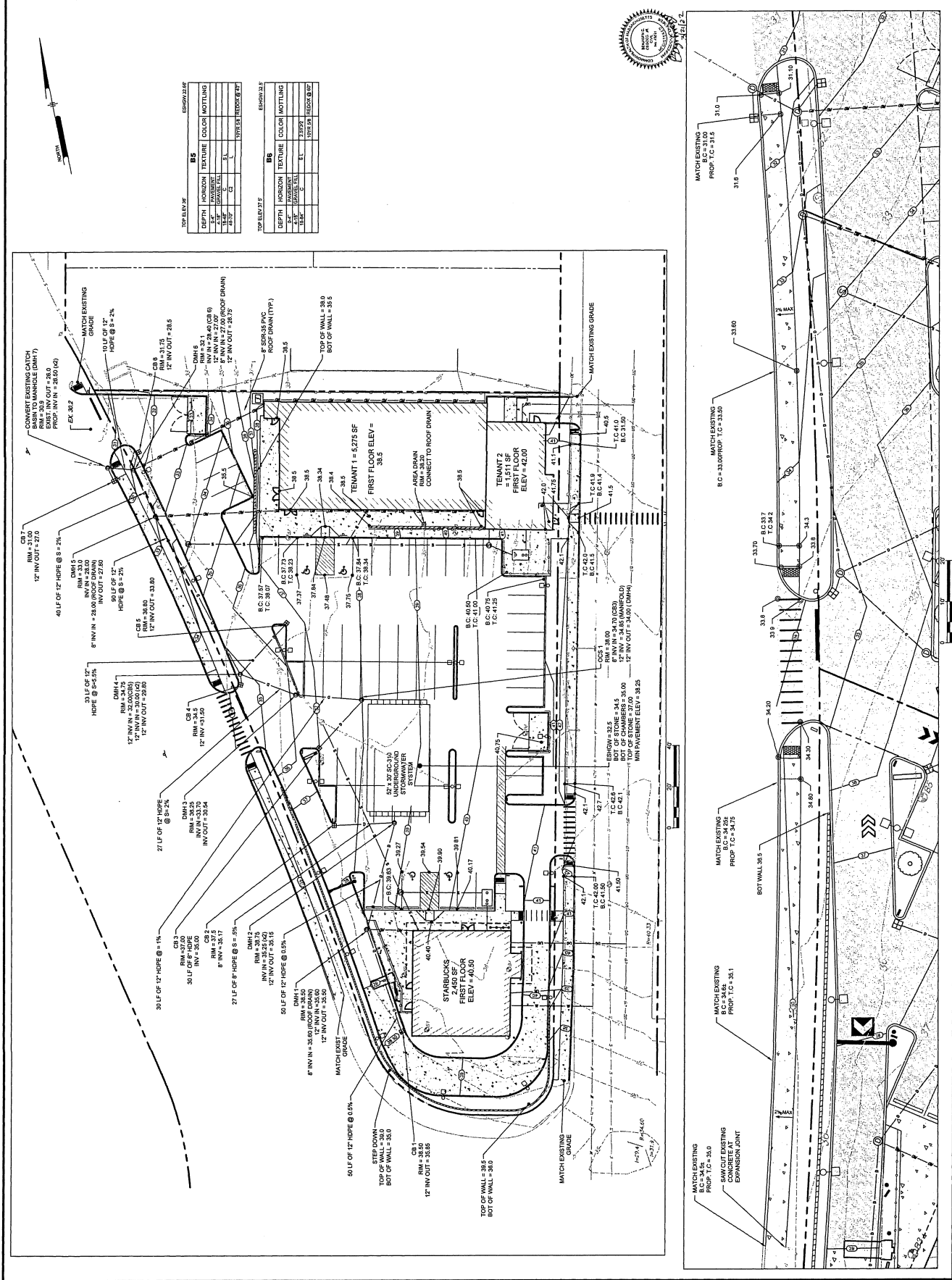
PARKING PROVIDED:
 STANDARD SPACES = 30 SPACES
 TOTAL SPACES = 34 SPACES

PARKING REQUIRED:
 FOR 2,450 SF OF GROSS FLOOR AREA AT 1 SPACE PER 100 SF
 10 SPACES
 10 SPACES
 2 SPACES
 2 SPACES
 2 SPACES
 2 SPACES
 TOTAL = 17 REQUIRED SPACES

PROJECT	16-999
DATE	2022-02-21
DRAWING SCALE	1"=20'
DRAWN BY	CMR
APPROVED BY	BOC

SITE IMPROVEMENTS PLAN
 25.55 AMERICAN LEGION HIGHWAY
 REVERSE MAP 16 BLOCK 24 LOT 1A 4B
 GRADING AND DRAINAGE PLAN
 CHANNELED BUILDING COMPANY
 356 MILDECK AVENUE
 WILMINGTON, MASSACHUSETTS 01927

KSinger Engineering Group, Inc.
 139 Newbury Street, Suite 202
 Boston, MA 02116
 Telephone: 617.452.0000



DEPTH	HORIZONTAL	TEXTURE	COLOR	MOTTLING
1/2"	1/2"	SMOOTH		
1/4"	1/4"	SMOOTH		
1/8"	1/8"	SMOOTH		
3/16"	3/16"	SMOOTH		
3/32"	3/32"	SMOOTH		
1/16"	1/16"	SMOOTH		

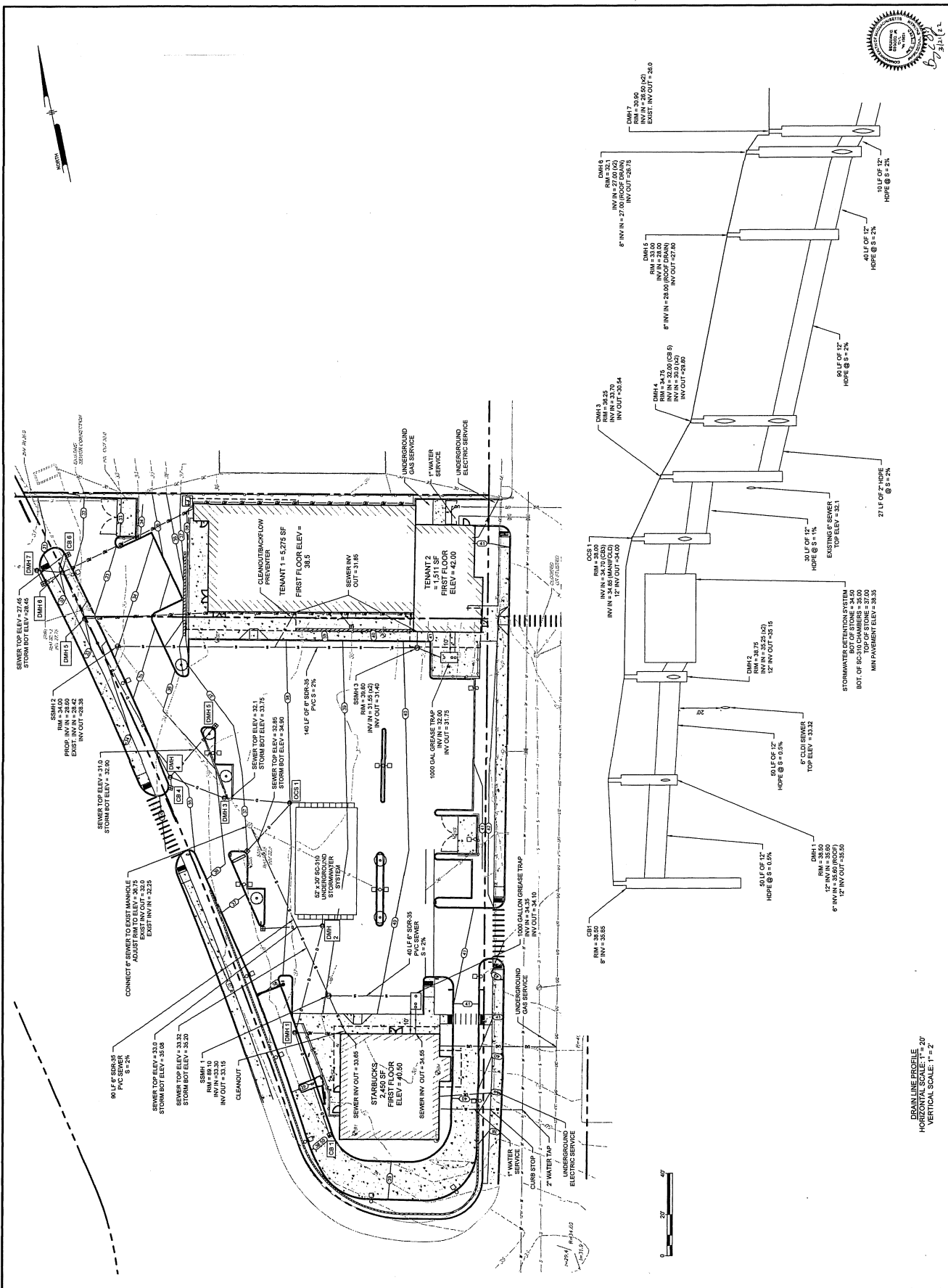
DEPTH	HORIZONTAL	TEXTURE	COLOR	MOTTLING
1/2"	1/2"	SMOOTH		
1/4"	1/4"	SMOOTH		
1/8"	1/8"	SMOOTH		
3/16"	3/16"	SMOOTH		
3/32"	3/32"	SMOOTH		
1/16"	1/16"	SMOOTH		

PROJECT: 16-369
DATE: 2022/01/11
DRAWING SCALE: 1"=20'
DRAWN BY: ECD
CHECKED BY: ECD
APPROVED BY: [Signature]

DATE	NO.	REVISIONS

SITE IMPROVEMENTS PLAN
25-55 AMERICAN LEGION HIGHWAY
365 BROADBENT AVENUE
CHANNEL BUILDING COMPANY
WILMINGTON, MASSACHUSETTS 01827

Anger Engineering Group, Inc.
1000 Main Street
Wilmington, MA 01897
Tel: 978.261.1111
Fax: 978.261.1112
www.angereng.com



DRINKLINE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

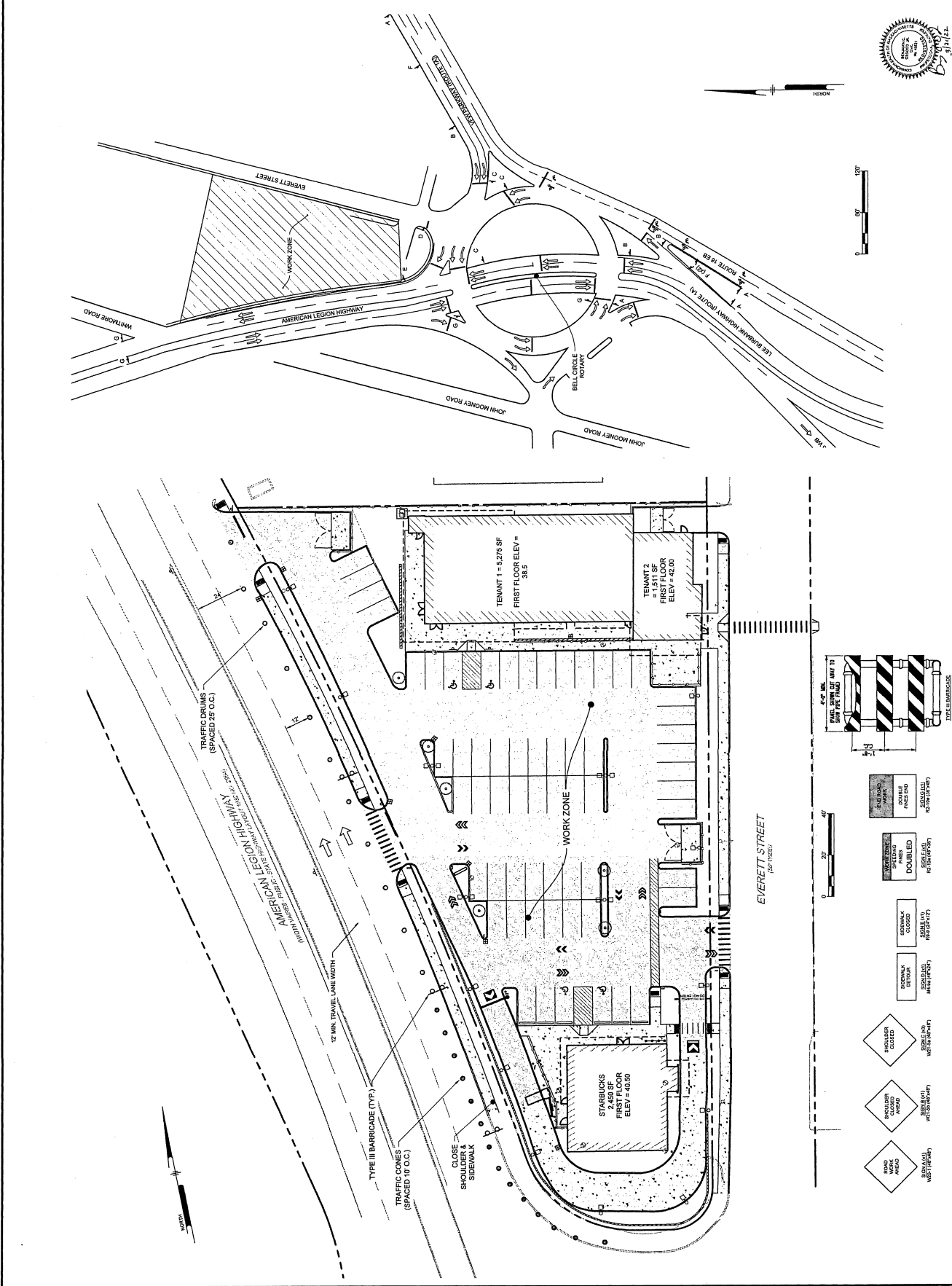
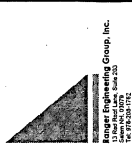
Attachment: PH.25-55 American Legion Highway Special Permit 04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

PROJECT	16-589
DATE	2022-03-21
DRAWING SCALE	1"=20'
DRAWN BY	CMR
CHECKED BY	ECO
APPROVED BY	ECO

NO.	DATE	REVISIONS

SITE IMPROVEMENTS PLAN
 25-55 AMERICAN LEGION HIGHWAY
 REVERE MA 02151
 ASSessor's MAP 16 BL 00K 244 LOT 1A 4P

TRAFFIC MANAGEMENT PLAN
 CHANNEL BUILDING COMPANY
 355 MIDOLSEY AVENUE
 WILMINGTON, MASSACHUSETTS 01827



- | | | |
|--|-----------------------|----------------------------|
| | ROAD CLOSED AHEAD | SOB (10') W/ (25' TRAFFIC) |
| | SHOULDER CLOSED AHEAD | SOB (10') W/ (25' TRAFFIC) |
| | ROAD CLOSED | SOB (10') W/ (25' TRAFFIC) |
| | SHOULDER CLOSED | SOB (10') W/ (25' TRAFFIC) |
| | TRAFFIC SIGNAL | SOB (10') W/ (25' TRAFFIC) |
| | DOUBLE LANE CLOSURE | SOB (10') W/ (25' TRAFFIC) |
| | WORK ZONE | SOB (10') W/ (25' TRAFFIC) |
| | SINGLE LANE CLOSURE | SOB (10') W/ (25' TRAFFIC) |
| | DOUBLE LANE CLOSURE | SOB (10') W/ (25' TRAFFIC) |

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)



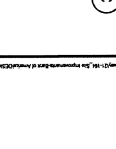
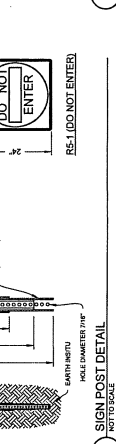
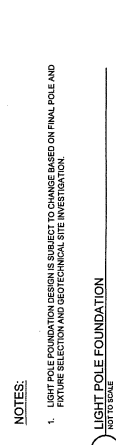
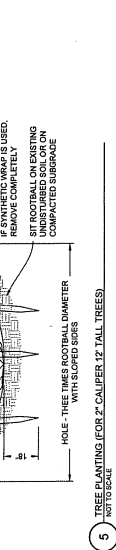
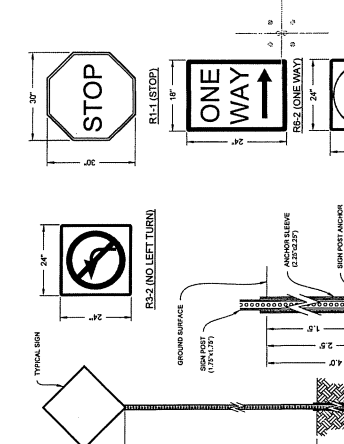
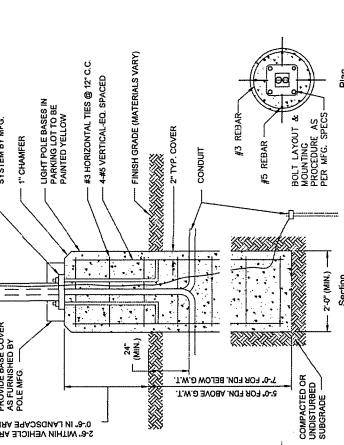
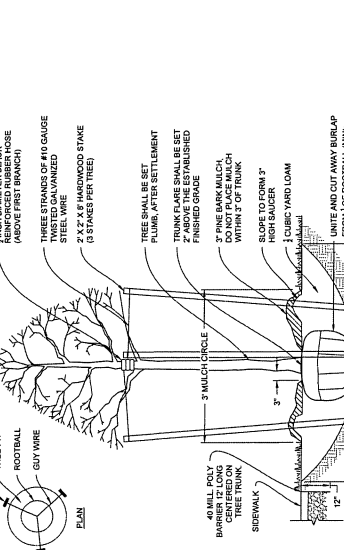
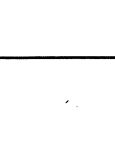
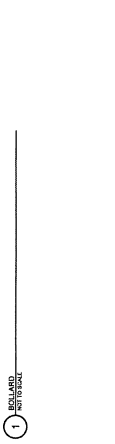
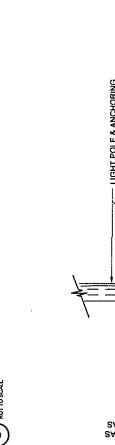
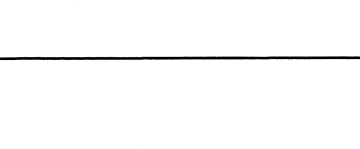
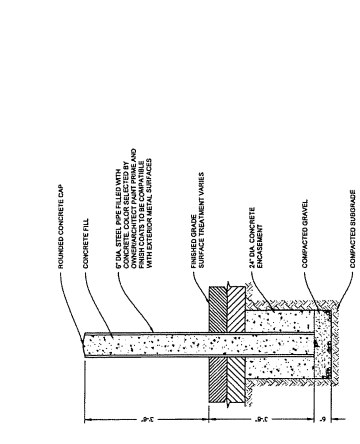
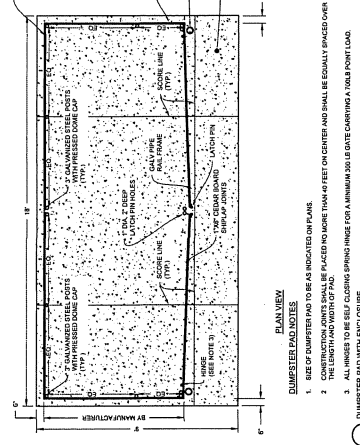
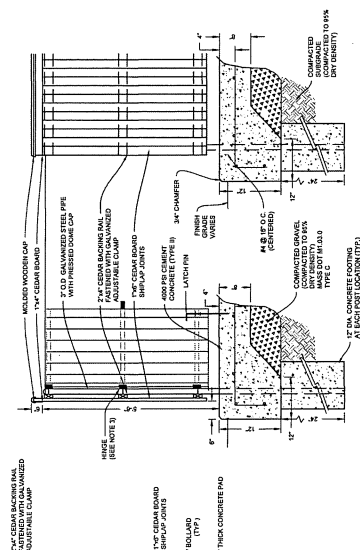
CS6001
SHEET 10 OF

PROJECT: 16-389
DATE: 2022-02-21
DRAWING SCALE: 1"=20'
DRAWN BY: BCS
CHECKED BY: BCS
APPROVED BY: BCS

DATE	NO.	REVISIONS

SITE IMPROVEMENTS PLAN
25-55 AMERICAN LEGION HIGHWAY
KEMPER MA 015
ASSESSORS MAP 18 BLOCK 24 LOT 1A & 4B
SITE DETAILS
CHANNEL BUILDING COMPANY
355 WILDESK AVENUE
WILMINGTON, MASSACHUSETTS 01987

WILMINGTON ENGINEERING GROUP, INC.
150 WILKINSON AVENUE
WILMINGTON, MASSACHUSETTS 01972
PH: 508-261-1111



- DIMENSIONED PAD WITH ENCLOSURE**
NOT TO SCALE
1. SIZE OF DIMENSIONED PAD TO BE AS INDICATED ON PLANS.
 2. CONSTRUCTION JOINTS SHALL BE PLACED NO MORE THAN 4 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER.
 3. ALL UNLESS OTHERWISE SPECIFIED, SPACING SHALL BE 18 INCHES ON CENTER.

- DIMENSIONED PAD NOTES**
1. SIZE OF DIMENSIONED PAD TO BE AS INDICATED ON PLANS.
 2. CONSTRUCTION JOINTS SHALL BE PLACED NO MORE THAN 4 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER.
 3. ALL UNLESS OTHERWISE SPECIFIED, SPACING SHALL BE 18 INCHES ON CENTER.

- NOTES:**
1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.

- NOTES:**
1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.

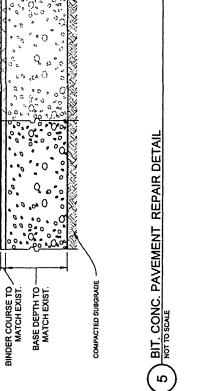
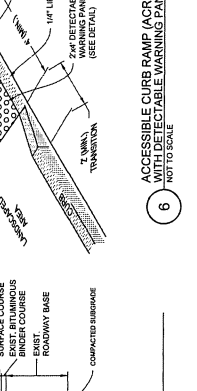
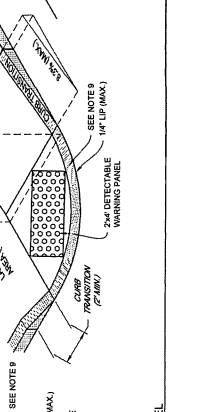
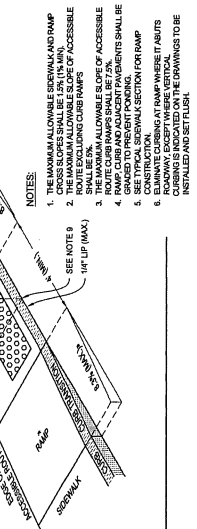
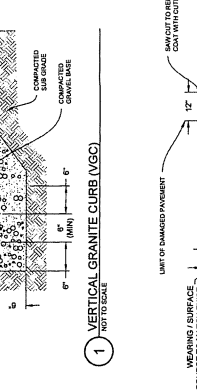
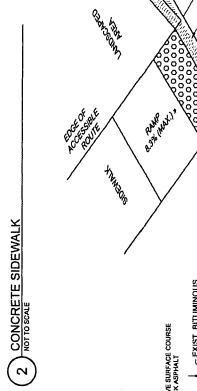
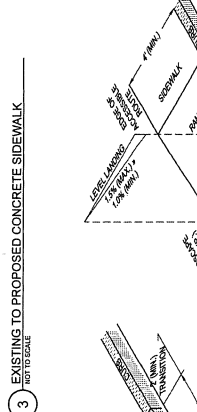
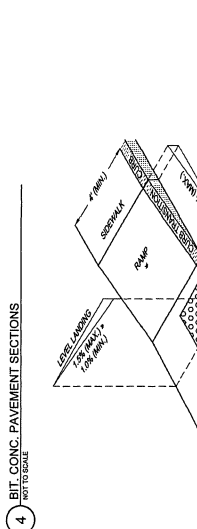
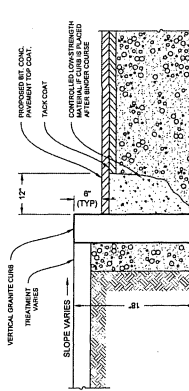
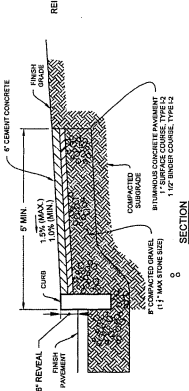
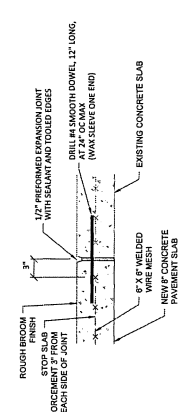
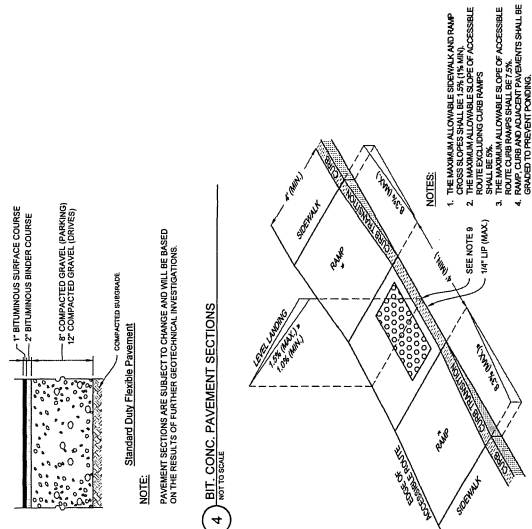
Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)



PROJECT	16-369
DATE	2022-03-31
DRAWING SCALE	1"=20'
DRAWN BY	CDR
APPROVED BY	BCD

NO.	DATE	REVISIONS

SITE IMPROVEMENTS PLAN
SITE DETAILS
 25-55 AMERICAN LEGION HIGHWAY
 REVEREND 02151
 ASSESSORS MAP 18 BLOCK 242 LOT 1A & 4B
 365 MIDBEX AVENUE
 CHANNEL BUILDING COMPANY
 WILMINGTON, MASSACHUSETTS 01897



NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND RAMP CROSS SLOPES SHALL BE 1.5% (IN PLAN).
2. THE MAXIMUM ALLOWABLE SIDEWALK AND RAMP LENGTHS SHALL BE 150' (IN PLAN).
3. ROUTE EXCLUDING CURB RAMPS SHALL BE 150' (MAX).
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
5. CURB RAMPS SHALL BE 12" (MIN.) WIDE AND GRADUALLY TO PREVENT POCKING.
6. CONSTRUCTION SHALL BE AS SHOWN.
7. ELIMINATE CURBING AT RAMP WHERE IT ABUTS TO EXISTING SIDEWALK OR DRIVEWAY. CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET/SLUR.

NOTE:

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

NOTE:

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE DIRECTION OF CURB (THO 6 INCH LINES) WILL BE ACCEPTED.

2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURB LINE.

3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.

4. CROSS WALK SIDE SLOPE SHALL NOT EXCEED 1.5%.

NOTE:

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" WIDE SOLID PAVEMENT STRIPING. MASS NOT M7.23. OTHER DRIVING NOTED WATER-BORNE.
3. WHITE PAVEMENT STRIPING SHALL BE 6" CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.

NOTE:

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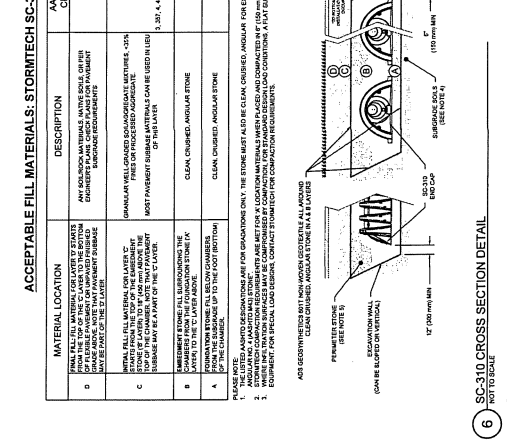
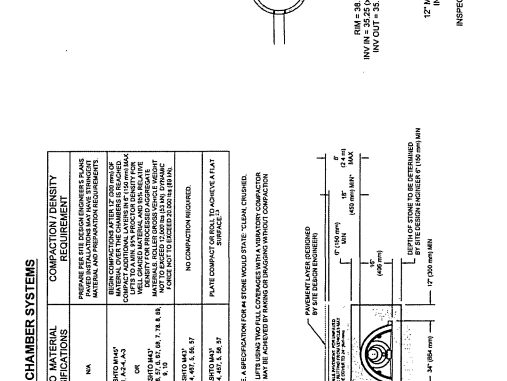
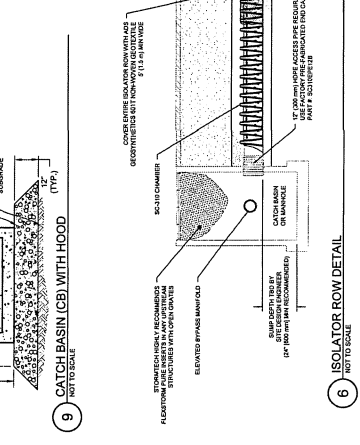
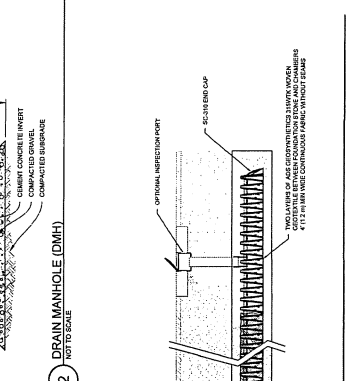
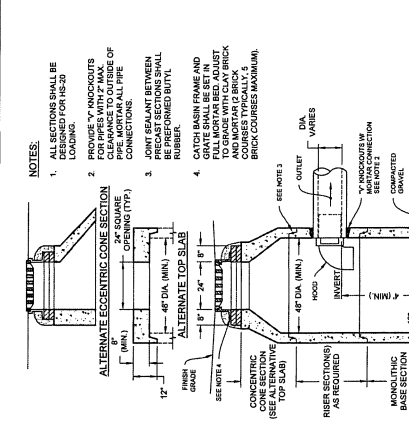
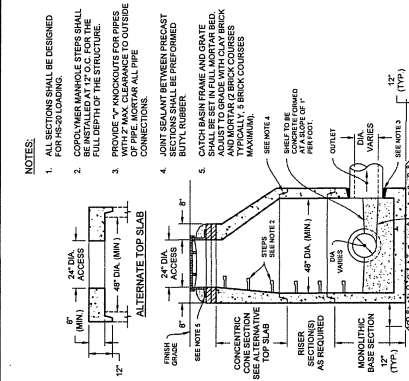
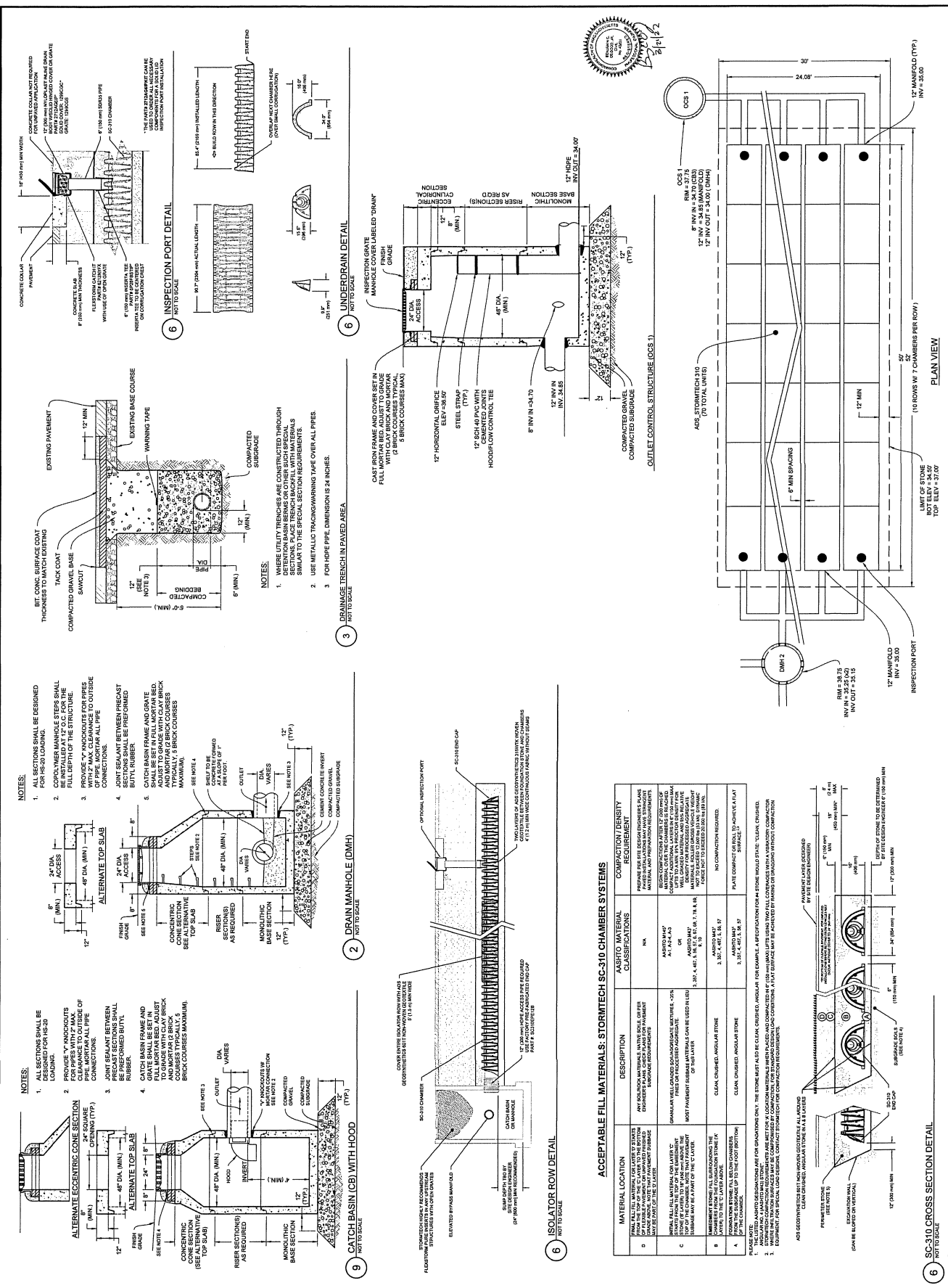
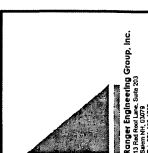
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PROJECT	16-369
DATE	2022/03/31
DRAWING SCALE	1"=20'
DRAWN BY	CDL
CHECKED BY	BCD
APPROVED BY	

NO.	DATE	REVISIONS

SITE IMPROVEMENTS PLAN
25-55 AMERICAN LEGION HIGHWAY
ASSASSIN'S MAP 18 BLOCK 244 LOT 1 A & B
WILMINGTON, MASSACHUSETTS 01827
CHANNEL BUILDING COMPANY
355 WILDESKY AVENUE
WILMINGTON, MASSACHUSETTS 01827



NOTES:

- ALL SECTIONS SHALL BE DESIGNED FOR 100-YEAR LOADINGS.
- CONCRETE COLLARS SHALL BE INSTALLED AT 1' O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
- PROVIDE "V" INDICATORS FOR PIPES OF PIPE MORTAR ALL PIPE CONNECTIONS.
- JOINT SEALANT BETWEEN PRECAST MANHOLE RINGS SHALL BE PREFORMED BUTYL RUBBER.
- CATCH BASIN FRAME AND HOOD SHALL BE SET IN FULL MORTAR BED. ADJUST FULL MORTAR BED TO BRICK COURSES TYPICALLY 5 BRICK COURSES MAXIMUM.

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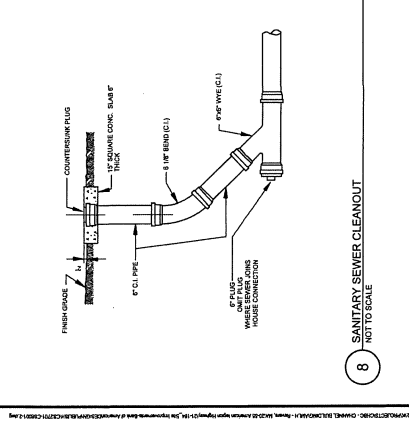
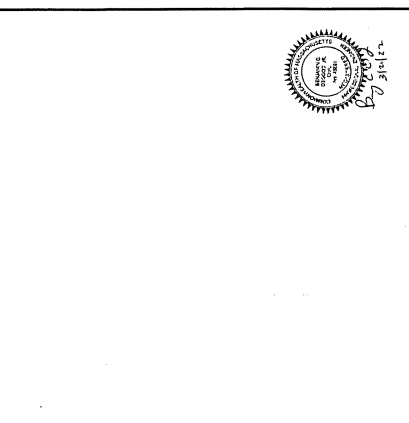
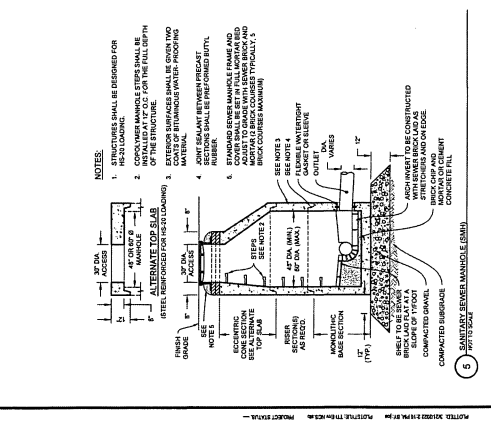
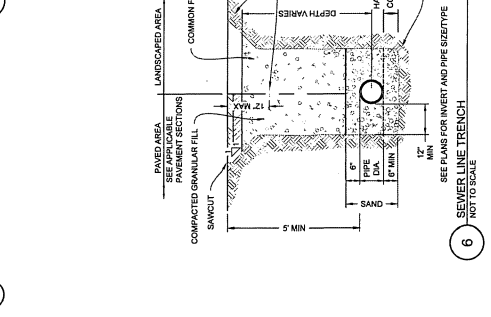
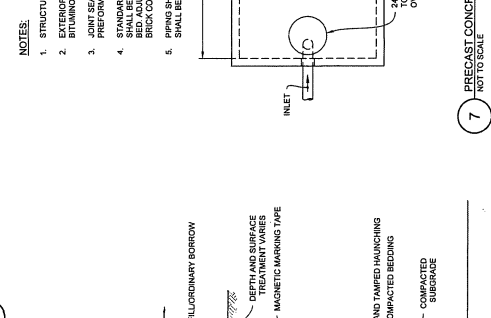
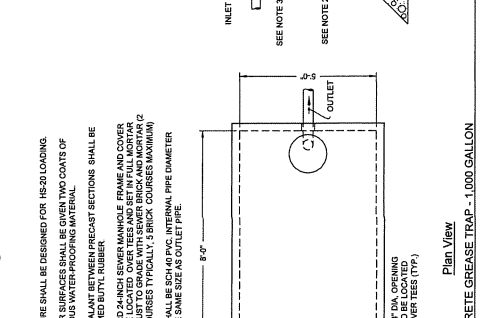
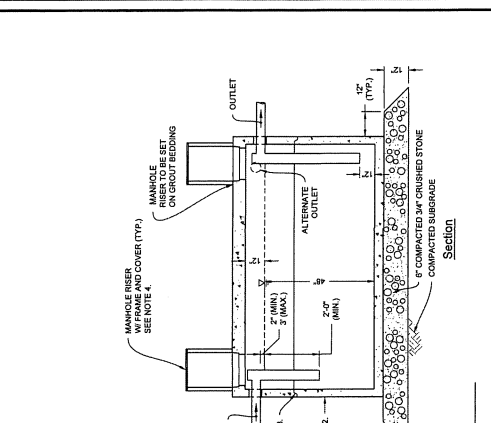
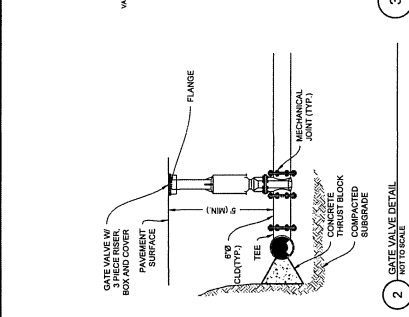
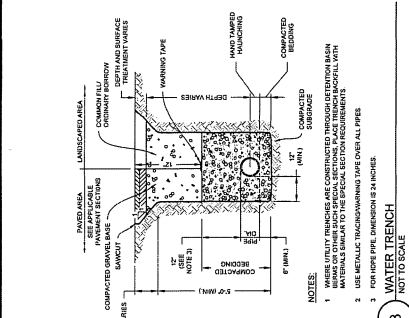
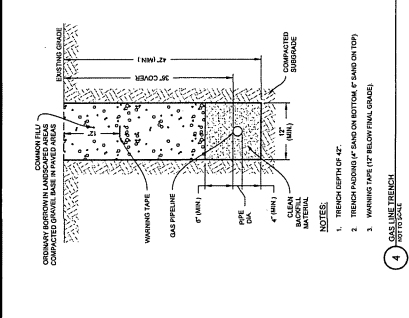
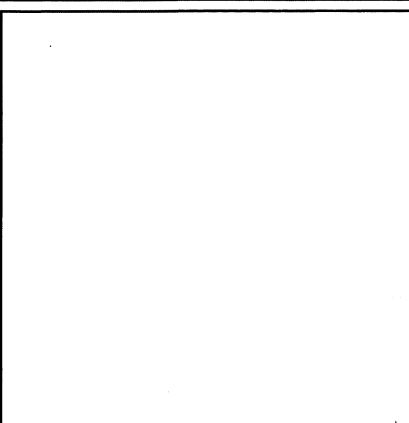
ACCEPTABLE FILL MATERIALS, STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	CLASSIFICATION	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL (LAYER 2) STORMTECH SC-310 CHAMBER SYSTEMS	IN	PAVED MATERIAL SHALL MEET MINIMUM REQUIREMENTS FOR STRENGTH AND PERMEABILITY REQUIREMENTS.
C	INTERNAL FILL MATERIALS FOR LAYERS 1 & 2	ASTM D 1557 OR 1558	MINIMUM 95% RELATIVE COMPACTION TO BE MAINTAINED THROUGHOUT THE ENTIRE DEPTH OF THE FILL. ALL MATERIALS SHALL BE FREE OF FINE PARTICLES AND SHALL BE FREE OF ORGANIC MATTER.
B	CHAMBER FLOORING (LAYER 1) STORMTECH SC-310 CHAMBER SYSTEMS	ASTM D 1557 OR 1558	MINIMUM 95% RELATIVE COMPACTION TO BE MAINTAINED THROUGHOUT THE ENTIRE DEPTH OF THE FILL. ALL MATERIALS SHALL BE FREE OF FINE PARTICLES AND SHALL BE FREE OF ORGANIC MATTER.
A	CHAMBER FLOORING (LAYER 1) STORMTECH SC-310 CHAMBER SYSTEMS	ASTM D 1557 OR 1558	MINIMUM 95% RELATIVE COMPACTION TO BE MAINTAINED THROUGHOUT THE ENTIRE DEPTH OF THE FILL. ALL MATERIALS SHALL BE FREE OF FINE PARTICLES AND SHALL BE FREE OF ORGANIC MATTER.



CS6051
 SHEET 13 OF

PROJECT	16-369
DATE	2022.03.21
ISSUE NO.	1
DATE	11/2022
DESIGNER	BCD
CHECKER	BCD
APPROVER	BCD

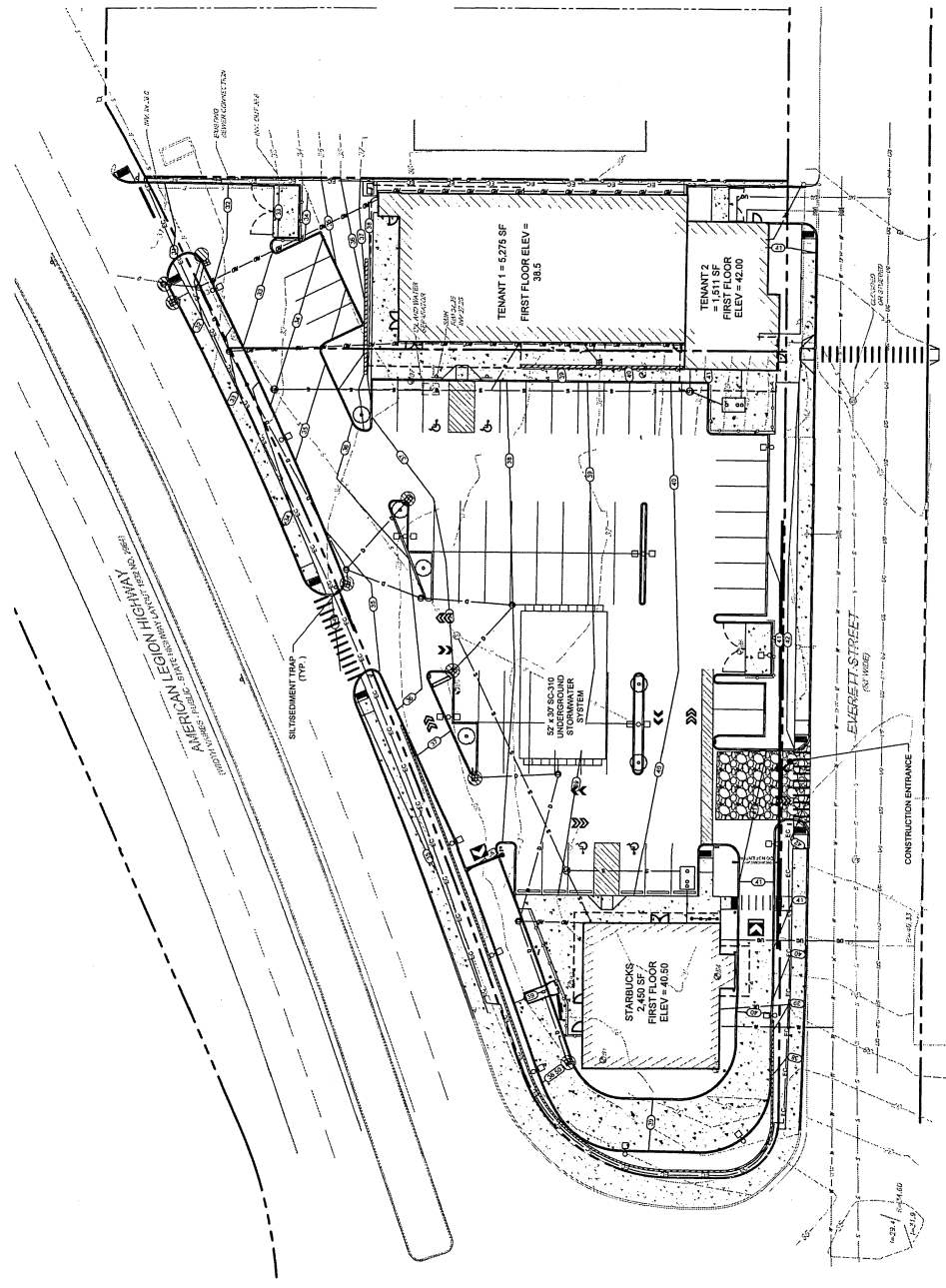


CS8001
SHEET 14 OF

PROJECT: 16-389
DATE: 2022-03-31
DRAWING SCALE: 1"=20'
DRAWN BY: CME
CHECKED BY: ECG
PROJECT NO.: 214152

REVISIONS	DATE	NO.

SITE IMPROVEMENTS PLAN
25-55 AMERICAN LEGION HIGHWAY
FERENHUA 02151
ASSESSOR'S MAP 19 BLOCK 24 LOT 14 & 49
CHANNEL BUILDING COMPANY
355 WOLFESEY AVENUE
WILMINGTON, MASSACHUSETTS 01827



- LEGEND
- CHECK LOW
 - ENGINEER CONTROL, EMBELT SOCK
 - SILT RETENTION TRAP

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

From: Frank Stringi <fstringi@revere.org>
Sent: Wednesday, March 9, 2022 12:10:38 PM
To: Paul Kneeland <PKneeland@ChannelBuilding.com>
Subject: 55 American Legion Highway Application Review

Paul, provide this denial to City Clerk to start your special permit applications.

Frank

From: fstringi@revere.org <fstringi@revere.org>
Sent: Wednesday, March 9, 2022 10:33 AM
To: bosgood@rangereng.com; Ashley Melnik <amelnik@revere.org>; Frank Stringi <fstringi@revere.org>; Louis Cavagnaro <lcavagnaro@revere.org>; Nicholas Rystrom <nrystrom@revere.org>; Paul Cheever <pcheever@revere.org>
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: March 09, 2022
Application #: SPR22-000013
Address: 55 AMERICAN LEGION HWY
Description: Raze existing building and construct new multi use building
Review Status: Denied

application for Raze existing building and construct new multi use building. 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

- In accordance with Section 17.40.030 of the Revised Revere Zoning Ordinance, the reconstruction of a nonconforming structure may only be allowed by a special permit from the City Council. Since both structures are nonconforming, a special permit would be required for the reconstruction of the two principal structures. Also, in accordance with Section 17.16.190, a special permit of the City Council is required for fast food/take out/drive-in restaurant for the construction of the proposed Starbucks within the TED District.

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

Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

PROPERTY LOCATION		APPRaised: 1,520,400 / 1,520,400		Total Parcel / Total Parcel	
No	Alt No	Direction/Street/City	Use Code	Land Value	1,520,400
55		AMERICAN LEGION HWY, REVERE	332	663,000	1,520,400
OWNERSHIP		ASSESSed: 1,520,400 / 1,520,400		User Acct	
Owner 1:	KARBELL LLC	Legal Description	THRU TO EVERETT ST LOTS K & 7A BK 6947-509 = LOT PT LOTS 24-26 ALSO SEE BK 22525 PG 90	GIS Ref	
Owner 2:		Entered Lot Size	12,100	GIS Ref	
Owner 3:		Total Land:	22513	Insp Date	10/18/17
Street 1:	355 MIDDLESEX AVE	Total Value per SQ unit /Card:	105.48	Land Unit Type:	SF
Street 2:		Parcel ID	16-244-4B		

PREVIOUS ASSESSMENT		TAX DISTRICT		PAT ACCT.	
Tax Yr	Use Cat	Bldg Value	Yrd Items	Land Value	Total Value
2022	332	845,300	12100	663,000	1,520,400
2021	332	845,300	12100	663,000	1,520,400
2020	332	832,400	12100	605,400	1,449,900
2019	332	816,400	12100	605,400	1,433,900
2018	332	816,400	12100	605,400	1,433,900

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Price	Notes
KARGER REALTY T	38946-36		1/26/2006	1,050,000	No
UNKNOWN	6620/337		1/1/1900	No	No

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Date	Result
11/18/2016	14439	10/18/2017	MEAS & INSP
5/9/2014	12042	7/10/2012	PERMIT
11/23/2011	9472	8/12/2010	PERMIT
11/23/2011	9470	11/1/2007	PERMIT
11/23/2011	9471	6/1/2007	MEAS & INSP
11/1/2011	9429	11/30/2004	No change
9/29/2011	9263		
3/29/2010	7604		
8/6/2009	7149		
2/24/2009	6766		

PROPERTY FACTORS		LAND SECTION (First 7 lines only)	
Item Code	Description	LUC	Depth /
Z	water	22513	Price/Units
o	Sewer		
n	Electri		
	Exmpt		
	Topo		
D	Street		
s	Gas:		

LAND SECTION (First 7 lines only)		VERIFICATION OF VISIT NOT DATA	
Use Code	Description	Sign:	Notes
332	AUTOREP		

3 EVERETT ST KNEELAND MAHONEY LLC 50.5% INT MESA MAHONEY LLC 25.5% INTERES 355 MIDDLESEX AVE SUITE 7 WILMINGTON, MA 01887 25A AMERICAN LEGION HWY	16-243-1B LUC: 323 16-244-1A LUC: 341 16-244-4B LUC: 332 16-244-5A LUC: 332 16-244-6 LUC: 390 16-244-7 LUC: 400 16-244-8 LUC: 316 16-244A-1 LUC: 330 16-244A-2 LUC: 109 16-244A-3 LUC: 132	AMERICAN LEGION HWY BUCCILLI REALTY TRUST BUCCILLI ALFRED 56 LYNNBROOK RD LYNNFIELD, MA 01940 AMERICAN LEGION HWY FRENCH HAROLD JAQUITH MORTON C AMERICAN LEGION HWY REVERE, MA 02151 AMERICAN LEGION HWY FRENCH HAROLD JAQUITH MORTON C AMERICAN LEGION HWY REVERE, MA 02151 80 AMERICAN LEGION HWY BUCCILLI REALTY TRUST BUCCILLI ALFRED 56 LYNNBROOK RD LYNNFIELD, MA 01940 90 AMERICAN LEGION HWY BUCCILLI REALTY TRUST BUCCILLI ALFRED 56 LYNNBROOK RD LYNNFIELD, MA 01940 219 HARRIS ST DIPAOLLO PETER DIPAOLLO DESIREE 219 HARRIS ST REVERE, MA 02151 207 HARRIS ST SARNO ENRICO JR SARNO DARLENE J 207 HARRIS ST REVERE, MA 02151 54 JOHN MOONEY RD PEZO HAMDIA PEZO ALMA 85 FREMONT AVE EVERETT, MA 02149 205 HARRIS ST 205 HARRIS STREET REALTY TRUST ROSSETTI IRENE 205 HARRIS ST REVERE, MA 02151 199 HARRIS ST NGUYEN MARYANN VO 7 CONAXIS CIR PEABODY, MA 01960	16-245-10 LUC: 132 16-245-11 LUC: 132 16-245-12 LUC: 132 16-245-13A LUC: 111 16-245-14A LUC: 326 16-245-17 LUC: 104 16-245-19 LUC: 101 16-245-2 LUC: 105 16-245-20 LUC: 104 16-245-21 LUC: 101	193 HARRIS ST KANE SHIRLEY A LIFE ESTATE SIMON HILARY REMAINDERMAN 195 HARRIS ST REVERE, MA 02151 187 HARRIS ST CASTANEDA SIGFREDO 187 HARRIS ST Revere, MA 02151 181 HARRIS ST IRAHETA GERMAN H GERMAN H ARENAS IRAHETA ADRIANA M 181 HARRIS ST REVERE, MA 02151 58 JOHN MOONEY RD MENDOZA ARIOSTO MENDOZA ANA 58 JOHN MOONEY RD REVERE, MA 02151 66 JOHN MOONEY RD MOORE DOUGLAS MOORE CONCETTA A 66 JOHN MOONEY RD REVERE, MA 02151 70 JOHN MOONEY RD PICH VUTH R PICH KOUROU 70 JOHN MOONEY RD REVERE, MA 02151 76 JOHN MOONEY RD BISIGNANI ANDREW 6 ROSEMARY RD NAHANT, MA 01908 84 JOHN MOONEY RD SURETTE JOHN J SURETTE EILEEN D 84 JOHN MOONEY RD REVERE, MA 02151 AMERICAN LEGION HWY VO MARYANN T SUON JENNIFER 199 HARRIS ST REVERE, MA 02151 AMERICAN LEGION HWY ROSSETTI IRENE D 205 HARRIS ST REVERE, MA 02151	16-245-22 LUC: 104 16-245-23 LUC: 104 16-245-24 LUC: 101 16-245-3 LUC: 104 16-245-4 LUC: 101 16-245-5 LUC: 104 16-245-6 LUC: 111 16-245-7 LUC: 104 16-245-8 LUC: 132 16-245-9 LUC: 132
400 BEACH ST BELL CIRCLE LLC 3 TIP TOP RD SWAMPSCOTT, MA 01907 63 JOHN MOONEY RD 65 JOHN MOONEY ROAD REALTY TRU BISIGNANI ANDREW R TRUSTEE 6 ROSEMARY RD NAHANT, MA 01908 AMERICAN LEGION HWY SAWYER GERTRUDE AMERICAN LEGION HWY REVERE, MA 02151					

Attachment: PH.25-55 American Legion Highway Special Permit 04252022 (22-127 : Special Permit, 25-55 American Legion Highway)

79 AMERICAN LEGION HWY 16-245A-1

LUC: 337

BELL CIRCLE PARCEL II LLC
85 AMERICAN LEGION HWY
Revere, MA 02151

AMERICAN LEGION HWY 16-245A-2

LUC: 442

FRENCH HAROLD
MORTON JAQUITH C
AMERICAN LEGION HWY
REVERE, MA 02151

RAILROAD LOCATIO 5-120A1-7

LUC: 920

MASS BAY TRANS AUTHORITY
10 PARK PL
BOSTON, MA 02116

BEACH ST BRIDGE 8-242-1

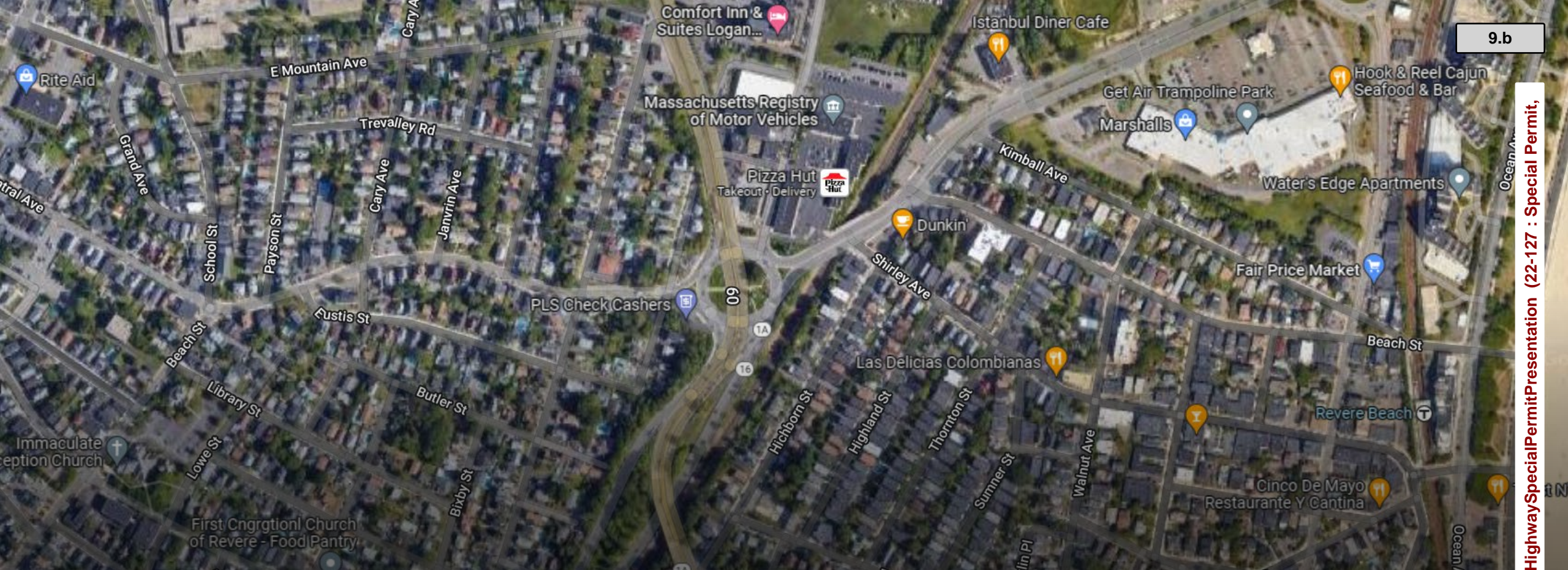
LUC: 920

MASS BAY TRANS AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

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

Susan Chaffet
DATE: 3.22.25

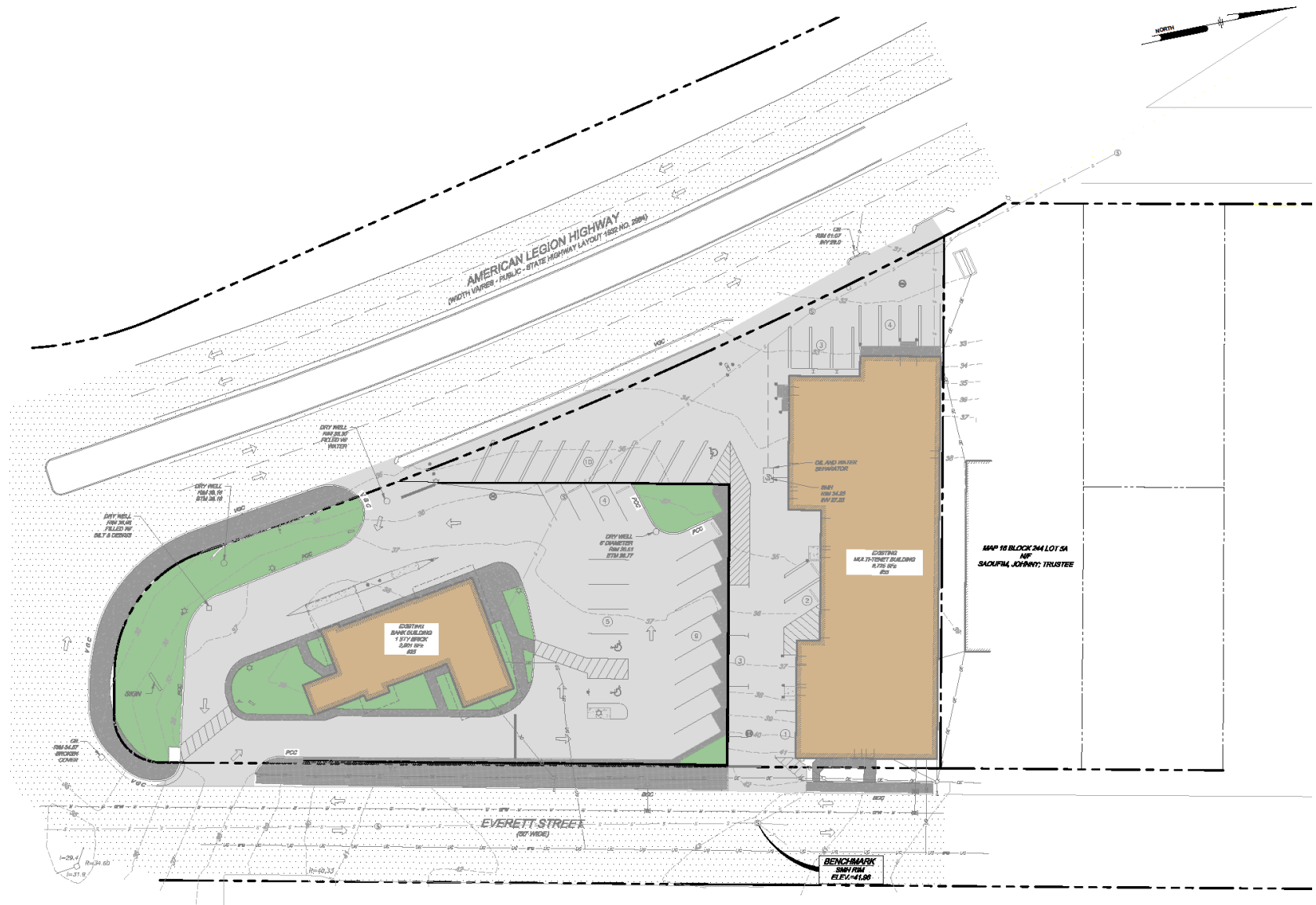
Attachment: PH.25-55AmericanLegionHighwaySpecialPermit04252022 (22-127 : Special Permit, 25-55 American Legion Highway)



PROPOSED DESIGN

25-55 AMERICAN LEGION HIGHWAY, REVERE MA

PROJECT: AMERICAN LEGION HIGHWAY - EVERETT STREET - MAP 18 BLOCK 244 LOT 5A
 DRAWN BY: BCO
 CHECKED BY: OMR
 DATE: 2023-05-21
 SCALE: 1"=20'
 SHEET: 3 OF 3



Ranger Engineering Group, Inc.
 15 New Street, Suite 200
 Boston, MA 02109
 Tel: 617.552.1100
 www.rangereng.com

SITE IMPROVEMENTS PLAN
 25-55 AMERICAN LEGION HIGHWAY
 REVERSHAM, MA 02151
 ASSESSOR'S MAP 18 BLOCK 244 LOT 1A & 4B
**EXISTING CONDITIONS-
 PRESENTATION PLAN**
 CHANNEL BUILDING COMPANY
 355 MINNEAPOLIS AVENUE
 WILMINGTON, MASSACHUSETTS 01827

NO.	DATE	NO.	REVISIONS	BY

PROJECT: 16-369
 DATE: 2023-05-21
 DRAWING SCALE: 1"=20'
 DRAWN BY: OMR
 APPROVED BY: BCO

CS02
 SHEET 3 OF 3

PARKING CALCULATION:
 PER CHAPTER 17.28 TABLE OF OFF-STREET PARKING REQUIREMENT OF THE ZONING BY-LAWS OF THE CITY OF REVERE:

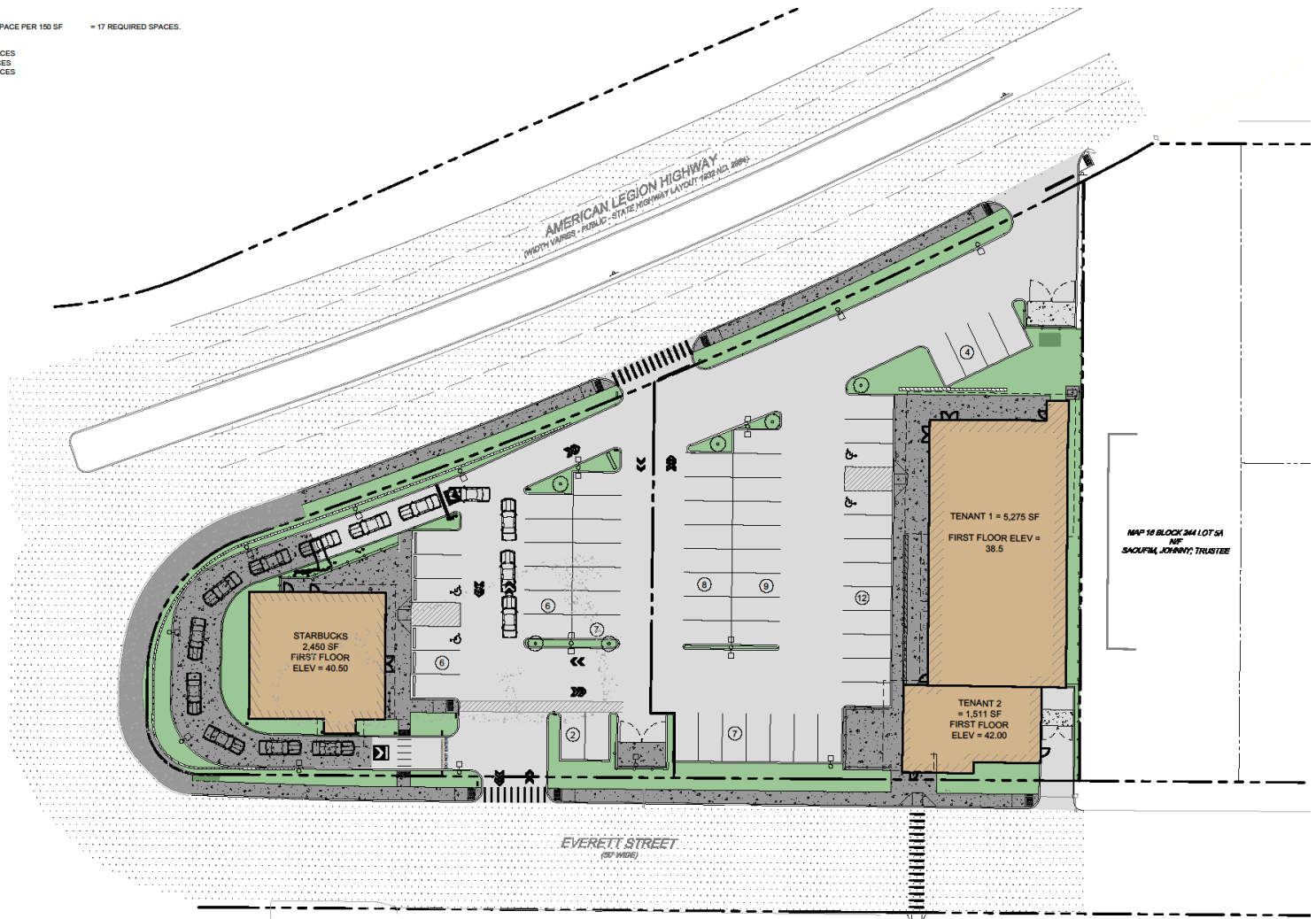
OFFICE: ONE (1) SPACE PER 500 GROSS FLOOR AREA
 FASTFOOD: ONE (1) SPACE PER 150 GSF

BUILDING 1
PARKING REQUIRED:
 FOR 5,125 SF OF GROSS MEDICAL AREA AT 1 SPACE PER 150 SF = 34 SPACES
 FOR 1500 SF FASTFOOD @ 1 SPACE PER 150 GSF = 10 SPACES
TOTAL = 44 SPACES

PARKING PROVIDED:
 STANDARD SPACES = 38 SPACES
 HANDICAP SPACES = 2 SPACES
TOTAL = 40 SPACES

STARBUCKS:
PARKING REQUIRED:
 FOR 2,450 SF OF GROSS FLOOR AREA AT 1 SPACE PER 150 SF = 17 REQUIRED SPACES.

PARKING PROVIDED:
 STANDARD SPACES = 19 SPACES
 HANDICAP SPACES = 2 SPACES
TOTAL = 21 SPACES



SITE IMPROVEMENTS PLAN
 25.65 AMERICAN LEGION HIGHWAY
 REVERE MA 02151
 ASSESSOR'S MAP 18 BLOCK 244 LOT 1A & 4B
LAYOUT AND MATERIALS - PRESENTATION PLAN
 CHANNEL BUILDING COMPANY
 355 MIDDELSEX AVENUE
 WILMINGTON, MASSACHUSETTS 01897

NO.	DESCRIPTION	DATE	BY
1			
2			

PROJECT: 16-369
 DATE: 2022 05 21
 DRAWING SCALE: 1"=20'
 DRAWN BY: OMR
 APPROVED BY: BCO

Attachment: American Legion Highway Special Permit Presentation (22-127) : Special Permit,

PLOTTED: 05/25/2022 10:15 AM BY: BCO
 PLOTTED FILE: T:\16-369\16-369-001.dwg
 PLOTTER: HP DesignJet T1100PS



① VIEW COMMING DOWN ALH

CHANNEL
 BUILDING COMPANY
 www.channelbuilding.com

PROPOSED DEVELOPMENT 25-55
 AMERICAN LEGION HIGHWAY

VIEW 1		SK-1
Project number	Project Number	
Date	Issue Date	Scale
Drawn by	Author	
Checked by	Checker	



① HIGH VIEW FROM ALH

CHANNEL
 BUILDING COMPANY
 www.channelbuilding.com

PROPOSED DEVELOPMENT 25-55
 AMERICAN LEGION HIGHWAY

VIEW 2

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

SK-2

Scale



① LOW VIEW

CHANNEL
 BUILDING COMPANY
 www.channelbuilding.com

PROPOSED DEVELOPMENT 25-55
 AMERICAN LEGION HIGHWAY

VIEW 3		SK-3
Project number	Project Number	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale



① VIEW HEADED SOUTH

CHANNEL
 BUILDING COMPANY
 www.channelbuilding.com

PROPOSED DEVELOPMENT 25-55
 AMERICAN LEGION HIGHWAY

VIEW 4

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

SK-4
 Scale



600 Unicorn Park Drive ◊ Woburn, MA 01801
 Phone: 781-932-3201 ◊ Fax: 781-932-3413

MEMORANDUM

TO: Paul Kneeland
FROM: Kenneth P. Cram, P.E.
CC:
DATE: April 25, 2022
RE: Proposed Commercial Site Redevelopment
 25-55 American Legion Highway, Revere

This traffic generation memorandum has been prepared for the proposed commercial redevelopment to be located at 25-55 American Legion Highway in Revere, MA. Specifically, this memorandum compares the traffic generation of the existing uses on the site to the proposed redeveloped site.

Based on the analysis, the proposed redevelopment use is projected to generate less traffic daily and during the weekday evening peak hour. During the weekday morning peak hour, a net increase of 74 vehicle trips (35 vehicles entering and 39 vehicles exiting) can be expected. This is equivalent to approximately one (1) additional bi-directional vehicle every two minutes during the hour.

PROJECT DESCRIPTION

The existing uses at 25-55 American Legion Highway comprise a 2,800 square foot (sf) branch bank with one (1) drive-through window, a 1,740 sf car rental office, a 2,145 sf pizza shop, a 2,750 sf of former gym space and a 3,000 sf church. Access is currently provided by an in only driveway from Everett Street which serves the bank, a full-movement driveway from Everett Street two (2) right turn in/out only driveways to American Legion Highway.

The project will consist of the redevelopment of the site to include a 2,450 sf Starbucks with one (1) drive-through lane, a 1,511 pizza shop and a 5,275 Convenient MD urgent care facility. The Everett Street driveways will be combined to a single full movement driveway. Two (2) right turn in/out only driveways to American Legion Highway will continue to serve the site. Figure 1 shows the study area in relation to the surrounding roadway network.

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)



Figure 1
Site Location Map

SITE TRAFFIC GENERATION

Existing Site Traffic Generation

Site generated traffic was based on trip-generation data published by the ITE *Trip Generation* manual¹. The existing development consists of the 2,800 square foot (sf) branch bank with one (1) drive-through window, a 1,740 sf car rental office, a 2,145 sf pizza shop, 2,750 sf of former gym space and a 3,000 sf church. Trip generation data for Land Use Codes (LUC) 710 – General Office, LUC 912 – Drive-In Bank, LUC 560 – Church, LUC 933 – Fast-Food Restaurant without Drive-Through Window and LUC 492 – Health/Fitness Club were reviewed as the land uses most similar to what currently exists on the site.

¹*Trip Generation*, Eleventh Edition; Institute of Transportation Engineers; Washington, DC; 2021.



The trip generation for the existing uses on the site is summarized in Table 1. The trip generation worksheets are included in the Appendix.

**TABLE 1
EXISTING TRIP-GENERATION SUMMARY**

	Existing Branch Bank Trips ^a	Existing Car Rental Office Trips ^b	Existing Pizza Shop Trips ^c	Existing Church Trips ^d	Existing Gym Trips ^e	Total Trips
Weekday Daily	280	34	966	68	110	1,458
Weekday Morning Peak						
Hour:						
Entering	16	4	0	1	2	23
Exiting	12	1	0	0	2	15
Total	28	5	0	1	4	38
Weekday Evening Peak						
Hour:						
Entering	29	1	36	3	13	82
Exiting	29	5	36	3	10	83
Total	58	6	72	6	23	165

^aBased on ITE LUC 912 – Drive-In Bank; 2,800 sf.

^bBased on ITE LUC 710 – General Office; 1,740 sf.

^cBased on ITE LUC 933 – Fast-Food Restaurant without Drive-Through Window; 2,145 sf. Closed during weekday morning peak hour.

^dBased on ITE LUC 560 – Church; 3,000 sf.

^eBased on ITE LUC 492 – Health/Fitness Center; 2,750 sf.

On a typical weekday, the existing development is expected to generate 1,458 daily vehicle trips. During the weekday morning peak hour, 38 vehicle trips (23 vehicles entering and 15 vehicles exiting) are expected. During the weekday evening peak hour, 165 vehicle trips (82 vehicles entering and 83 vehicles exiting) are expected.

Future Site Traffic Generation

Site generated traffic for the proposed redeveloped site were also based on trip-generation data published by the ITE *Trip Generation* manual². The proposed redevelopment consists of the site to include a 2,450 sf Starbucks with one (1) drive-through lane, a 1,511 pizza shop and a 5,275 Convenient MD urgent care facility. The Convenient MD will provide full service in-clinic and virtual urgent care services offering convenient access to affordable, high-quality

²Ibid.



care for episodic acute medical events requiring immediate attention. The trip generation for the proposed uses are summarized in Table 2. The trip generation worksheets are included in the Appendix.

**TABLE 2
FUTURE TRIP-GENERATION SUMMARY**

	Proposed Pizza Shop Trips ^a	Proposed Starbucks Trips ^b	Proposed Convenient MD Trips ^c	Total Trips ^a
<i>Weekday Daily</i>	680	1,308	132	2,070
<i>Weekday Morning Peak Hour:</i>				
Entering	0	107	3	110
<u>Exiting</u>	<u>0</u>	<u>103</u>	<u>3</u>	<u>106</u>
Total	0	210	6	216
<i>Weekday Evening Peak Hour:</i>				
Entering	28	48	4	80
<u>Exiting</u>	<u>28</u>	<u>48</u>	<u>4</u>	<u>80</u>
Total	56	96	8	160

^aBased on ITE LUC 933 – Fast-Food Restaurant without Drive-Through Window; 1,511 sf. Closed during weekday morning peak hour.

^bBased on ITE LUC 937 – Coffee/Donut Shop with Drive-Through Window; 2,450 sf.

^cBased on ITE LUC 650 – Free-Standing Emergency Room; 5,275 sf.

On a typical weekday, the proposed development is expected to generate 2,070 daily vehicle trips. During the weekday morning peak hour, 216 vehicle trips (110 vehicles entering and 116 vehicles exiting) are expected. During the weekday evening peak hour, 160 vehicle trips (80 vehicles entering and 80 vehicles exiting) are expected.

Site Traffic Generation Comparison

Summarized in Table 3 is a comparison of the existing traffic generation to the proposed traffic generation. As shown in Table 3, the proposed redevelopment use is projected to generate less traffic than the existing uses on the site.



TABLE 3
TRIP-GENERATION COMPARISON

	Existing Site Trips ^a	Proposed Redevelopment Trips ^b	Net New
<i>Weekday Daily</i>	1,458	2,070	612
<i>Weekday Morning Peak Hour:</i>			
Entering	23	110	87
<u>Exiting</u>	<u>15</u>	<u>106</u>	<u>91</u>
Total	38	216	178
<i>Weekday Evening Peak Hour:</i>			
Entering	82	80	-2
<u>Exiting</u>	<u>83</u>	<u>80</u>	<u>-3</u>
Total	165	160	-5

^aFrom Table 1.

^bFrom Table 2.

Not all the trips expected to be generated by the Starbucks coffee shop represent new trips on the study area roadway system. According to the ITE Trip Generation Handbook, a portion of these trips can be considered pass-by trips. That is, they are not considered primary trips of site generated traffic, but consist of vehicles passing by the site on their way to another destination. For various fast food restaurant uses, the ITE Trip Generation Handbook estimates that on average, pass-by trips can account for approximately 51 to percent of the peak hour trip generation. It is expected that coffee and donut shops have a significantly higher pass-by rate; however, currently, no documentation can be found. To present a conservative analysis, it was assumed that 50 percent of the daily and peak hour trips for the Starbucks coffee shop will be pass-by trips. These trips are shown in the second column of Table 4. The total *net new* Starbucks coffee shop trips are shown in the last column of Table 4.

As shown in Table 4 the proposed Starbucks coffee shop is expected to conservatively generate 106 *new* vehicle trips during the weekday morning peak hour (55 vehicles entering and 51 vehicles exiting) and 48 *new* vehicle trips during the weekday evening peak hour (24 vehicles entering and 24 vehicles exiting).

Summarized in Table 5 is a comparison of the existing traffic generation to the proposed traffic generation considering the Starbucks Coffee Shop pass-by trips. As shown in Table 5, the proposed redevelopment use is projected to generate less traffic daily and during the weekday evening peak hour. During the weekday morning peak hour, a net increase of 74 vehicle trips (35 vehicles entering and 39 vehicles exiting) can be expected. This is equivalent to approximately one (1) additional bi-directional vehicle every two minutes during the hour.



TABLE 4
STARBUCKS COFFEE SHOP PEAK HOUR PASS-BY TRIP-GENERATION SUMMARY

	Proposed Trips ^a	Pass-By Trips	Net New Trips
<i>Weekday Daily</i>	1,308	654	654
<i>Weekday Morning Peak Hour:</i>			
Entering	107	52	55
<u>Exiting</u>	<u>103</u>	<u>52</u>	<u>51</u>
Total	210	104	106
<i>Weekday Evening Peak Hour:</i>			
Entering	48	24	24
<u>Exiting</u>	<u>48</u>	<u>24</u>	<u>24</u>
Total	96	48	48

^aFrom Table 2.

TABLE 5
TRIP-GENERATION COMPARISON WITH PASS_BY TRIPS

	Existing Site Trips ^a	Proposed Redevelopment Trips ^b	Net New
<i>Weekday Daily</i>	1,458	1,416	-42
<i>Weekday Morning Peak Hour:</i>			
Entering	23	58	35
<u>Exiting</u>	<u>15</u>	<u>54</u>	<u>39</u>
Total	38	112	74
<i>Weekday Evening Peak Hour:</i>			
Entering	82	56	-26
<u>Exiting</u>	<u>83</u>	<u>56</u>	<u>-27</u>
Total	165	112	-53

^aFrom Table 1.

^bFrom Table 3 and 4, accounting for Starbucks coffee shop pass-by trips..



CONCLUSION

Bayside has examined the potential traffic generation of the existing and proposed uses on the site. Based on the analysis, the proposed redevelopment use is projected to generate less traffic daily and during the weekday evening peak hour. During the weekday morning peak hour, a net increase of 74 vehicle trips (35 vehicles entering and 39 vehicles exiting) can be expected. This is equivalent to approximately one (1) additional bi-directional vehicle every two minutes during the hour.



Appendix

Trip Generation Worksheets

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)



Trip Generation Worksheets

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)

Existing Drive-In Bank, Revre, MA

Land Use Code (LUC) 912 - Drive-In Bank

Source : Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition

Average Vehicle Trips Ends vs.: 1,000 Square Feet Gross Floor Area

Independent Variable (X): 2.800 ksf

AVERAGE WEEKDAY DAILY

$T = 100.35 * (X)$ 19 Studies, Avg sf of GFA = 6 ksf

$T = 100.35 * (2.800)$

$T = 280.98$

$T = 280$ vehicle trips

with 50% (140 vpd) entering and 50% (140 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 9.950 * (X)$ 44 Studies, Avg sf of GFA = 5 ksf

$T = 9.950 * (2.800)$

$T = 27.86$

$T = 28$ vehicle trips

with 58% (16 vph) entering and 42% (12 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 21.01 * (X)$ 114 Studies, Avg sf of GFA = 4 ksf

$T = 21.01 * (2.800)$

$T = 58.83$

$T = 58$ vehicle trips

with 50% (29 vph) entering and 50% (29 vph) exiting.

Existing Drive-In Bank, Revre, MA

Land Use Code (LUC) 912 - Drive-In Bank

Source : Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition

Average Vehicle Trips Ends vs.: 1,000 Square Feet Gross Floor Area

Independent Variable (X): 2.800 ksf

SATURDAY DAILY

$T = 86.48 * (X)$ 5 Studies, Avg sf of GFA = 3 ksf

$T = 86.48 * (2.800)$

$T = 242.14$

$T = 242$ vehicle trips

with 50% (121 vpd) entering and 50% (121 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$T = 26.35 * (X)$ 41 Studies, Avg sf of GFA = 4 ksf

$T = 26.35 * (2.800)$

$T = 73.78$

$T = 74$ vehicle trips

with 51% (38 vph) entering and 49% (36 vph) exiting.

SUNDAY DAILY

$T = 31.96 * (X)$ 5 Studies, Avg sf of GFA = 3 ksf

$T = 31.96 * (2.800)$

$T = 89.49$

$T = 90$ vehicle trips

with 50% (45 vpd) entering and 50% (45 vpd) exiting.

SUNDAY MIDDAY PEAK HOUR OF GENERATOR

$T = 4.79 * (X)$ 5 Studies, Avg sf of GFA = 3 ksf

$T = 4.79 * (2.800)$

$T = 13.41$

$T = 13$ vehicle trips

with 50% (7 vph) entering and 50% (6 vph) exiting.

Existing Car Rental Office, Revere, MA

Land Use Code (LUC) 710 - General Office Building

Source: Institute of Transportation Engineers (ITE) - 11th Edition

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
 Independent Variable (X): 1.740 ksf

AVERAGE WEEKDAY DAILY

Ln T = 0.87 Ln (X) + 3.05 R² = 0.78
 Ln T = 0.87 Ln (1.740) + 3.05 59 Studies, Average Rate = 10.84 trips/ksf
 Ln T = 3.53 Avg size = 163 ksf
 T = 34.19
 T = 34 vehicle trips
 with 50% (17 vph) entering and 50% (17 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

Ln T = 0.86 Ln (X) + 1.16 R² = 0.78
 Ln T = 0.86 Ln (1.740) + 1.16 221 Studies, Average Rate = 1.52 trips/ksf
 Ln T = 1.64 Avg size = 201 ksf
 T = 5.14
 T = 5 vehicle trips
 with 88% (4 vph) entering and 12% (1 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

Ln T = 0.83 Ln (X) + 1.29 R² = 0.77
 Ln T = 0.83 Ln (1.740) + 1.29 232 Studies, Average Rate = 1.44 trips/ksf
 Ln T = 1.75 Avg size = 199 ksf
 T = 5.75
 T = 6 vehicle trips
 with 17% (1 vph) entering and 83% (5 vph) exiting.

SATURDAY DAILY

T = 2.21 * (X) No Formula
 T = 2.21 * (1.740) 5 Studies, Average Rate = 2.21 trips/ksf
 T = 3.85 Avg size = 94 ksf
 T = 4 vehicle trips
 with 50% (2 vpd) entering and 50% (2 vpd) exiting.

1.15
1.15

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 0.53 * (X) No Formula
 T = 0.53 * (1.740) 3 Studies, Average Rate = 0.53 trips/ksf
 T = 0.92 Avg size = 82 ksf
 T = 1 vehicle trips
 with 54% (1 vpd) entering and 46% (0 vpd) exiting.

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)

Existing Pizza Shop, Revere, MA

Land Use Code (LUC) 933 Fast-Food Restaurant without Drive-Through Window

Source: Institute of Transportation Engineers (ITE) - 11th Edition

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area

Independent Variable (X): 2.145 ksf

AVERAGE WEEKDAY DAILY

T = 450.49 * (X) 6 Studies, Avg size = 1 ksf

T = 450.49 * 2.145 R² = NC, AR = 450.49

T = 966.30

T = 966 vehicle trips

with 50% (483 vpd) entering and 50% (483 vpd) exiting.

225.17

225.17

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 43.18 * (X) 3 Studies, Avg size = 3 ksf

T = 43.18 * 2.145 R² = NC, AR = 43.18

T = 92.62

T = 93 vehicle trips

with 58% (54 vph) entering and 42% (39 vph) exiting.

25.17

18.18

WEEKDAY MORNING PEAK HOUR OF GENERATOR

T = 58.73 * (X) - 10.17 9 Studies, Avg size = 2 ksf

T = 58.73 * (2.145) - 10.17 R² = 0.73, AR = 53.43

T = 115.81

T = 116 vehicle trips

with 53% (61 vph) entering and 47% (55 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 25.22 * (X) + 18.31 8 Studies, Avg size = 2 ksf

T = 25.22 * (2.145) + 18.31 R² = 0.53, AR = 33.21

T = 72.41

T = 72 vehicle trips

with 50% (36 vph) entering and 50% (36 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF GENERATOR

T = 44.83 * (X) + 16.56 12 Studies, Avg size = 2 ksf

T = 44.83 * (2.145) + 16.56 R² = 0.69, AR = 52.77

T = 112.72

T = 113 vehicle trips

with 50% (57 vph) entering and 50% (56 vph) exiting.

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)

Existing Pizza Shop, Revere, MA

Land Use Code (LUC) 933 Fast-Food Restaurant without Drive-Through Window
Source: Institute of Transportation Engineers (ITE) - 11th Edition

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 2.145 ksf

SATURDAY DAILY

T = 696 * (X) Limited Data
T = 696 * 2.145 1 Study, Avg size = 1 ksf
T = 1492.92
T = 1,492 vehicle trips
with 50% (746 vpd) entering and 50% (746 vpd) exiting.
347.79 347.79

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 54.60 * (X) Limited Data
T = 54.60 * 2.145 1 Study, Avg size = 5 ksf
T = 117.12
T = 117 vehicle trips
with 49% (57 vph) entering and 51% (60 vph) exiting.
26.57 27.97

SUNDAY DAILY

T = 500.00 * (X) Limited Data
T = 500.00 * (2.145) 1 Study, Avg size = 1 ksf
T = 1072.50
T = 1,072 vehicle trips
with 50% (536 vph) entering and 50% (536 vph) exiting.

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)

Existing Church, Revere, MA

Land Use Code (LUC) 560 - Church

Source : Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition

Average Vehicle Trips Ends vs. 1,000 Square Feet Gross Floor Area

Independent Variable (X): 3.000 ksf

AVERAGE WEEKDAY DAILY

$$T = 5.40 * (X) + 50.83 \quad 5 \text{ Studies, Avg size} = 23 \text{ ksf}$$

$$T = 5.40 * (3) + 50.83 \quad R^2 = 0.69, AR = 7.60$$

$$T = 67.03$$

$$T = 68 \quad \text{vehicle trips}$$

with 50% (34 vpd) entering and 50% (34 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 0.37 * (X) - 1.84 \quad 6 \text{ Studies, Avg size} = 40 \text{ ksf}$$

$$T = 0.37 * (3.000) - 1.84 \quad R^2 = 0.81, AR = 0.32$$

$$T = -0.73$$

$$T = 1 \quad \text{vehicle trips}$$

with 62% (1 vph) entering and 38% (0 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF GENERATOR

$$T = 0.68 * (X) \quad 7 \text{ Studies, Avg size} = 36 \text{ ksf}$$

$$T = 0.68 * (3.000) \quad R^2 = NC, AR = 0.68$$

$$T = 2.04$$

$$T = 2 \quad \text{vehicle trips}$$

with 55% (1 vph) entering and 38% (1 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 0.36 * (X) + 4.70 \quad 11 \text{ Studies, Avg size} = 35 \text{ ksf}$$

$$T = 0.36 * (3.000) + 4.70 \quad R^2 = 0.64, AR = 0.49$$

$$T = 5.78$$

$$T = 6 \quad \text{vehicle trips}$$

with 44% (3 vph) entering and 56% (3 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF GENERATOR

$$T = 0.22 * (X) + 21.72 \quad 11 \text{ Studies, Avg size} = 35 \text{ ksf}$$

$$T = 0.22 * (3.000) + 21.72 \quad R^2 = 0.64, AR = 0.49$$

$$T = 22.38$$

$$T = 22 \quad \text{vehicle trips}$$

with 59% (13 vph) entering and 41% (9 vph) exiting.

Existing Church, Revere, MA

Land Use Code (LUC) 560 - Church

Source : Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition

Average Vehicle Trips Ends vs. 1,000 Square Feet Gross Floor Area

Independent Variable (X): 3.000 ksf

SATURDAY DAILY

$T = 4.90 * (X)$ 4 Studies, Avg size = 26 ksf

$T = 4.90 * (3)$ $R^2 = NC, AR = 4.90$

$T = 14.70$

$T = 14$ vehicle trips
with 50% (7 vpd) entering and 50% (7 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$T = 2.70 * (X)$ 5 Studies, Avg size = 25 ksf

$T = 2.70 * (3.000)$ $R^2 = NC, AR = 4.90$

$T = 8.10$

$T = 8$ vehicle trips
with 58% (5 vpd) entering and 42% (3 vpd) exiting.

SUNDAY DAILY

$T = 31.46 * (X)$ 4 Studies, Avg size = 26 ksf

$T = 31.46 * (3.000)$ $R^2 = NC, AR = 31.46$

$T = 94.38$

$T = 94$ vehicle trips
with 50% (47 vpd) entering and 50% (47 vpd) exiting.

SUNDAY MIDDAY PEAK HOUR OF GENERATOR

$T = 7.87 * (X) + 93.13$ 16 Studies, Avg size = 38 ksf

$T = 7.87 * (3.000) + 93.13$ $R^2 = 0.56, AR = 10.36$

$T = 116.74$

$T = 117$ vehicle trips
with 59% (69 vph) entering and 41% (48 vph) exiting.

Existing Gym, Revere, MA

Land Use Code (LUC) 492 - Health/Fitness Club

Source : Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition

Average Vehicle Trips Ends vs. 1,000 Square Feet Gross Floor Area

Independent Variable (X): 2.750 ksf

AVERAGE WEEKDAY DAILY

Estimated based on ITE LUC 495 (PM/Daily ratio Avg.)

$$T = 39.77 * (X)$$

$$T = 39.77 * 2.750$$

$$T = 109.37$$

T = 110 vehicle trips
with 50% (55 vpd) entering and 50 (55 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 1.31 * (X) \quad \text{Limited Data, No Formula}$$

$$T = 1.31 * (2.750) \quad \text{6 Studies, Avg sf of GFA = 44 ksf}$$

$$T = 3.60$$

T = 4 vehicle trips
with 51% (2 vph) entering and 49% (2 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF GENERATOR

$$T = 1.40 * (X) \quad \text{Limited Data, No Formula}$$

$$T = 1.40 * (2.750) \quad \text{4 Studies, Avg sf of GFA = 42 ksf}$$

$$T = 3.85$$

T = 4 vehicle trips
with 46% (2 vph) entering and 54% (2 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$\text{Ln } T = 0.67 \text{ Ln } (X) + 2.44 \quad R^2 = 0.67$$

$$\text{Ln } T = 0.67 \text{ Ln } (2.750) + 2.44 \quad \text{8 Studies, Average Rate = 3.45 trips/ksf}$$

$$\text{Ln } T = 3.12 \quad \text{Avg size = 37 ksf}$$

$$T = 22.60$$

T = 23 vehicle trips
with 57% (13 vph) entering and 43% (10 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF GENERATOR

$$T = 3.92 * (X) \quad \text{Limited Data, No Formula}$$

$$T = 3.92 * (2.750) \quad \text{3 Studies, Avg sf of GFA = 40 ksf}$$

$$T = 10.78$$

T = 11 vehicle trips
with 52% (6 vph) entering and 48% (5 vph) exiting.

Existing Gym, Revere, MA

Land Use Code (LUC) 492 - Health/Fitness Club

Source : Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition

Average Vehicle Trips Ends vs. 1,000 Square Feet Gross Floor Area

Independent Variable (X): 2.750 ksf

SATURDAY DAILY

No Data

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 3.19 * (X) No Formula
 T = 3.19 * 0.000 3 Studies, Average Rate = 3.19 trips/ksf
 T = 8.77 Avg size = 16 ksf
 T = 9 vehicle trips
 with 49% (4 vpd) entering and 51% (5 vpd) exiting.

Proposed Pizza Shop, Revere, MA

Land Use Code (LUC) 933 Fast-Food Restaurant without Drive-Through Window Source: Institute of Transportation Engineers (ITE) - 11th Edition

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 1.511

AVERAGE WEEKDAY DAILY

T = 450.49 * (X) 6 Studies, Avg size = 1 ksf
T = 450.49 * 1.511 R² = NC, AR = 450.49
T = 680.69
T = 680 vehicle trips
with 50% (340 vpd) entering and 50% (340 vpd) exiting.
225.02 225.02

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 43.18 * (X) 3 Studies, Avg size = 3 ksf
T = 43.18 * 1.511 R² = NC, AR = 43.18
T = 65.24
T = 65 vehicle trips
with 58% (38 vph) entering and 42% (27 vph) exiting.
25.15 17.87

WEEKDAY MORNING PEAK HOUR OF GENERATOR

T = 58.73 * (X) - 10.17 9 Studies, Avg size = 2 ksf
T = 58.73 * (1.511) - 10.17 R² = 0.73, AR = 53.43
T = 78.57
T = 79 vehicle trips
with 53% (42 vph) entering and 47% (37 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 25.22 * (X) + 18.31 8 Studies, Avg size = 2 ksf
T = 25.22 * (1.511) + 18.31 R² = 0.53, AR = 33.21
T = 56.42
T = 56 vehicle trips
with 50% (28 vph) entering and 50% (28 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF GENERATOR

T = 44.83 * (X) + 16.56 12 Studies, Avg size = 2 ksf
T = 44.83 * (1.511) + 16.56 R² = 0.69, AR = 52.77
T = 84.30
T = 84 vehicle trips
with 50% (42 vph) entering and 50% (42 vph) exiting.

Proposed Pizza Shop, Revere, MA

Land Use Code (LUC) 933 Fast-Food Restaurant without Drive-Through Window Source: Institute of Transportation Engineers (ITE) - 11th Edition

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 1.511

SATURDAY DAILY

T = 696 * (X) Limited Data
T = 696 * 1.511 1 Study, Avg size = 1 ksf
T = 1051.66
T = 1,052 vehicle trips
with 50% (526 vpd) entering and 50% (526 vpd) exiting.
348.11 348.11

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 54.60 * (X) Limited Data
T = 54.60 * 1.511 1 Study, Avg size = 5 ksf
T = 82.50
T = 83 vehicle trips
with 49% (41 vph) entering and 51% (42 vph) exiting.
27.13 27.80

SUNDAY DAILY

T = 500.00 * (X) Limited Data
T = 500.00 * (1.511) 1 Study, Avg size = 1 ksf
T = 755.50
T = 756 vehicle trips
with 50% (378 vph) entering and 50% (378 vph) exiting.

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)

Proposed Coffee/Donut Shop with Drive-Through Window, Revere, MA

Land Use Code (LUC) 937 - Coffee/Donut Shop with Drive-Through Window

Source: Institute of Transportation Engineers (ITE) - 11th Edition

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 2.450 ksf

AVERAGE WEEKDAY DAILY

T = 533.57 * (X) 6 Studies, Avg size = 2 ksf
T = 533.57 * 2.450 R² = NC, AR = 533.57
T = 1307.25
T = 1,308 vehicle trips
with 50% (654 vpd) entering and 50% (654 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 85.88 * (X) 78 Studies, Avg size = 2 ksf
T = 85.88 * 2.450 R² = NC, AR = 85.88
T = 210.41
T = 210 vehicle trips
with 51% (107 vph) entering and 49% (103 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 38.99 * (X) 36 Studies, Avg size = 2 ksf
T = 38.99 * 2.450 R² = NC, AR = 38.99
T = 95.53
T = 96 vehicle trips
with 50% (48 vph) entering and 50% (48 vph) exiting.

SATURDAY DAILY NO DATA

Estimated based on ITE LUC 934 (AM/Daily + PM/Daily ratio Avg.)

T = 725.90 * (X)
T = 725.90 * 2.450
T = 1778.46
T = 1,778 vehicle trips
with 50% (889 vpd) entering and 50% (889 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 87.91 * (X) 9 Studies, Avg size = 2 ksf
T = 87.91 * 2.450 R² = NC, AR = 87.91
T = 215.38
T = 215 vehicle trips
with 50% (107 vph) entering and 50% (108 vph) exiting.

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)

Proposed Convenient MD, Revere, MA

Land Use Code (LUC) 650 - Free-Standing Emergency Room

Source: Institute of Transportation Engineers (ITE) - 11th Edition

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 5.275 ksf

AVERAGE WEEKDAY DAILY

T = 24.94 * (X) 4 Studies, Avg size = 11 ksf
T = 24.94 * 5.275 R² = NC, AR = 24.94
T = 131.56
T = 132 vehicle trips
with 50% (66 vpd) entering and 50% (66 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 1.12 * (X) 4 Studies, Avg size = 11 ksf
T = 1.12 * 5.275 R² = NC, AR = 1.12
T = 5.91
T = 6 vehicle trips
with 50% (3 vph) entering and 50% (3 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 1.52 * (X) 4 Studies, Avg size = 11 ksf
T = 1.52 * 5.275 R² = NC, AR = 1.52
T = 8.02
T = 8 vehicle trips
with 46% (4 vph) entering and 50% (4 vph) exiting.

SATURDAY DAILY NO DATA

SATURDAY MIDDAY PEAK HOUR OF GENERATOR NO DATA

Attachment: American Legion Highway Trip Generation Memo (22-127 : Special Permit, 25-55 American Legion Highway)

C-22-03

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.190 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, April 25, 2022 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Revere Dev. LLC, 304 Squire Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct a new fast-food restaurant with a drive through window at 304 Squire Road, Revere, MA.

A copy of the aforementioned proposed plan and application (C-22-03) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #27654
04/06/2022
04/13/2022

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

FORM B

APPLICATION NO. C-22-03
DATE: 3/31/22

**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 filing 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:

- Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere).
- Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.08, Section 17.08.280.
- Application for Special permit for Alteration and Extension of Nonconforming Uses (Revise Ordinances of the City of Revere)

1. Applicant submitting the application is:

Name: Revere Dev. LLC.
Address: 304 Squire Road, Revere, MA 02151
Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

FILED
2022 MAR 31 PM 12:02
OFFICE CITY CLERK
REVERE, MASS

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

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

Name: Gerry D'Ambrosio, Esq. and Christopher D. Cridler, Esq., D'Ambrosio Brown LLP

Title: Attorneys for the Applicant

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

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

Name: Revere Dev. LLC

Address: 304 Squire Road, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP - (617) 720-5657

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

Please see deed, recorded at Suffolk Registry of Deeds, Book 67062, Page 51, attached hereto as **Exhibit A**.

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 title and dated:

Please see the Plan attached hereto as **Exhibit B**.

Assessor's Office information: 304 Squire Road, Revere Massachusetts and adjoining parcels.

Parcel Identification numbers: 28-438K-13; 28-438K-15; 28-438K-16; and 28-438K-17

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

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

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 part of this application.

Please see USGS topographic and MassGIS maps attached hereto as **Exhibit D**.

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 X 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.

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 land in Revere, described as follows:

Lots numbered 942, 943, 944, 945, and 946 Squire Road, and

Lots numbered 947 and 948 Derby Road, and

Lots numbered 938, and 939 Sigourney Street

As shown on plan recorded at Suffolk Registry of Deeds, Book 4642 at end.

In addition, a concrete block building, approximately 1,400 square feet, is included on Squire Road lots 942, 943, 944, 945, 946, and a free standing sign approximately 30 feet in height.

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

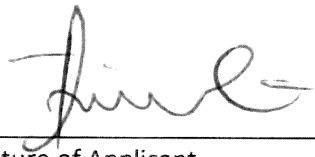
The Applicant seeks to use the property for the operation of a Popeye’s fast-food restaurant with a drive through window, allowable in the GB zoning district only by special permit. See Site Plan Review Committee’s Denial Letter attached hereto as **Exhibit E**. The Special Permit will allow the Applicant to open its restaurant along a main thoroughfare and increase the available food options in Revere. The drive through window will allow for ease of service by the applicant and also allow patrons to pick up their food without leaving their vehicle. The current vacated structure will be taken down and the Applicant will construct an

attractive new restaurant to better and more efficiently serve the Revere community.


The City Council of the City of Revere should award this special permit because the Applicant's proposal is not detrimental to the neighborhood. The City of Revere has permitted this property to be used as a fast-food restaurant and drive-through previously, most recently as a Honey Dew Doughnuts establishment. The Applicant plans to direct traffic towards Squire Road in order to reduce any additional traffic through its surrounding neighborhood. The Applicant's use of the property is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

Date of denial by building Inspector and/or Planning Board: March 22, 2022.

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

x 
Signature of Applicant

3/28/2022
Date

x 
Signature of Owner Representative

3/28/2022
Date


Signature of Designated Representative

3/30/2022
Date

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

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

**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: Ashish Parikh
Manager, Revere Dev. LLC

Amish Parikh
Manager, Revere Dev. LLC

Address: c/o D'Ambrosio Brown LLP
14 Proctor Avenue
Revere, MA 02151

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

Name: Revere Dev. LLC

Address: 304 Squire Road
Revere, MA 02151

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

Partner's Name: N/A

Address: N/A

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

Name: Revere Dev. LLC

Address: 304 Squire Road
Revere, MA 02151

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:

N/A

The trust documents are on file at N/A and will be delivered upon request.

Page 2
General Disclosure Form

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

Joint Venture Name: N/A

Address: N/A

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

7. If the party is a corporation, provide the name and the 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:

To the extent applicable, the Applicant identifies the following Directors of the Corporation:

Director: Ashish Parikh, 82 Roberts Road, Englewood Cliffs, NJ 07632

Director: Amish Parikh, 19 Regency Place, Weehawken, NJ 07086

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

General Partner's Name: N/A

Address: N/A

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: N/A

Address: N/A

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:

[Signatures on following page]

The foregoing information if provided under the Pains and Penalty of Perjury. Signature of each party and land-owner:

Amish Parikh
Name [Signature]

Date 3/28/2022

Request for Finding of Fact – Special Permit

Now comes the applicant Revere Dev. LLC who has applied to this Honorable City Council for a special permit for property located at 304 Squire Road, Revere, Massachusetts.

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City as well as an additional dining option for the City's residents. See Revere Zoning Ordinances, § 17.04.010

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is appropriate as it is a centralized Revere location near similar fast-food restaurants with reasonable ingress and egress accessibility directed away from the surrounding neighborhood and towards the a main thoroughfare, Squire Road.

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate and appropriate facilities already servicing the Property.

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The applicant seeks to provide necessary amenities to the Revere Community at large and to the residents of the neighborhood. The Property will be significantly improved by the Applicant's efforts, at great expense, and all aspects of the property will be brought up to code as is required in new construction. Additionally, traffic from the restaurant will be directed away from the surrounding neighborhood, towards a main commercial thoroughfare, Squire Road.

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Derby Road or Sigourney Street for the following reasons:
 - (a) There will be no adverse effect to the neighborhood as the Applicant's current plans indicate that the majority of the traffic flow of the Restaurant will exit towards Squire Road, as well as an entrance and exit on Sigourney Street, which travels one way towards Squire Road. No vehicles will enter from or exit onto Derby Road, limiting traffic from this location to enter the surrounding residential neighborhood.

Page 3
Finding of Fact Form

6. The adequate and appropriate facilities will be provided for the proper use, for the following reasons:
- (a) Adequate and appropriate facilities already service the Property or will be addressed through the construction of the new building.

Date: 3/30/2022

Respectfully submitted by:  Counsel

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

EXHIBIT

A

Suffolk County Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 6480
Document Type : DED
Recorded Date : January 24, 2022
Recorded Time : 10:08:34 AM

Recorded Book and Page : 67062 / 51
Number of Pages(including cover sheet) : 5
Receipt Number : 951114
Recording Fee (including excise) : \$8,477.00

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 01/24/2022 10:08 AM
Ctrl# 218416 12357 Doc# 00006480
Fee: \$8,322.00 Cons: \$1,825,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

QUITCLAIM DEED

WE, ROBERT PEDICINI and JOHN PEDICINI, as trustees of REVERE-DERBY REALTY TRUST u/d/t dated June 23, 1969 and recorded with the Suffolk County Registry of Deeds in Book 8292, Page 54 of Saugus, Essex County, Massachusetts, and as partners of **FIRST DERBY REALTY, LIMITED LIABILITY PARTNERSHIP**, a limited liability partnership with a principal office located at 10 Milano Drive, Saugus, Massachusetts.

For consideration paid, and in full consideration of ONE MILLION EIGHT HUNDRED AND TWENTY-FIVE THOUSAND and 00/100 (\$1,825,000) Dollars,

grant to **REVERE DEV LLC**

WITH QUITCLAIM COVENANTS,


A certain parcel of land on Squire Road, Derby Road, and Sigourney Street, Revere, in the county of Suffolk, and Commonwealth of Massachusetts. Said land is shown as Squire Road Lots 942, 943, 944, 945, 946, Derby Road Lots 947 & 948, and Sigourney Street Lots 938 & 939 on plan recorded at Suffolk Registry of Deeds in Book 4642, Page 640 at end. In addition, a concrete block building, approximately 1,400 square feet, is included on Squire Road lots 942, 943, 944, 945, 946 and a free-standing sign approximately 30 feet in height.

The above-referenced Trustees also hereby release any and all rights of homestead in and to the property being conveyed, and certify under pains and penalties of perjury that there are no persons or beneficiaries, including spouses, former spouses, partners or former partners in a civil union who are entitled to claim the benefit of homestead in the premises.

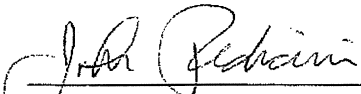
Further, the within conveyance constitutes a sale or transfer in the ordinary course of business of Grantor, First Derby Realty, Limited Liability Partnership.

For title, see deed recorded with Suffolk Registry of Deeds in Book 8292, Page 62.

Witness our hands and seals, this 21st day of January 2022.



 Robert Pedicini, Trustee



 John Pedicini, Trustee

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

COMMONWEALTH OF MASSACHUSETTS

Essex County, SS

On this 21st day of January, 2022, before me, the undersigned notary public, personally appeared, Robert Pedicini and John Pedicini, and each proved to me through satisfactory evidence of identification, which was license, to be the person (i) whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as trustee of **REVERE-DERBY REALTY TRUST**; and (ii) who signed said document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

[Handwritten Signature] [official signature and seal of notary]

Notary Public:

My Commission Expires:



KELLY J. SHANAHAN, ESQ.
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 20, 2024

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

Executed as a sealed instrument, this 21st day of January 2022.

FIRST DERBY REALTY, LIMITED LIABILITY PARTNERSHIP

Robert L. Pedicini
Robert L. Pedicini, its Partner

John G. Pedicini
John G. Pedicini, its Partner

COMMONWEALTH OF MASSACHUSETTS

Essex County, SS

On this 21st day of January, 2022, before me, the undersigned notary public, personally appeared, Robert Pedicini and John Pedicini, and each proved to me through satisfactory evidence of identification, which was license, to be the person (i) whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as partner of **FIRST DERBY REALTY, LIMITED LIABILITY PARTNERSHIP**, and (ii) who signed said document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

[Handwritten Signature] [official signature and seal of notary]

Notary Public:



KELLY J. SHANAHAN, ESQ.
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 20, 2024

My Commission Expires:

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

To Broadway

Suffolk County Registry of Deeds
Book 4642 Page 640 at end

DERBY ROAD

2501	940	2143	87.5	939	938	2187	87.5	937	936	935	934	733	932	931	930	929	928	927	926	925	924	923
1052	941	2126	87.5	2187	2187	2187	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1053	942	2110	87.5	2187	2187	2187	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1054	943	2093	87.5	2187	2187	2187	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1055	944	2077	87.5	2187	2187	2187	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1056	945	2060	87.5	2187	2187	2187	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1057	946	2044	87.5	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963		

SIGOURNEY ST.

1058	826	2186	87.5	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843		
1059	827	2202	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1060	828	2219	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1061	823	2235	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1062	822	2252	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1063	821	2268	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
1064	820	2285	87.5	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187

AUGUSTUS ST.

1065	706	2344	87.5	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724		
------	-----	------	------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--	--

EXHIBIT B

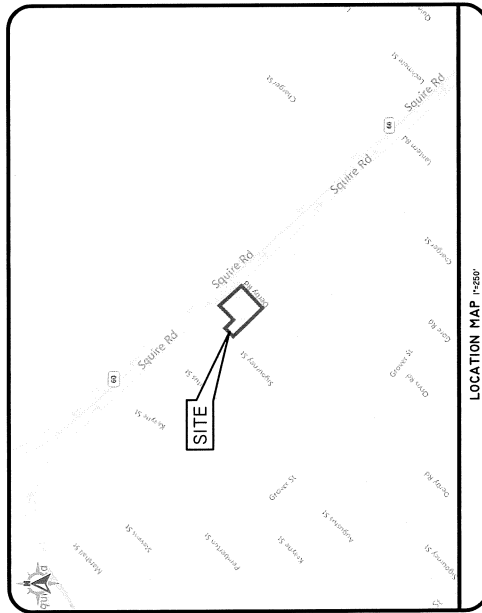
INITIAL SITE PLAN REVIEW

POPEYES REVERE

304 SQUIRE ROAD
 REVERE, MASSACHUSETTS
 ASSESSOR'S PLAT 28-438K LOT 13, 15, 16 & 17

SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 EXISTING CONDITIONS PLAN
- 4 SITE LAYOUT PLAN



MASSDOT
 THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE MA STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.

Diprete Engineering
 105 Eastern Avenue Suite 200 Dedham, MA 02026
 Tel: 781-331-0011 Fax: 494-4005 www.diprete-eng.com

Boston • Providence • Newport

James J. Kelly

DESIGN BY: D.M.K.	DATE: 12/15/2022
SCALE: AS SHOWN	PROJECT: INITIAL SITE PLAN REVIEW
BY: D.M.K.	PROJECT: 304 SQUIRE ROAD
DATE: 12/15/2022	PROJECT: 28-438K-13, 15, 16 & 17

COVER SHEET

304 SQUIRE ROAD
 REVERE, MASSACHUSETTS
 PROJECT: 28-438K-13, 15, 16 & 17
 100 HENLO PARK HALL SUITE 500
 ERMSON, NEW JERSEY 08837

THE PARKIN NETWORK

1 OF 4 SHEETS

AERIAL HALF MILE RADIUS

304 SQUIRE ROAD

THE PARKIN NETWORK

REVERE, MASSACHUSETTS
PREPARED FOR:
100 HEAD OF PARK HALL, SUITE 500
EGLON, NEW JERSEY 08027

NO. 1	DATE: 12/15/2022	SCALE: 1"=500'
NO. 2	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 3	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 4	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 5	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 6	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 7	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 8	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 9	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 10	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 11	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 12	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 13	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 14	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 15	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 16	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 17	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 18	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 19	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 20	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 21	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 22	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 23	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 24	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 25	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 26	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 27	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 28	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 29	REVISION: 12/15/2022	SCALE: 1"=500'
NO. 30	REVISION: 12/15/2022	SCALE: 1"=500'



Diprete Engineering
105 Eastern Avenue Suite 200 Dedham, MA 02026
Tel: 781-326-0022 Fax: 401-494-6006 www.diprete.com

Boston • Providence • Newport

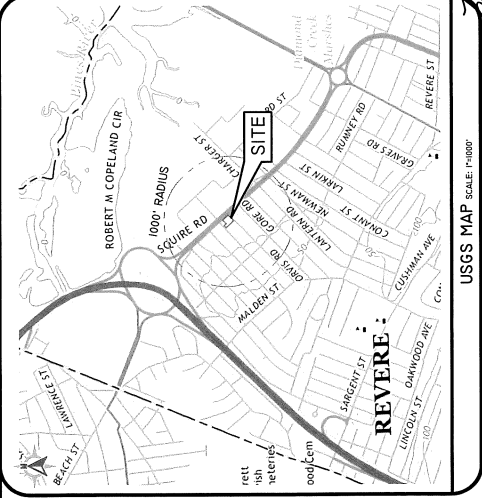
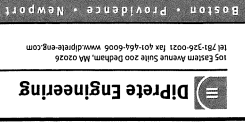


PHOTO OBTAINED FROM AUTODESK GEOLOCATION.
ACCESS ON 3/3/2022.
SCALE: 1"=500'

SITE LAYOUT PLAN
 304 SQUIRE ROAD
 REVERSH, MASSACHUSETTS
 THE PARK NETWORK
 100 NEWLANDS HALL, SUITE 500,
 BOSTON, MASSACHUSETTS 02117
 DRAWN BY: D.M.F. DESIGN BY: D.M.F.



GENERAL NOTES:

1. THIS PLAN IS THE PROPERTY OF DIPRETE ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
2. THE SITE IS APPROXIMATELY 0.44 ACRES AND IS ZONED OB.
3. THE OWNER FOR DEED BOOK #194, PAGE 51 IS REVURE OY, LLC.
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE 4. REFERENCE FEMA FLOOD INSURANCE RATE MAP #1600010101040001 FOR FLOOD ZONE INFORMATION. THIS SITE IS LOCATED IN FEMA FLOOD ZONE 4, WHICH ARE AREAS OF HIGH FLOOD HAZARD. THIS SITE IS LOCATED IN FEMA FLOOD ZONE 4, WHICH ARE AREAS OF HIGH FLOOD HAZARD.
5. THESE NOTES ARE SUBJECT TO ALL CITY ORDINANCES, REGULATIONS AND BYLAWS, AS WELL AS ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF DIPRETE ENGINEERING.
6. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO MEET THE CITY OF REVERSE SUBDIVISION AND LAND DEVELOPMENT DEPARTMENT'S DRAINAGE CRITERIA. THE STORMWATER MANAGEMENT SYSTEM MEETS THE MASSDOT BEST MANAGEMENT PRACTICES FOR THIS PHASE.

DIMENSIONAL REGULATIONS:

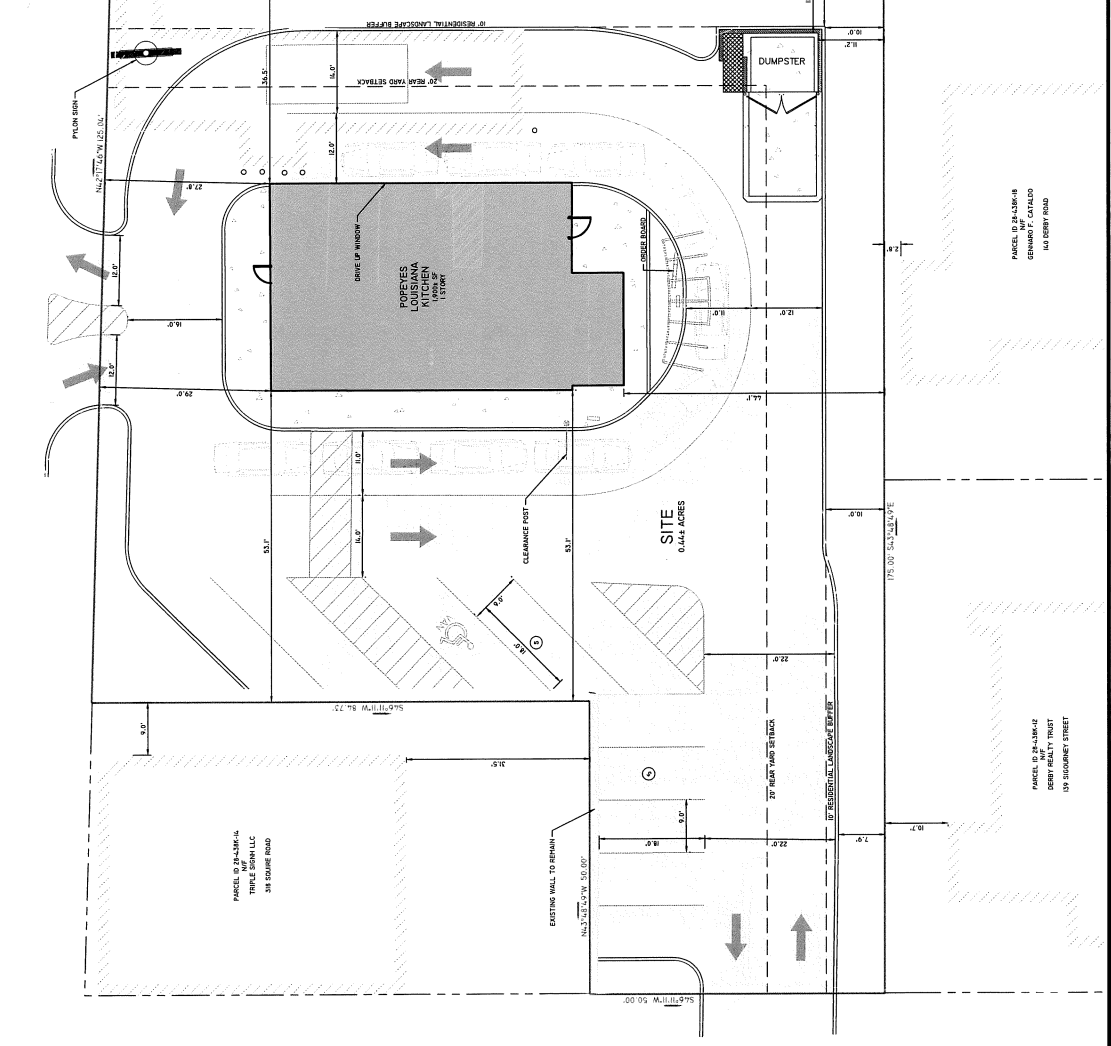
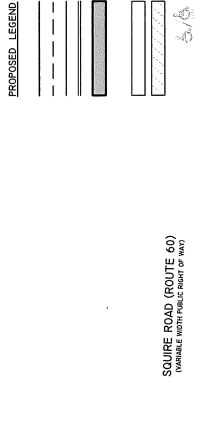
CURRENT ZONING	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK	10' 0"	10' 0"
MINIMUM SIDE YARD SETBACK	10' 0"	10' 0"
MINIMUM REAR YARD SETBACK	10' 0"	10' 0"
MINIMUM SIDE SETBACK	10' 0"	10' 0"
MINIMUM REAR SETBACK	10' 0"	10' 0"
MINIMUM OPEN SPACE COVERAGE	NONE	NONE
FLOOR AREA RATIO (FAR)	1.5	0.1

PARKING REGULATIONS:

"WHERE APPLICABLE A RESIDENTIAL DISTRICT AND/OR USE ZONING REGULATION MAY APPLY."
 PARKING USE: RESIDENTIAL
 PAST FLOOR AREA: 1,000 SF
 BUILDING SQUARE FOOTAGE (GSA): 1,000 SF
 REQUIRED PARKING CALCULATIONS: 1 SPACES
 ADDITIONAL PARKING: 1 SPACES
 TOTAL PARKING SPACES PROVIDED: 19 SPACES

REQUESTED BELIEF:

"BELIEF IS REQUESTED FROM THE PARKING SPACE AND RESIDENTIAL LANDSCAPE BUFFER REQUIREMENTS."



SCALE: 1"=10'

EXHIBIT C

304 SQUIRE RD

ACCOUNTNUMBER: 13218
 PARCEL ID: 28-438K-15
 LOCATION: 304 SQUIRE RD
 OWNER NAME: DERBY REALTY TRUST
 OWNER2: PEDICINI JERRY
 BILLING ADDRESS: 535 BROADWAY
 CSZ: REVERE, MA 02151

OWNER ASSESSMENT SALES LINKS

ADD TO SELECTION GET ABUTTERS

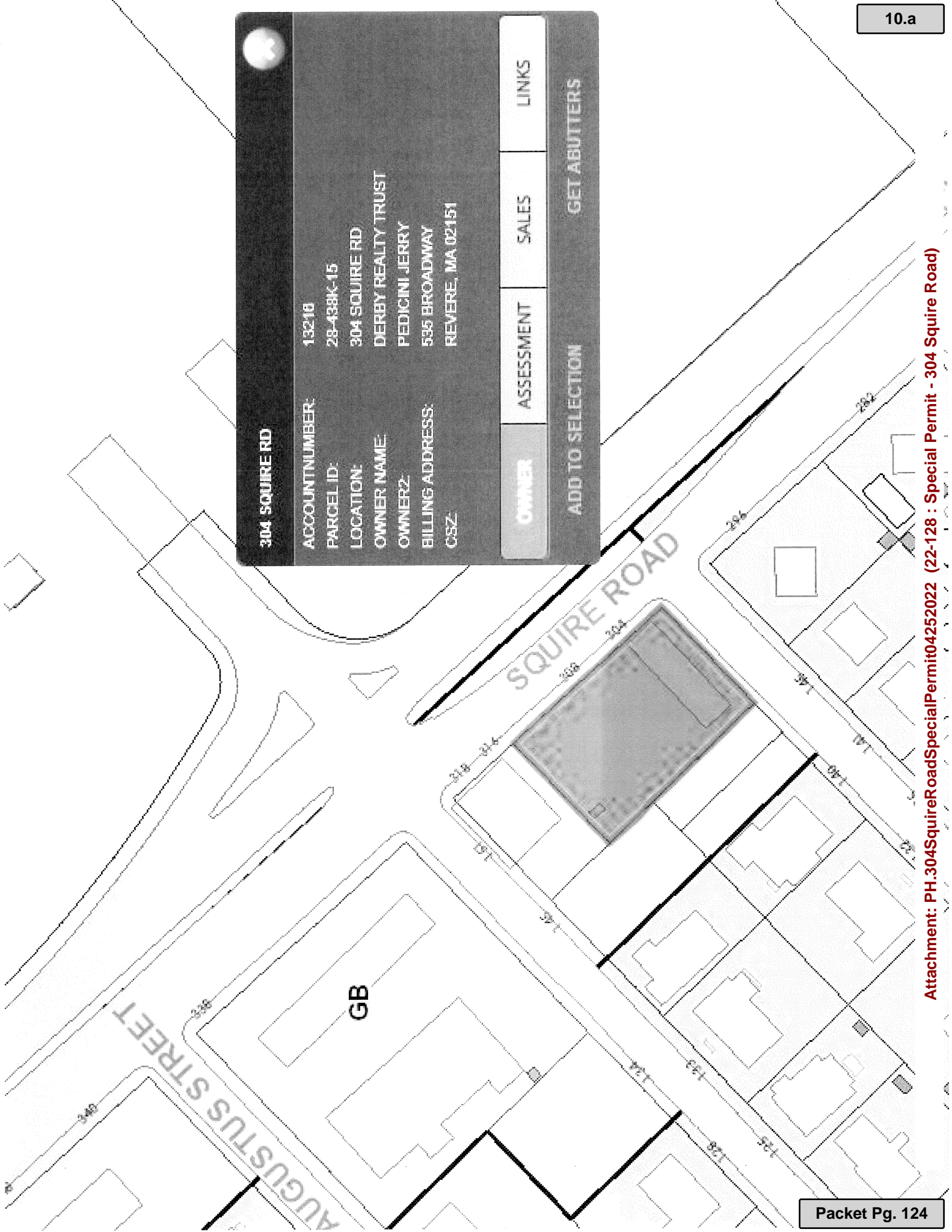
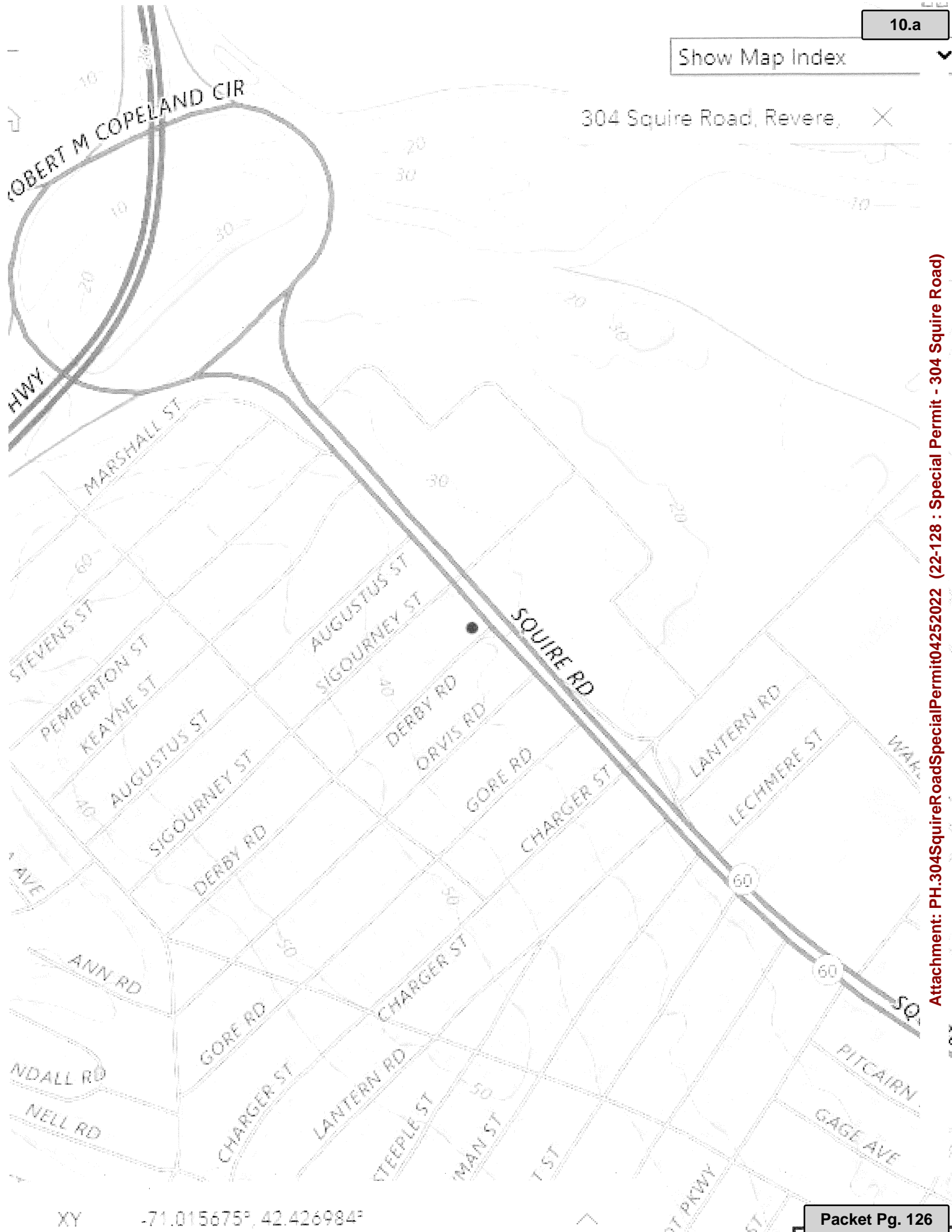


EXHIBIT D

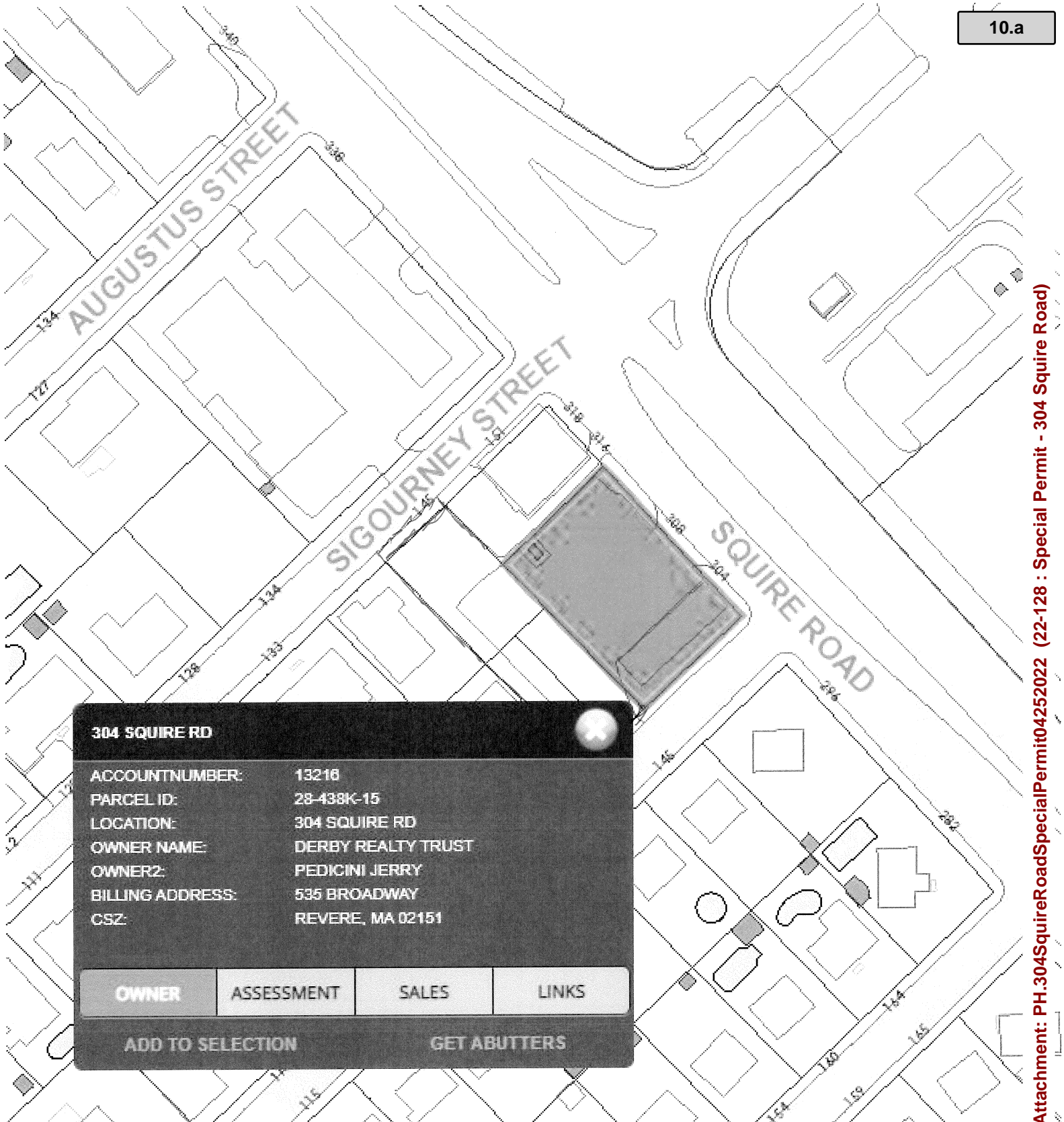
Show Map Index

304 Squire Road, Revere, X



Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

XY -71.015675°, 42.426984°



304 SQUIRE RD

ACCOUNTNUMBER: 13216
PARCEL ID: 28-438K-15
LOCATION: 304 SQUIRE RD
OWNER NAME: DERBY REALTY TRUST
OWNER2: PEDICINI JERRY
BILLING ADDRESS: 535 BROADWAY
CSZ: REVERE, MA 02151

OWNER	ASSESSMENT	SALES	LINKS
-------	------------	-------	-------

ADD TO SELECTION GET ABUTTERS

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

EXHIBIT E

Chris Cridler

From: fstringi@revere.org
Sent: Tuesday, March 22, 2022 11:33 AM
To: Chris Cridler; Chris Cridler; amelnik@revere.org; lcavagnaro@revere.org
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: March 22, 2022
Application #: SPR22-000029
Address: 304 SQUIRE RD
Description: Tear down the current building and build a brand New Popeye's location with a drive through window
Review Status: Denied

Thank you for your recent permit application for Tear down the current building and build a brand New Popeye's location with a drive through window. 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

- In accordance with Section 17.16.190 of the Revised Revere Zoning Ordinance, a fast food/take out/drive thru restaurant may only be allowed within the GB District by special permit of the City Council.

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

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

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

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)



Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

Request for Abutters List

Date: March 28, 2022

Property Location: 304 Squire Road

Map: 28 Block: 438K Parcel: 13, 15,16, and 17

Property Owner: Revere Dev. LLC

Is request for special permit or variance? YES NO

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

Requested Distance:

_____ FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Christopher D. Cridler, D'Ambrosio LLP

Address: 14 Proctor Ave

_____ Revere, MA 02151

Telephone: (617) 720-5657



PROPERTY LOCATION
 No Alt No Direction/Street/City
 304 SQUIRE RD, REVERE
 Unit #:
OWNERSHIP
 Owner 1: REVERE DEV LLC
 Owner 2:
 Owner 3:
 Street 1: 304 SQUIRE RD
 Street 2:
 Town/City: REVERE
 State/Prov: MA Entry Own Occ: Type:
 Postal: 02151

PREVIOUS OWNER
 Owner 1: DERBY REALTY TRUST -
 Owner 2: PEDICINI - JERRY
 Street 1: 10 MILANO DR
 Town/City: SAUGUS
 State/Prov: MA Entry
 Postal: 01906

NARRATIVE DESCRIPTION
 This parcel contains .238 Acres of land mainly classified as RST/BAR with a FAST FOOD Building built about 1950, having primarily STUCCO Exterior and 1335 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
 Code Description/No Amount Com.Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
326	0.238	255,400	15,400	330,400	601,200
Total Card					
	0.238	255,400	15,400	330,400	601,200
Total Parcel					
Source: Market Adj Cost Total Value per SQ unit /Card: 450.34 /Parcel: 450.34					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	326	FV	255,400	15,400	.238	330,400	601,200	601,200	Year End Roll
2022	326	NC	255,400	15,400	.238	330,400	601,200	601,200	Year End Roll
2021	326	FV	218,000	15,400	.238	301,600	535,000	531,000	Year End Roll
2021	326	PTCH	214,000	15,400	.238	301,600	531,000	531,000	patch
2020	326	FV	214,000	15,400	.238	301,600	531,000	531,000	Year End Roll
2020	326	NC	214,000	15,400	.238	301,600	531,000	531,000	Year End Roll
2019	326	FV	195,600	13,700	.238	258,500	467,800	467,800	Year End Roll
2018	326	fv	195,600	13,700	.238	211,900	421,200	421,200	YER

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DERBY REALTY TR	67062-51		1/21/2022	MULTIPLE PAR	1,825,000	No	No		
UNKNOWN	8292/62		1/1/1900			No	No		

Legal Description
 LOT 945 W COR DERBY RD LOTS 942-943
 944 945 SQUIRE RD
 Entered Lot Size
 Total Land: 10386
 Land Unit Type: SF
 /Parcel: 450.34

Parcel ID 28-438K-15
!13216!

Date	Time
03/29/22	08:35:30

LAST REV
 Date Time
 01/24/22 15:30:24
 cgravall
 13216

TAX DISTRICT

Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
67062-51		1/21/2022	MULTIPLE PAR	1,825,000	No	No		
8292/62		1/1/1900			No	No		

BUILDING PERMITS

Date	Number	Description	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2013	10661	INTER RE	106,000	C			NEW COUNTERS / NEW	
2/15/2013	10629	SIGN	21,165	C			REFACE SIGN / A/WNI	
10/21/2011	9338	Addition	5,000	C	10/15/2012		BUILD VESTIBULE, W	
12/12/2002	9360	Commercial	2,000	C			Commercial INSTALL	
4/17/1998	5024-2			C			COMM NEW WALL CANO	
11/21/1997	4822			C			COMM ADDITION 9X26	
10/22/1997	4775			C			COMM FREE STANDING	
11/22/1995	3451			C			COMM 3X20FT NOT IL	
9/26/1990	9183			C	7/1/1991		COMM INTERIOR REMO	
2/12/1990	8872			C			COMM SIGN REPLACEM	

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2015	MEAS & INSP	372	Patrick W
10/16/2013	MEAS & INSP	336	MATT MCGRATH
6/19/2007	MEAS & INSP	336	MATT MCGRATH
9/29/2006	MEASURED	197	MIKE CASSIDY

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	J Code	Fact Use Value	Notes
326	RST/BAR	10386	19,134 Sq Feet	SITE		1.0	0	23	1.38	CG					330,361	0			330,400	



PROPERTY LOCATION	
No	Alt No
DERBY RD, REVERE	
Direction/Street/City	
Unit#:	
OWNERSHIP	
Owner 1:	REVERE DEV LLC
Owner 2:	
Owner 3:	
Street 1:	304 SQUIRE RD
Street 2:	
Town/City:	REVERE
St/Prov:	MA Chtry
Own Occ:	
Postal:	02151

PREVIOUS ASSESSMENT									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	337	FV	2800	2800	.05	69,600	72,400	72,400	Year End Roll
2022	337	NC	2800	2800	.05	69,600	72,400	72,400	Year End Roll
2021	337	FV	2800	2800	.05	63,500	66,300	66,300	Year End Roll
2021	337	PTCH	2800	2800	.05	63,500	66,300	66,300	66,300 patch
2020	337	FV	2800	2800	.05	63,500	66,300	66,300	Year End Roll
2020	337	NC	2800	2800	.05	63,500	66,300	66,300	Year End Roll
2019	337	FV	2800	2800	.05	54,400	57,200	57,200	Year End Roll
2018	337	FV	2800	2800	.05	44,600	47,400	47,400	YER

SALES INFORMATION										
Grantor	Legal Ref	Type	Date	Amount	F. Desc	F. Code	V	Tst	Verif	Notes
DERBY REALTY TR	67062-51	MULTIPLE PAR	1/21/2022	1,825,000			No	No	No	
UNKNOWN	829262		1/1/1900				No	No	No	

TAX DISTRICT		
Parcel ID	Total Value	Asses'd Value
29-438K-16	72,400	72,400

PREVIOUS ACCT.	
ASR Map	13217

NARRATIVE DESCRIPTION	
This Parcel contains .05 Acres of land mainly classified as PARKLOT	

OTHER ASSESSMENTS			
Code	Descr/No	Amount	Com. Int

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

LAND SECTION (First 7 lines only)				
Use	LUC	Description	No of Units	Depth/Price/Units
337	PARKLOT	19,134 Sq Feet	2187	19,134 Sq Feet
		SITE		

IN PROCESS APPRAISAL SUMMARY																																																				
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Parcel ID	Legal Description	User Acct	ASR Map																																											
337	0.050		2,800	69,600	72,400	29-438K-16	LOT 947	28/438K/16	28																																											
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NEIGHBORHOOD INFO			
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LAND SECTION (First 7 lines only)				
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PROPERTY LOCATION
 No: Alt No: Direction/Street/City: DERBY RD, REVERE
 Unit #: _____

OWNERSHIP
 Owner 1: REVERE DEV LLC
 Owner 2: _____
 Owner 3: _____
 Street 1: 304 SQUIRE RD
 Street 2: _____
 Town/City: REVERE
 St/Prov: MA Cntry: _____
 Postal: 02151
 Own Occ: _____
 Type: _____

PREVIOUS OWNER
 Owner 1: DERBY REALTY TRUST -
 Owner 2: PEDICINI - JERRY TRUSTEE
 Street 1: 10 MILANO DR
 Town/City: SAUGUS
 St/Prov: MA Cntry: _____
 Postal: 01906

NARRATIVE DESCRIPTION
 This Parcel contains .05 Acres of land mainly classified as PARKLOT

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z			water	
o			Sewer	
n			Electri	
			Exmpt	
			Topo	
			Street	
			Gas:	

LAND SECTION (First 7 lines only)

Use Code	LUC Fact	No of Units	Depth/ Price/Units	Unit Type	Land Type	SITE
337	PARKLOT	2187	19,134 Sq Feet			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Total Value
337	0.050	2,800	2,800	69,600	72,400	72,400

Legal Description
 [LOT 948] Entered Lot Size: 72,400
 Total Land: 2'187
 Land Unit Type: /SF

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	337	FV	2800	.05	69,600	72,400	72,400	Year End Roll	12/30/2021	
2022	337	NC	2800	.05	69,600	72,400	72,400	Year End Roll	11/09/2021	
2021	337	FV	2800	.05	63,500	66,300	66,300	Year End Roll	12/15/2020	
2021	337	PTCH	2800	.05	63,500	66,300	66,300	66,300 patch	8/19/2020	
2020	337	FV	2800	.05	63,500	66,300	66,300	Year End Roll	12/18/2019	
2020	337	NC	2800	.05	63,500	66,300	66,300	Year End Roll	10/30/2019	
2019	337	FV	2800	.05	54,400	57,200	57,200	Year End Roll	12/19/2018	
2018	337	fv	2800	.05	44,600	47,400	47,400	YER	12/29/2017	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Ist	Verif	Notes
DERBY REALTY TR	67052-51		1/21/2022	MULTIPLE PAR	1,825,000	No	No	No	
UNKNOWN	8292/62		1/11/1900			No	No	No	

TAX DISTRICT
 TAX DISTRICT: PAT ACCT. 13218

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	MEASURED	425	SCOT C
1/22/2007	MEASURED	336	MATT MCGRATH

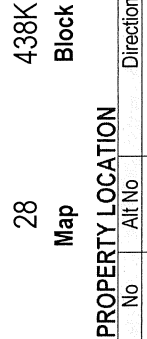
Sign: _____

APPRaisal SUMMARY

Appraised Value	Alt Class	%	Inf 1	%	Inf 2	%	Inf 3	%	Neigh Influ	Neigh Mod	Adj	Unit Price	Base Value	LT Factor	Land Type	Depth/ Price/Units	Unit Type	Land Type	SITE
69,565		0							1.38	CG	0	23	0	1.0		19,134 Sq Feet			

Parcel Information

Parcel LUC	SF/SM	Parcel NB Desc	COMM	GOOD	Total	Sol Credit
337	0.05021	PARKLOT	GOOD	GOOD	69,565	69,600



APPRaised: 139,100
USE VALUE: 139,100
ASSESSed: 139,100

PROPERTY LOCATION
No Alt No SIGOURNEY ST, REVERE
Direction/Street/City
Unit #:

OWNERSHIP
Owner 1: REVERE DEV LLC
Owner 2:
Owner 3:
Street 1: 304 SQUIRE RD
Street 2:

IN PROCESS APPRAISAL SUMMARY
Use Code 337
Land Size 0.100
Building Value 139,100
Yard Items
Total Value 139,100

Legal Description
[OTS 938 & 939]
Entered Lot Size 139,100
Total Land: 4374
Land Unit Type: SF

Parcel ID 28-438K-13
!13214!
PRINT
Date 03/29/22
Time 08:36:20
LAST REV
Date 01/24/22
Time 15:33:46
cgravall
13214

ASR Map: 28
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bid Reason:
Civil District:
Ratio:

ACTIVITY INFORMATION
Date 12/13/2017
Result VACANT
By 425
Name SCOT C

Sign: VERIFICATION OF VISIT NOT DATA

SALES INFORMATION
Grantor DERBY REALTY TR
Legal Ref 67062-51
Type MULTIPLE PAR
Date 1/21/2022
Sale Price 1,825,000
V No
Tst No
Verif No

PREVIOUS ASSESSMENT
Tax Yr 2022
Use 337
Cat FV
Blgd Value 139,100
Yrd Items 0
Land Size .1
Land Value 139,100
Total Value 139,100
Notes Year End Roll

PREVIOUS OWNER
Owner 1: DERBY REALTY TRUST -
Owner 2: PEDICINI - JERRY TRUSTEE
Street 1: 10 MILANO DR
Town/City: SAUGUS
ST/Prov: MA
Postal: 01906

NARRATIVE DESCRIPTION
This Parcel contains .1 Acres of land mainly classified as PARKLOT

OTHER ASSESSMENTS
Code Description/No Amount Com. Int

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

LAND SECTION (First 7 lines only)
Use LUC No of Units Depth /
Code Description Fact Price/Units
337 PARKLOT 4374 19,134 Sq Feet SITE

BUILDING PERMITS
Date Description Amount C/O Last Visit Fed Code F_Descr Comment

APPRaised Value 139,130
Sol Credit 139,100
Total: 139,130

Parcel LUC: 4374
Prime NB Desc: COMM GOOD
Total SF/SM: 10041
Total SF/SM: 4374

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

Packet Pg. 135

10.a

276 SQUIRE RD 28-438F-14
LUC: 342
POWERS JR ERNEST F
POWERS BARBARA J
276 SQUIRE RD
REVERE, MA 02151

SIGOURNEY ST 28-438K-13
LUC: 337
REVERE DEV LLC
304 SQUIRE RD
REVERE, MA 02151

128 SIGOURNEY ST 28-438M-25
LUC: 101
ROTONDO PASQUALE
ROTONDO ADELINE
128 SIGOURNEY ST
REVERE, MA 02151

141 DERBY RD 28-438I-10
LUC: 101
KHANDA LLC
20 MELANIE LN
ARLINGTON, MA 02474

318 SQUIRE RD 28-438K-14
LUC: 325
TRIPLE SINGH LLC
30 EDWARD AVE
LYNNFIELD, MA 01940

127 AUGUSTUS ST 28-438M-9A
LUC: 104
NGUYEN TU QUANG
127 AUGUSTUS ST
REVERE, MA 02151

145 DERBY RD 28-438I-11
LUC: 101
ROACH JESSICA M
145 DERBY RD
REVERE, MA 02151

304 SQUIRE RD 28-438K-15
LUC: 326
REVERE DEV LLC
304 SQUIRE RD
REVERE, MA 02151

275 SQUIRE RD 30-435C-4A
LUC: 324
SQUIRE CHARGER REALTY, LLC
275 GROVE ST
BLDG 2-400
NEWTON, MA 02466

147 DERBY RD 28-438I-12A
LUC: 104
JIMENEZ NIXON
296 SQUIRE RD
REVERE, MA 02151

DERBY RD 28-438K-16
LUC: 337
REVERE DEV LLC
304 SQUIRE RD
REVERE, MA 02151

339 SQUIRE RD 30-435C-6A
LUC: 323
NORTHGATE SHOPPING CENTER LTD
PARTNERSHIP
POST OFFICE BOX 590249
NEWTON CENTER, MA 02459

282 SQUIRE RD 28-438I-14
LUC: 101
TRICKETT PAUL
MINIHAN PATRICIA J
282 SQUIRE RD
REVERE, MA 02151

DERBY RD 28-438K-17
LUC: 337
REVERE DEV LLC
304 SQUIRE RD
REVERE, MA 02151

164 ORVIS RD 28-438I-15
LUC: 101
GILLIS RICHARD F
GILLIS JOANNA F
164 ORVIS RD
REVERE, MA 02151

140 DERBY RD 28-438K-18
LUC: 104
DERBY HOUSE REALTY TRUST
CATALDO GENNARO F TRUSTEE
35 AUGUSTUS ST
REVERE, MA 02151

160 ORVIS RD 28-438I-16
LUC: 101
TRAN KIET
160 ORVIS RD
REVERE, MA 02151

132 DERBY RD 28-438K-19
LUC: 104
COLUCCIO FAMILY IRREVOCABLE TR
COLUCCIO ROCCO TRUSTEE
6 POWDERKEG WAY
SAUGUS, MA 01906

154 ORVIS RD 28-438I-17
LUC: 101
AVDIC SEFIK
AVDIC MEVLIDA
154 ORVIS RD
REVERE, MA 02151

133 SIGOURNEY ST 28-438K-9
LUC: 104
FAZZOLARI VINCENZO
FAZZOLARI LINA
11 ANTONIO DR
PEABODY, MA 01960

135 DERBY RD 28-438I-9
LUC: 101
MAN VUTHY
OUK BOTUMKUN
135 DERBY RD
Revere, MA 02151

338 SQUIRE RD 28-438M-13A
LUC: 333
338 SQUIRE ROAD LLC
338 SQUIRE RD
REVERE, MA 02151

139 SIGOURNEY ST 28-438K-12
LUC: 104
DERBY REALTY TRUST
PEDICINI JERRY TRUSTEE
10 MILANO DR
SAUGUS, MA 01906

SIGOURNEY ST 28-438M-23A
LUC: 130
338 SQUIRE ROAD LLC
338 SQUIRE RD
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
Shirley Spiller
DATE: 3-29-22

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)



City of Revere

CFO/City Auditor

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

Richard Viscay
 CFO/City Auditor

May 5, 2022

City Council President Visconti
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Bond Rescissions- Prior Year State Revolving Fund (SRF) Authorizations

Dear Council President Visconti,

Please find attached a order to rescind prior year borrowing authorizations of which the respective projects of these authorizations have been deemed completed. In the SRF program, we authorize the amounts that are approved annually through the SRF program, but we only borrow what we need to complete the approved project(s).

It is prudent to rescind these amounts so that we can bring all these prior year projects to a close and focus on the current and future projects needed to comply with the Consent Decree.

As part of the FY23 capital budget, we will be asking for additional authorizations for SRF funding, and, while we could use these authorized and unissued amounts to continue with the approved projects, we may have the ability to receive principal forgiveness for this year's bond authorizations via the American Rescue Plan Act (ARPA) which would serve the city well in its continued efforts to comply with the Consent Decree.

I will be at Monday's meeting to answer any questions.

Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Brian Arrigo, Mayor
 Don Ciamarella, Chief of Infrastructure and DPW
 Cathy Bowden, City Treasurer
 Nick Rystrom, City Engineer
 Assunta Newton, Assistant Budget Director
 Bob Button, CDM

Attachment: Bond Rescissions (22-137 : BOND RESCISSIONS-PRIOR YEAR STATE REVOLVING FUND (SRF) AUTHORIZATIONS)

City of Revere, Massachusetts
Suggested Form of Order from Hinckley Allen

Rescission of Bond Authorizations

Ordered: That the borrowing authorization amounts identified below under the column entitled “Amount Rescinded”, which are the unissued portions of the amounts authorized to be borrowed under the loan orders of the City Council, approved by the Mayor on the dates and authorizing the issuance of bonds or notes for various sewer system improvements in the amounts identified below, are no longer needed for the sewer system projects for which they were authorized and are hereby rescinded:

<u>Loan Order No.</u>	<u>Date Approved</u>	<u>Authorized Amount</u>	<u>Amount Borrowed</u>	<u>Amount Rescinded</u>
11-215B	6/15/11	\$6,750,000	\$5,897,436	\$ 852,564
12-191	7/30/12	6,750,000	6,105,711	644,289
13-233	10/8/13	2,000,000	1,891,406	108,594
14-126C	8/14/14	15,000,000	13,746,305	1,253,695
15-134C	6/23/15	13,450,000	11,274,826	2,175,174
16-332	12/29/16	6,500,000	4,463,311	2,036,689
17-195	6/6/17	2,000,000	911,073	1,088,927
17-194	6/6/17	4,700,000	2,656,000	2,044,000
18-206	6/27/18	2,000,000	1,664,833	335,167

Ashley Melnik

From: Albert Fiore <afiore686868@icloud.com>
Sent: Friday, May 6, 2022 11:15 AM
To: Ashley Melnik
Subject: Communication re: Resignation

Follow Up Flag: Follow up
Flag Status: Flagged

Madam Clerk,

Communication from Councillor Fiore: Mr. President and members of the Council:
Due to my ongoing medical issues, I can not effectively represent the residents of Ward 5. Therefore, effective today, I am resigning from the office of Ward 5 City Councillor. I would like to thank the residents of Ward 5 for the opportunity to serve and wish everyone well.

Respectfully,
Al Fiore

Sent from my iPhone

Attachment: CouncillorFioreResignation05092022 (22-146 : Resignation of Ward Five Councillor Al Fiore)