



CITY COUNCIL  
Regular Meeting

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City Councillor Joseph A. DelGrosso  
City Council Chamber – Revere City Hall  
281 Broadway, Revere, Massachusetts 02151  
Calendar  
Monday, July 11, 2022, 6:00 PM

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

**Salute to the Flag**

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of June 27, 2022
3. **22-197** Motion presented by Councillor Cogliandro: That the City Council award Certificates of Commendation to RHS track athletes JV Cunha, Keny Guerrero, Ricardo Goncalves, and Mark Marchese for qualifying for and competing in the Nike Outdoor Nationals at the University of Oregon. Additionally, that Coaches Samnang Ros, Raquel MacDonald, Brian Scata and Sean Conboy be recognized for their guidance and leadership throughout the process.

**Zoning Sub-Committee Report**

4. **22-152** An Amendment to the Revised Zoning Ordinances of the City of Revere Relative to the Legalization of Accessory Dwelling Units.
5. **22-168** An Ordinance Establishing Inclusionary Zoning in the City of Revere.

**Communications**

6. **22-198** Communication from the Election Commissioner relative to the Special Election Warrant for Ward 5 - July 19, 2022.
7. **22-199** Communication from the Mayor relative to a PARC Resolution for Liberty Park.
8. **22-200** Communication from the City Auditor relative to the RevereTV appropriation.
9. **22-201** Communication from the City Auditor relative to the Fiscal Year 2022 year end transfers.
10. **22-202** Communication from the Mayor relative to the re-appointment of Lauren D'Avella as a Constable.

**Motions**

11. **22-203** Motion presented by Councillor Novoselsky, Councillor McKenna: That the Mayor request the Police Chief to install an electronic speed reader on Winthrop Avenue for Westbound traffic between Beach Street and the Revere Senior Center.

12. **22-204** Motion presented by Councillor Rizzo, Councillor Serino: That the Mayor request the DPW to install a park bench at a location to be determined by the family of Rose Napolitano in recognition of her 90th birthday, and her lifetime of contributions to the City of Revere including her career at the Revere Housing Authority, her leadership in the Patriots Senior Center, Revere 1st, and as an active member of the Revere Senior Center.
13. **22-205** Motion presented by Councillor Cogliandro: That the Mayor direct the DPW to ensure that all utility companies are patching roads properly.
14. **22-206** Motion presented by Councillor Cogliandro, Committee Member D’Ambrosio: That the Mayor be requested to direct the Revere Housing Authority to remove all dumpsters on Cooledge Street and Constitution Avenue.



CITY COUNCIL  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, June 27, 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	
Patrick M. Keefe	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Dan Rizzo	Councillor	Absent	
George J. Rotondo	Councillor	Present	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	President	Present	

In accordance with the Open Meeting Law the following individuals notified the City Council that they will be recording the meeting:

Michael Sparks, 1 Beach Street, Revere, MA  
Wayne Rose, 19 Thorndike Street, Revere, MA  
Denice A. Barrasso, 126 Bremen Street, East Boston, MA

2 Approval of the Journal of the Regular Meeting of June 16, 2022

**RESULT: ACCEPTED**

**Public Hearings**

- 3 22-158 Hearing called as ordered on An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Research and Development Facilities

Sam Lipson, Director of Environmental Health for the City of Cambridge, addressed the City Council and provided a very brief overview of the different biosafety levels.

The ordinance before the City Council this evening is a request to lower the allowed biosafety level in the City of Revere from a biosafety level 3 to a biosafety level 2.

**Proponents**

none

**Opponents**

Laurie Stathopulos, 125 Essex Street, Salem, MA  
 Michael Sparks, 1 Beach Street, Revere, MA  
 Lisa Tranfaglia, Salem, MA  
 Wayne Rose, 19 Thorndike Street, Revere, MA  
 AnnBeth Chichiulla, 50 Goldie Street, Revere, MA  
 Joseph Laurenza, 31A Standish Road, Revere, MA  
 Marie Brady, Lynn, MA  
 Michelle Kelly, 99 Derby Road, Revere, MA  
 Richard Chambers, 220 Broadway, Lynnfield, MA  
 Veronica Laurenza, 31A Standish Road, Revere, MA  
 Gina Castiello, 46 Nell Road, Revere, MA

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>
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- 4      22-152      Hearing called as ordered on An Amendment to the Revised Zoning Ordinances of the City of Revere Relative to the Legalization of Accessory Dwelling Units.

**Proponents**

Frank Stringi, City Planner  
 Brian Arrigo, Mayor  
 Attorney Gerry D'Ambrosio, 14 Proctor Avenue, Revere, MA  
 Lor Holmes, 243 Campbell Ave., Revere, MA

**Opponents**

none

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>
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- 5      22-168      Hearing called as ordered on An Ordinance Establishing Inclusionary Zoning in the City of Revere.

**Proponents**

Brian Arrigo, Mayor  
 Alexis Smith, MAPC  
 Juan Jaramillo, 382 Ocean Avenue, Revere, MA  
 Debbie DiGiulio, Director of Elder Affairs  
 Neighborhood Developers, 4 Gerrish Ave., Chelsea, MA  
 Resident, 194 Shirley Avenue, Revere, MA  
 Lor Homes, 243 Campbell Avenue, Revere, MA

Resident, 38 Thornton Street, Revere, MA  
 Michelle Kelly, 99 Derby Road, Revere, MA  
 Laila Pietri, 525 Beach Street, Revere, MA  
 Chris Alba, Walnut Avenue, Revere, MA  
 Claudia Cen, 11 Sachem St., Revere, MA  
 Fatou Drammeh, 30 Park Ave., Revere, MA  
 Julie Villada, 86 Gage Ave., Revere, MA  
 Ralph DeCicco, 49 Washington St., Revere, MA  
 Sylvia Chiang, Revere CARES, 300 Ocean Ave., Revere, MA  
 Rosimeire Demelo, 367 Proctor Ave., Revere, MA  
 35 other meeting participants by a raise of hands

**Opponents**

Attorney Gerry D’Ambrosio, 14 Proctor Avenue, Revere, MA  
 Jamie Russo, 1540 North Shore Road, Revere, MA  
 Nick Thayer, 1033 Winthrop Avenue, Revere, MA

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>
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6      22-172      Hearing called as ordered on an ordinance amending the Departmental Revolving Funds Table.

**Proponents**

Rich Viscay, CFO

**Opponents**

none

<b>RESULT:</b>	<b>REFERRED TO WAYS &amp; MEANS</b>
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**Legislative Affairs Sub-Committee Report**

7      22-151      Communication from the Mayor relative to An Act Establishing a New Election System for the School Committee of the City of Revere.

**An Act Establishing a New Election System for the School Committee of the City of Revere.**

WHEREAS, the city of Revere has a Mayor and City Council Plan B form of government in accordance with Massachusetts General Laws chapter 43, §§ 56-63; and

WHEREAS, the Revere City Council is comprised of members elected from their respective wards and members elected at large in accordance with Massachusetts General Laws chapter 43, § 59; and

WHEREAS, the Revere School Committee consists of six members who are elected at large only in accordance with Massachusetts General Laws chapter 43, § 31; and

Minutes Acceptance: Minutes of Jun 27, 2022 6:00 PM (Salute to the Flag)

WHEREAS, other cities have changed the process for electing their at large School Committee in response to lawsuits; and

WHEREAS, the city of Revere wants to itself initiate a change to the process for electing School Committee members to be elected solely by the voters from their respective ward and at large;

NOW THEREFORE, it is hereby ordered that, consistent with the city of Revere's authority under Section 8 of the Home Rule Amendment of the Massachusetts Constitution, that the following special legislation establishing a single-member ward-based and at-large system for electing members and filling member vacancies of the Revere School Committee be filed with the City's State Representatives and State Senator, and further, that the City Council President and Mayor be authorized to take such action as may be necessary to accomplish the purposes of this Order.

### **AN ACT RELATIVE TO THE SCHOOL COMMITTEE OF THE CITY OF REVERE**

**SECTION 1.** Chapter 147 of said acts of 2004 is hereby amended by deleting the text of section 4 and inserting in place thereof the following:

(a) Notwithstanding sections 31 or 36 of chapter 43 of the General Laws or of any general or special law to the contrary, the school committee of the city of Revere shall consist of the mayor and 8 members, with 1 member to be elected by and from the voters of each of the 6 respective wards into which the city is divided and 2 members to be elected at large.

(b) If a vacancy occurs in the office of school committee member, whether by death, removal, resignation or otherwise, the candidate from that ward who received the second highest number of votes at the last regular election or the at-large candidate who received the third highest number of votes at the last regular election shall be sworn and take office immediately; provided, however, such candidate is willing to serve, registered to vote and domiciled in the appropriate ward, and otherwise eligible to fill the vacancy.

(c) If there is no candidate meeting the requirements of subsection (b), or such qualified candidate declines to be sworn to the position, the city council, and the remaining members of the school committee, shall within fourteen (14) days following the date of the vacancy, meet in joint convention and fill the vacancy by a majority vote of the city council and remaining members of the school committee. The person selected to fill the vacancy under this section shall be sworn and immediately take up the duties of the office. A vacancy occurring during the last six months of the term shall not be filled in the manner set forth herein.

(d) Any person selected to fill a vacancy under subsections (b) and (c) shall be sworn and take office immediately, serving until the 10<sup>th</sup> day after the next regular city election, at which time their successor shall be sworn and immediately take up the duties of the office in addition to the full term to which they were elected. Similarly, if the position remains vacant, the candidate elected to the position at the next regular election shall be sworn and begin serving on the 11<sup>th</sup> day after the election, in addition to the full term to which they were elected.

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

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [7 TO 2]</b>
<b>AYES:</b>	Cogliandro, Keefe, McKenna, Morabito, Serino, Silvestri, Visconti
<b>NAYS:</b>	Novoselsky, Rotondo
<b>ABSENT:</b>	Rizzo

- 8        22-162        Motion presented by Councillor Cogliandro, Councillor Silvestri: That the City Council draft an ordinance that will deduct a percentage of a City Councillor's salary when absent from a regular meeting or a sub-committee meeting.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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- 9        22-179        Motion presented by Councillor Rizzo: That the City Council adopt a new form of compensation that would negate the current salary structure in its entirety and convert to a strict and straightforward method of compensation based on public meetings attended. This proposal would compensate elected members of the City Council \$100 per meeting for only meetings they attend and only if such meeting is attended. This is in the interest of creating transparency to the voters and implementing a fair and just salary structure.

<b>RESULT:</b>	<b>REFERRED TO LEGISLATIVE AFFAIRS</b>
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### Appointments Sub-Committee Report

- 10        22-178        Communication from the Mayor relative to the appointment of Natividad Hernandez to the Affordable Housing Trust Fund.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>
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- 11        22-188        Communication from the Mayor relative to the student appointment of Larry Santos to the Public Art Commission.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>
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### Communications

- 12        22-189        Communication from the City Clerk requesting a confirmatory vote of the Fiscal Year 2023 budget appropriation.

**WHEREAS, pursuant to MGL c. 44 s. 32, the Mayor submitted a proposed budget for fiscal year 2023 to the City Council on June 6, 2022, and:**

- WHEREAS, the City Council Committee on Ways & Means held public meetings posted in accordance with Open Meeting Law on June 8, 9, 13, 14, 15, and 16 for the purpose of considering the proposed budget, and;
- WHEREAS, upon motion, the City Council accepted the budget as submitted by the Mayor, after the reductions otherwise separately voted, and;
- NOW THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE, That the City Council hereby adopts and approves the budget for Fiscal Year 2023 the sum of **\$240,519,324**, which sum shall be appropriated and raised by taxation and other sources, as listed in the appropriation order.

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

13      22-190      Communication from the City Auditor relative to an appropriation from the Community Improvement Trust Fund for Costa Park.

**“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$80,000 FROM THE COMMUNITY IMPROVEMENT TRUST FUND TO THE COSTA PARK GRANT MATCH?”**

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

**Motions**

14      22-191      Motion presented by Councillor Rotondo: That the Mayor to look into the feasibility of providing a dedicated Zoom coordinator for all public meetings and engagements as deemed necessary by the Mayor, his designee, and the Revere City Council. The purpose of this position would be to provide Zoom for every public meeting allowing city officials and residents to participate in the event they have Covid.

**RESULT:** DEFEATED - ROLL CALL [4 TO 4]  
**AYES:** Cogliandro, Morabito, Rotondo, Serino  
**NAYS:** Keefe, McKenna, Novoselsky, Visconti  
**ABSENT:** Rizzo, Silvestri

15      22-192      Motion presented by Councillor Morabito: That the Mayor request the Police Department to establish a tip line before the 4th of July to anonymously report illegal fireworks, and to include the tip line number in a reverse 311 call, on the City website, and social media.

Minutes Acceptance: Minutes of Jun 27, 2022 6:00 PM (Salute to the Flag)



**RESULT: ORDERED - VOICE VOTE**

- 16      22-193      Motion presented by Councillor Cogliandro, Councillor Keefe: That the Mayor request the Traffic Commission to establish a crosswalk at 144 Broadway.

**RESULT: ORDERED - VOICE VOTE**

- 17      22-194      Motion presented by Councillor McKenna: That the Mayor request the City Solicitor in conjunction with the Chief of Infrastructure to craft an ordinance requiring all utility and construction companies to remove all equipment (vehicles, cones, signs, etc.) from city property when not returning to a job site within one week. Construction debris is left at sites throughout city ruining the aesthetics of our neighborhoods.

**RESULT: ORDERED - VOICE VOTE**

- 18      22-195      Motion presented by Councillor Keefe: That the Mayor be requested to submit a request to the City Council for an appropriation from the Community Improvement Trust Fund for the purpose of cleaning up and making improvements to city-owned parcels located on Burbank Street along the sidewalk, and at the intersection of Dale Street and Vane Street.

**RESULT: ORDERED - VOICE VOTE**

### Late Motions

- 19      22-196      Motion presented by Councillor Rotondo: That the Mayor investigate the feasibility of taking the Carabetta Properties by eminent domain for the purpose of converting to affordable housing. The properties have been allegedly blighted both now and in the past.

**RESULT: ORDERED - VOICE VOTE**

- 20      22-197      Motion presented by Councillor Cogliandro: That the City Council award Certificates of Commendation to RHS track athletes JV Cunha, Keny Guerrero, Ricardo Goncalves, and Mark Marchese for qualifying for and competing in the Nike Outdoor Nationals at the University of Oregon. Additionally, that Coaches Samnang Ros, Raquel MacDonald, Brian Scata and Sean Conboy be recognized for their guidance and leadership throughout the process.

**RESULT: ORDERED - VOICE VOTE**

**City Council – Regular Meeting**

**June 27, 2022**

Ordered adjourned at 9:00 PM.

Attest:

City Clerk

**Minutes Acceptance: Minutes of Jun 27, 2022 6:00 PM (Salute to the Flag)**

CZ-22-03

**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, June 27, 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 Wednesday, June 29, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCE OF THE CITY OF REVERE FOR THE CREATION OF ACCESSORY DWELLING UNITS WITHIN THE RA, RA1, RB, AND RB1 DISTRICTS**

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

**Section 1.** Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.25, entitled "Accessory Dwelling Units Within the RA, RA1, RB and RB1 Districts", which includes the following Sections:

**17.25.000 Purpose.**

Accessory dwelling units are allowed within the RA, RA1, RB and RB1 Districts under certain situations to:

Create new housing units while respecting the character and scale of single and two family homes.

Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.

Allow more efficient use of existing housing stock and infrastructure.

Provide a mix of housing that responds to changing family needs and smaller households.

Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.

Provide a broader range of accessible and more affordable housing.

**17.25.010 Definition of Accessory Unit.**

Accessory dwelling unit means a dwelling unit containing no more than one bedroom and comprising no less than 350 square feet and no more than 600 square feet within an owner-occupied single family located within the RA and RA1 District and no more than 2 bedrooms comprising no less than 350 square feet and no more than 900 square feet or no more than 40% of the gross floor area (whichever is less) of a structure within the RB and RB1 District which is in compliance with parking, building and fire safety codes and in compliance with the requirements of Section 17.25.020.

### 17.25.020 Requirements for all Accessory Units.

All accessory units within a single-family dwelling must meet the following requirements:

1. The owner of the property on which the accessory unit is to be created shall occupy either the principal dwelling unit or accessory unit for a minimum of two years. Proof of owner occupancy can be established by two of the following documents:
  - a. A Valid, Unexpired Massachusetts ID.
  - b. A Valid Unexpired Massachusetts Driver's License.
  - c. Car Registration.
  - d. A Voter Registration Card.
2. There shall be no boarders or lodgers allowed in either dwelling unit.
3. There shall be no more than one (1) legally occupied dwelling unit in a structure that is seeking to create an accessory dwelling unit.
4. No structure that is not connected to the public water and sanitary sewer systems shall have an accessory unit.
5. No accessory dwelling unit shall be permitted below the FEMA 100-year base flood elevation established on the FEMA 100-year flood hazard map for the City of Revere.
6. The accessory unit shall be located within the principal structure.
7. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 gross square feet and no more than 600 gross square feet with no more than one bedroom within the RA and RA1 District.
8. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 square feet and not more than 900 gross square feet and no more than 40% of the gross floor area (whichever is less) of the existing structure with not more than two bedrooms within the RB and RB1 District.
9. There shall be no enlargements or extensions of the dwelling in connection with the creation of an accessory unit except for minimal additions necessary to comply with building, fire safety, or health codes, or enclosure of an entryway, or for enclosure of a stairway to a second story. Any enlargements or extensions for these purposes must conform to the dimensional controls of this Title.
10. No accessory dwelling units shall be allowed within a duplex or townhouse dwelling or condominium.
11. Accessory dwelling units cannot have separate ownership.
12. Commercial use is prohibited within an accessory dwelling unit.
13. The accessory dwelling unit must comply with all building, fire safety and health codes and shall be designed so that the appearance of the principal structure maintains that of a single-family dwelling.

### 17.25.030 Off Street Parking Requirements.

1. There shall be no parking required for an accessory dwelling unit in cases where the accessory dwelling unit is within a single-family dwelling that is located within one half mile radius of an MBTA transit station, and the existing single-family dwelling meets the required parking of two off-street parking spaces.
2. For single-family dwellings that are located further than one half mile radius from an MBTA transit

station, there shall be one additional parking space required for the accessory dwelling unit in addition to the two off-street parking spaces required for the single family. An accessory unit parking space may not be created within the front yard but may be created within the side yard to allow up to three vehicle tandem parking.

#### **17.25.040 Transfer of Ownership.**

Upon the transfer of ownership of a property that contains an accessory dwelling unit, a covenant must be signed by the new owner and recorded in the Suffolk County Registry of Deeds that states that the accessory dwelling unit must conform with the requirements of this Title as an accessory dwelling unit within an owner-occupied property.

A copy of the aforementioned zoning amendment 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  
Send Invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
May 25, 2022  
June 1, 2022



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 

RE: Proposed Zoning Ordinance Amendment for Accessory Dwelling Units

DATE: July 5, 2022

Please be advised that pursuant to Section 17.56.010, subsequent to a public hearing held by the Planning Board on June 29, 2022, it was voted at a regular meeting of the Board held on June 29, 2022, to favorably recommend adopting the proposed Accessory Dwelling Unit Ordinance with respect to single-family owner-occupied structures within the RA, RA1, RB, and RB1 Districts with the following edits:

1. Under section 17.25.010 on line five (5) add the word "single family" before the word structure.

Attachment: Planning Board Recommendation Accessory Dwelling Units (22-152 : Zoning Ordinance Legalizing Accessory Dwelling Units)

CZ-22-02

**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, June 27, 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 Wednesday, June 29, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE FURTHER AMENDMENT THE REVISED ORDINANCES OF THE  
CITY OF REVERE RELATIVE TO AFFORDABLE HOUSING**

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

**SECTION 1.** Title 17 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new Chapter:

**Chapter 17.29- AFFORDABLE HOUSING**

Sections:

17.29.010 - Purpose.

The purpose of this chapter is to expand affordable housing options in the city of Revere in furtherance of the city’s housing goals articulated in its 2020 master plan, “Next Stop Revere,” which includes creating new deed-restricted affordable housing and preserving existing deed-restricted affordable housing, mitigating displacement pressures and creating greater housing stability for vulnerable residents, and increasing access to a variety of homeownership opportunities for moderate and low-income households.

17.29.020 - Applicability.

- A. This chapter shall apply to any development involving the creation of six (6) or more dwelling units on one or more contiguous parcels, including the following:
1. New residential construction or new mixed-use construction that includes six or more dwelling units.
  2. The conversion, alteration, redevelopment, change of use, or expansion of an existing structure, if such development results in an increase of six (6) or more dwelling units.

3. A division of land resulting in the creation of six (6) or more residential lots.
- B. This chapter shall apply to all residential dwelling types defined in Title 17 with the exception of lodging house or rooming house. This chapter does not apply to institutional uses such as a nursing or convalescent home, independent elderly housing, or congregate care elderly housing.
- C. Developments shall not be segmented or phased to avoid compliance with the provisions of this chapter. Where such segmentation occurs, it shall be subject to the provisions of this chapter.

#### 17.29.030 - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this chapter, except where the context clearly indicates a different meaning:

- A. “Affordable Housing Restriction” means a deed restriction, covenant, contract, mortgage agreement, or other legal instrument, acceptable in form and substance to the city of Revere, that effectively restricts occupancy of an affordable housing unit to qualified low-income purchasers or renters, and meeting the requirements in MGL c. 184, § 31, and the requirements of this chapter.
- B. “Affordable Housing Unit” means a dwelling unit that is affordable to and occupied by a low-income household and meets the requirements of the Massachusetts Department of Housing and Community Development Local Initiative Program for inclusion on the Chapter 40B Subsidized Housing Inventory, and is sold, leased, or rented to an eligible household in accordance with the requirements of this chapter.
- C. “Area Median Income” means the median household income for the metropolitan area that includes the city of Revere, as defined in the annual schedule of low-income limits published by the U.S. Department of Housing and Urban Development (HUD), adjusted for household size.
- D. “Eligible Household” means a household of one or more persons whose maximum income does not exceed the income limits established in this chapter.
- E. “Local Action Unit” means an affordable housing unit created through this chapter or special permit process as part of the Local Initiative Program and eligible for inclusion on the Subsidized Housing Inventory.
- F. “Local Initiative Program” means a program administered by the Massachusetts Department of Housing and Community Development (DHCD) pursuant to 760 CMR 56.00 to develop and implement local housing initiatives that produce affordable housing units, with or without a comprehensive permit as defined in Chapter 40B, §§ 20-23.
- G. “Low-Income Household” means a household with income at or below 60% of area median income, adjusted for household size, for the metropolitan area that includes the city of Revere,



as determined annually by HUD.

- H. “Market Rate Unit” means all dwelling units in a development subject to this chapter that are not affordable housing units as defined herein.
- I. “Revere Affordable Housing Trust Fund” means a fund established by the city of Revere per Revere Revised Ordinance (R.R.O.) 2.90, and pursuant to MGL c. 44, § 55C, for the purpose of creating or preserving affordable housing in the city of Revere for the benefit of low-income households.
- J. “Segmentation” shall mean any development or any division of land that would cumulatively result in an increase of six or more residential lots or dwelling units above the number existing on a parcel of land or contiguous parcels in common ownership up to twenty-four (24) months prior to the application. A subdivision or division of land shall mean any subdivision as defined in the Subdivision Control Law, MGL c.41, §81K-81GG, or any division of land under MGL c.41, §81P, into lots for residential use.
- K. “Subsidized Housing Inventory” means the Massachusetts Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory as provided in 760 CMR 31.04.

#### 17.29.040 - General requirements.

No building permit shall be issued for a development subject to this chapter unless the applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein. The following are conditions of development for projects subject to this chapter:

- A. No less than twelve percent (12%) of dwelling units shall be an affordable housing unit for a household with income at or below sixty percent (60%) of the area median income.
- B. When the requirement for affordable housing units results in a fraction of a unit equal to one-half or above, the requirement shall be increased to the next highest whole number.
- C. Affordable housing units shall be made available to eligible low-income households at the income limits determined by the U.S. Department of Housing and Urban Development (HUD) applicable to the city of Revere, at purchase prices or rents that comply with DHCD’s Local Initiative Program (LIP) regulations, 760 CMR 56.00.
- D. Affordable housing units shall comply with the requirements set forth in MGL c. 40B, §§ 20-24. It is intended that the affordable housing units that result from this ordinance be considered as local action units, in compliance with the requirements specified by DHCD’s LIP.
- E. Nothing in this chapter shall preclude the applicant from providing additional affordable housing units or affordable housing units at a cost lower than the minimum affordability requirements.

17.29.050 - Methods of providing affordable housing units.

- A. Projects larger than twelve (12) units in size shall provide the affordable housing units on the locus of the development (on-site).
- B. Projects up to twelve (12) units in size may satisfy the requirements of this chapter by providing the affordable housing units on-site or by making a cash payment in lieu of affordable housing units to the Revere Affordable Housing Trust Fund. The cash payment for affordable housing units shall be equal to the required number of affordable housing units multiplied by the most current total development cost as articulated in the MA Department of Housing & Community Development's Qualified Allocation Plan for Low Income Housing Tax Credit, for the areas described as within Metro Boston/suburban area, as adjusted for the type of project and number of units.
- C. The special permit granting authority may grant a special permit to satisfy the requirements of this chapter by providing the affordable housing units in a separate building on the locus of the development through a development agreement with a non-profit housing developer. The special permit granting authority must find that such an arrangement more effectively addresses local housing need, with consideration for:
  - 1. Whether the location of the affordable housing units is appropriate and advantageous in terms of proximity to public transit, public open space, and other amenities.
  - 2. Whether the arrangement results in more efficient funding and delivery of supportive services offered by the non-profit housing developer to the residents of the affordable housing units.
  - 3. Whether the arrangement results in a greater number of affordable housing units, affordable housing units at a cost lower than the minimum affordability requirements, or affordable units that have more bedrooms than the average number in the market-rate units.

17.29.060 - Offsets.

To facilitate the objectives of this chapter, the following dimensional and parking regulations shall apply:

- A. Any development in compliance with the affordable housing requirements of this chapter shall be permitted to reduce the total number of required off-street parking spaces under R.R.O. 17.28 as follows:
  - 1. For developments located within a half mile of a subway or railroad station, no off-street parking shall be required.
  - 2. For developments located further than a half mile from subway or railroad station, the minimum number of required off-street parking spaces shall be reduced to a halfspace (0.5) per unit.

3. The parking reduction shall apply to residential use only and does not apply to any other use.
  4. The parking reductions described in this section shall be available by right.
- B. For developments that provide the required affordable housing units on-site, the following reductions in dimensional requirements shall apply:
1. The minimum lot area required under R.R.O. 17.24 shall be reduced by fifty percent (50%).
  2. The minimum front, side, and rear yard setbacks required under R.R.O. 17.24 shall be reduced by twenty-five percent (25%).
  3. The maximum floor area ratio required under R.R.O. 17.24 shall be increased by twenty- five percent (25%).
  4. The dimensional requirement reductions and increases described in this section shall be available by right to projects that provide the required affordable housing units on-site. These dimensional requirement reductions and increases shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.
- C. For developments that provide the required affordable housing units on-site, the city shall waive the project building permit fee. Such a waiver shall be available for any building permit(s) associated with a project that is subject to the requirements of this chapter that are issued after site plan approval and before the Certificate of Occupancy is issued. This waiver applies to project building permit fees only, and does not apply to other fees required for the project. This building permit waiver shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.

17.29.070 - Provisions applicable to affordable housing units.

- A. Affordable housing units shall be dispersed evenly throughout the development in terms of both location and type of unit (e.g., townhouse unit, duplex unit, multifamily unit).
- B. The exterior of affordable housing units must be indistinguishable from the market rate units in terms of quality of design, appearance, materials, and construction.
- C. The size and interior finishes of the affordable housing units may differ from the market rate units within the following parameters:
  1. Affordable housing units shall have the same floor area as the median market rate units of the same number of bedrooms within a margin of twenty percent (20%), provided that units are not smaller than the minimum size set forth by DHCD in the most recent Local Initiative Program (LIP) design and construction standards.
  2. Interior features of affordable housing units shall be comparable to the standard package for market rate units, though designer and high-end finishes, fixtures, and

- appliances are not required. Affordable housing units shall comply with the LIP minimum design, size, and construction standards.
3. Affordable housing units shall be supplied with the same mechanical systems and energy efficiency features as market rate units, including windows, insulation, plumbing, and heating and cooling systems.
  4. The bedroom mix of the affordable housing units shall be proportionate or larger to the bedroom mix of the market rate units.
  5. Residents of affordable housing units shall have comparable access to all building and site common areas and amenities as residents of market rate units.
- D. Affordable housing units shall be constructed, or otherwise provided through cash payment in lieu of affordable housing units, at the same time as market rate units.
1. For phased projects in which affordable housing units are dispersed evenly throughout the development, affordable housing units shall be constructed in proportion to market rate units. Proportionality shall be determined by the number of building or occupancy permits issued for affordable and market rate units, or lot releases in the case of a subdivision, as applicable.
  2. For projects providing affordable housing units in a separate building consistent with R.R.O. 17.29.050, affordable housing units must be completed and occupied no later than completion and occupancy of the market rate units.

17.29.080 – Affirmative marketing and local preference.

Applicants creating new affordable housing units under this chapter are required to select qualified homebuyers or renters via lottery under an Affirmative Fair Housing Marketing Plan (AFHMP) that complies with federal and state fair housing laws MGL c. 40B Comprehensive Permit Guidelines, and any applicable local fair housing and local preference guidelines established by the city of Revere.

- A. The AFHMP shall be prepared and submitted by the applicant and approved by the city of Revere's Office of Planning and Community Development and DHCD as part of the LIP. The affirmative marketing costs for the affordable housing units shall be the responsibility of the applicant.
- B. To the greatest extent permitted by the law, the AFHMP shall provide for a local preference for Revere residents for up to 70% of the affordable housing units. The city shall provide the developer with supporting documentation for the AFHMP, including the documentation required to support a local preference. Where a project results in the displacement of low-income households, first preference shall be given to those displaced households, provided that the household is an eligible household under LIP guidelines, that the household qualifies for an affordable housing unit in terms of household size and income, and that such preference would be allowable under the rules of any source of funding for the project.

- C. Prior to the marketing or otherwise making available for rental or sale any of the units in the development, the applicant must obtain approval of the AFHMP from the city of Revere's Office of Planning and Community Development and DHCD. No Certificate of Occupancy for a development subject to this chapter shall be issued until such approvals are obtained.

17.29.090– Preservation of affordability.

Affordable housing units created in accordance with this chapter shall be subject to an affordable housing restriction that contains limitations on use, occupancy, resale, and rents, and provides for periodic monitoring to verify compliance and enforce said restriction. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability and affordability for the designated income group(s). Affordability restrictions shall be contained in applicable affordable housing restrictions, regulatory agreements, deed restrictions or covenants, contractual agreements, land trust arrangements and/or other mechanisms to ensure compliance with the affordability requirements of this chapter (collectively, "Affordable Housing Restriction").

- A. The affordable housing restriction shall comply with LIP requirements or any other applicable guidelines issued by DHCD, acceptable to the city, that ensures affordable housing units can be counted toward Revere's Subsidized Housing Inventory. The applicant shall be responsible for preparing and complying with any documentation that may be required by DHCD to qualify affordable housing units for listing on the Subsidized Housing Inventory.
- B. The affordable housing restriction shall run with the land and be in force in perpetuity or for the maximum period allowed by law and be enforceable under the provisions of MGL. c. 184, § 26 or §§ 31 and 32.
- C. The affordable housing restriction shall provide that initial sales and rentals of affordable housing units and subsequent re-sales and rentals shall comply with federal, state, and local fair housing laws, regulations and policies, and DHCD's LIP guidelines. For affordable homeownership units, the procedure for resale and the responsibilities of the homeowner, the City and/or its monitoring agent, and DHCD are described in detail in DHCD's LIP regulations.
- D. The affordable housing restriction shall provide for monitoring intended to verify that affordable housing homeownership units remain owner-occupied and are resold at a price affordable to qualified low-income homebuyers, and that affordable housing rental units are occupied by low-income tenants at rents affordable to qualified renters. The applicant shall be responsible for providing ongoing monitoring through an organization qualified to serve as a monitoring agent on behalf of the city. The city or its designee shall verify compliance with and enforce the affordable housing restriction.
- E. For affordable ownership units, the affordable housing restriction shall grant the city of Revere or its designee the right of first refusal to purchase the unit.

- F. The affordable housing restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in perpetuity as affordable to the same income range as prior to the conversion. The affordable housing restriction for the rental project shall include a provision which reflects this chapter.
- G. When affordable housing units are provided on-site, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant executes an enforceable affordable housing restriction and provides evidence acceptable to the city of Revere's Office of Planning and Development that the affordable housing restriction has been recorded at the Suffolk County Registry of Deeds and, in the case of affordable ownership units, signed by the homebuyer. It is the applicant's responsibility to prepare a complete regulatory agreement and supporting documentation for review and approval by the city, to obtain the necessary signatures, and to record a fully executed agreement at the Registry of Deeds.
- H. When the requirements of this chapter are met through a cash payment in lieu of an affordable housing unit, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant pays the required cash payment in its entirety. The Applicant shall be required to record an Affordable Housing Payment In Lieu Covenant prior to the issuance of any building permit for a project. Said covenant shall be released by the city upon receipt of payment in accordance herewith.

17.29.100 - Application procedures.

- A. The provisions of this chapter shall be administered through the site plan review process. Application, review, and decision procedures shall be in accordance with R.R.O. Chapter 17.17 Site Plan Review.
- B. In addition to the materials for review described in R.R.O. Chapter 17.17, the applicant shall submit a plan showing the proposed location of the affordable housing units within the proposed building(s). The Site Plan Review Committee may request additional information as needed.
- C. No building permit shall be issued until the Site Plan Review Committee has reviewed the project application and determined that the development complies with the requirements of this chapter.

17.29.110 - Conflict with other sections.

Where the requirements of this chapter differ from or conflict with the requirements of other chapters or sections in Title 17, the requirements of this chapter shall apply.

17.29.120 - Severability.

If any portion of this chapter is declared to be invalid, the remainder shall continue to be in full force and effect.

A copy of the aforementioned zoning amendment 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  
Send Invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
May 25, 2022  
June 1, 2022



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   
RE: Proposed Zoning Ordinance Amendment for Affordable Housing Requirement  
DATE: July 5, 2022

Please be advised that pursuant to Section 17.56.010, subsequent to a public hearing held by the Planning Board on June 29, 2022, it was voted at a regular meeting of the Board held on June 29, 2022, to refer the proposed Affordable Housing amendment as written to the Zoning Subcommittee for further discussion.





City of Revere  
Election Commission  
281 Broadway  
Revere, MA 02151-5051  
781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY  
*Election Commissioner*  
E-mail: [pfahey@revere.org](mailto:pfahey@revere.org)

July 5, 2022

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

Honorable Councillors:

Enclosed for your review and approval is the Warrant for the upcoming special municipal election for Ward 5 City Councilor on Tuesday, July 19, 2022 to fill the vacancy caused by the resignation of former Ward 5 City Councillor Al Fiore.

Please let me know if you have questions.

Sincerely,

**PAUL J. FAHEY**  
*Election Commissioner*  
City of Revere

Attachment

<https://www.revere.org/departments/election-commission>

Attachment: Letter to City Council with 7-19-22 warrant for special election Ward 5 (22-198 : Special Election Warrant for Ward 5 - July 19, 2022)

**COMMONWEALTH OF MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARY OF THE COMMONWEALTH**

**ESTADO DE MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARIO DEL ESTADO**

**SS. SUFFOLK COUNTY  
CONDADO DE SUFFOLK**

To the City Clerk of the City of Revere  
A la secretaria de la Ciudad De Revere

**GREETINGS:  
SALUDOS:**

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the City of Revere qualified to vote in a special municipal election to vote at:

En nombre del Estado de Massachusetts, usted está requerida por la presente para notificar y advertir a los habitantes de la Ciudad de Revere calificados votar en una elección municipal especial para votar en:

<b>WARD 5, PRECINCT 1</b>	Point of Pines Yacht Club 28 Rice Avenue
<b>WARD 5, PRECINCT 1A AND 2</b>	Jack Satter House 420 Revere Beach Boulevard, Community Room
<b>WARD 5, PRECINCT 2A</b>	Turkish Cultural Center 500 Revere Street, Rear Entrance
<b>WARD 5, PRECINCT 3</b>	Revere High School 101 School Street, Foyer, Front Entrance

On **TUESDAY, THE NINETEENTH DAY OF JULY 2022** from 7:00 A.M. to 8:00 P.M. for the following purpose:

**el martes, 19 de julio de 2022**, de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:

To cast their votes in the special municipal election for the candidates for the following offices:

Para emitir sus votos en la elección municipal especial de los candidatos para las siguientes oficinas.

**WARD 5 CITY COUNCILLOR  
CONCEJAL DEL DISTRITO ELECTORAL 5**

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

No se incumpla este mandato y devuélvalo con sus respuestas en el momento y lugar dichos para votar.

Given under our hands this 5<sup>th</sup> day of July 2022.  
Dado por nuestras manos este 5 día de julio de 2022.

You are hereby directed to deliver an attested copy to the precinct wardens.  
Usted está por la presente obligada a enviar una copia a los guardias del precinto.

ATTEST:  
ATESTIGUA:

ASHLEY E. MELNIK  
CITY CLERK  
SECRETARIA DE LA CUIDAD



## CITY OF REVERE

Brian M. Arrigo  
Mayor

July 6, 2022

The Honorable Revere City Council  
C/O Clerks Office  
Revere City Hall  
Revere Massachusetts 02151  
RE: Resolution for Park Grant

Dear Members of the Honorable City Council:

I am writing to request approval of a City Council Resolution to allow the City to file with the Massachusetts Executive Office of Energy and Environmental Affairs a grant application for the Parkland Acquisitions and Renovations for Communities (PARC) Program. The City is seeking this grant for the reconstruction of Liberty Park.

***The Liberty Park proposed project goals include introducing a focus on a “tot lot” and passive recreational space. The general scope of the project shall include:***

- Demolition of and Removal of existing structures, safety surface and asphalt
- New Play Structures for age 2-5yrs old and 5-12yrs old
- Security Lighting
- New Accessible Safety Surface (Poured in Place Rubber)
- Perimeter ADA walkway
- ADA Curb Cuts
- New Benches
- New landscaping
- *Potential inclusion of some wetland restoration/clean-up this scope will rely on feedback from the conservations commission and DEP.*

The park will be designed with attention to accessibility including play equipment and the safety surface. The Office of Planning and Community Development is seeking the funding to execute this project on behalf of the City of Revere.

As the Resolution indicates, the anticipated cost of the Liberty Park restoration project is \$550,000.00. We are requesting that the City Council approves the expenditures of \$550,000 to advance the planning and construction. Please be advised that the City of Revere will be reimbursed for the PARC grant funds, \$330,000, following the conclusion of the project. The City initially pays all of the project costs and then seeks reimbursement upon completion for the PARC grant amount.

Thank you in advance for your consideration and approval of this Resolution and your continued efforts to ensure the construction of quality recreations facilities and creating space to foster active lifestyles for the youth of Revere.

Regards

Mayor Brian Arrigo



A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITION AND RENOVATIONS FOR COMMUNITIES PROGRAM FOR CONSTRUCTION AND IMPROVEMENTS TO LIBERTY PARK

WHEREAS: Liberty Park is a community- wide asset and improvements to this park is a priority as evidenced in the most recent Open Space and Recreation Plan; and

WHEREAS: Liberty Park is dedicated to park and recreation purposes under M.G.L. c.45, Section 3; and

WHEREAS: The reconstruction of the play structures, safety surface, remove the asphalt area, and introduce a new passive recreational space with pavers and decorative landscaping and the potential clean-up of adjacent wetlands will enhance recreational pursuits at this facility; and

WHEREAS: The Executive Office of Energy and Environmental Affairs is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities (PARC) grant program; and

WHEREAS: The Liberty Park reconstruction total estimated project cost of \$550,000 of which \$330,000 will be reimbursed to the City in PARC grant funds, if awarded. The City agrees to appropriate 100% of the total project cost. Once the total project cost is expended they city may seek reimbursement form the commonwealth via the PARC grant guidelines

NOW, THEREFORE, BE IT THAT:

1. The Mayor be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. The Mayor be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the City of Revere; and
3. This resolution shall take effect upon passage.



# City of Revere

## Chief Financial Officer/City Auditor

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

**Richard Viscay**  
**CFO/City Auditor**

July 6, 2022

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

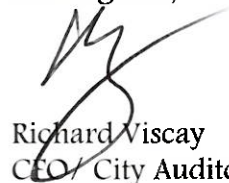
Dear Council President Visconti,

As you are aware from previous communications, Chapter 44 of the General Laws of the Commonwealth requires cities and towns to establish either a receipt reserved for appropriation fund or enterprise fund for the cable related purposes consistent with the franchise agreement. The City adopted a receipt reserve for appropriation account for these purposes in FY2021.

Please find attached two invoices for \$123,597.19 and \$42,500 that will need an appropriation from the fund to RevereTV for operation of their media center.

I will be available at the July 11<sup>th</sup> Council meeting to answer any questions.

Best regards,



Richard Viscay  
 CFO/City Auditor

Cc: Brian Arrigo, Mayor  
 Assunta Newton, Assistant Budget Director

Attachment: Revere TV Appropriation (22-200 : RevereTV appropriation)



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

**Richard Viscay**  
**CFO/City Auditor**

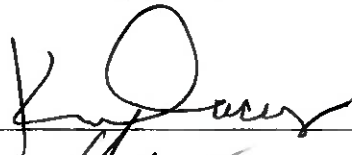

MEMORANDUM

To: Mayor Brian Arrigo  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: July 6, 2022  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003) <i>Available Balance:</i> \$ 166,097.19	\$166,097.19
TO:	Revere TV Invoices <i>Original Certification:</i> \$ 0.00	\$166,097.19

Based on the amount available as of July 6, 2022, there are sufficient funds to support such a transfer.

Account verified by   
Reviewed by 

Attachment: Revere TV Appropriation (22-200 : RevereTV appropriation)

For Audit Use Only:  
CO# \_\_\_\_\_ DATE \_\_\_\_\_ ENTRIES MADE BY \_\_\_\_\_



Revere Community Media Center  
385 Broadway Second Floor  
Revere, MA 02151  
781 426-9498

INVOICE NUMBER 2022C1  
DATE: JUNE 17, 2022

**BILL** City or Revere  
**TO** Broadway  
Revere, MA 02151

COMMENTS

DATE	DESCRIPTION				BALANCE	AMOUNT
June 17,222	Annual Capital Installment Payment					\$42,500
<b>CURRENT</b>	<b>1-30 DAYS PAST DUE</b>	<b>31-60 DAYS PAST DUE</b>	<b>61-90 DAYS PAST DUE</b>	<b>OVER 90 DAYS PAST DUE</b>	<b>AMOUNT DUE</b>	
\$42,500					\$42,500	

Make all checks payable Revere TV

Attachment: Revere TV Appropriation (22-200 : RevereTV appropriation)

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

# Invoice

**Invoice # 20220331**

Date: June 13,2022

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

DESCRIPTION	AMOUNT	BALANCE
<b>RCN Quarter ended 03/31/2022</b>		
RCN Quarterly Payment	12,245.66	
RCN Revenue Assessment	4,081.89	
<b>Comcast Quarter ending 03/31/2022</b>		
Comcast Quarterly Payment	102,161.50	
Comcast Revenue Assessment	5,108.14	
	<b>TOTAL</b>	<b>123,597.19</b>

Attachment: Revere TV Appropriation (22-200 : RevereTV appropriation)

Make all checks payable to: **Revere Community Media Center**

Thank you



# City of Revere

## Chief Financial Officer/City Auditor

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

**Richard Viscay**  
 Chief Financial Officer/City Auditor

July 7, 2022

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

RE: Transfers – Year End

Dear Council President Visconti,

As part of closing out FY2022, I am requesting the following transfers between departments per the attached documents. This transfer is necessary to ensure all appropriated accounts will be closed without any deficits that would affect our free cash certification by the Department of Revenue.

I will be in attendance for Monday nights council meeting to answer any questions on this matter.

Best regards,

Richard Viscay  
 Chief Financial Officer/City Auditor

Cc: Brian Arrigo, Mayor  
 Assunta Newton, Assistant Budget Director

Attachment

Attachment: Transfers Year End (22-201 : Year End Transfers)

**General Fund**

**Transfer from:**

City Council	PERM SAL	23,500.00	
Mayor	CONT SRVS	24,000.00	
Human Resources	EE TRAIN.	50,000.00	
Collector/ Treasurer	PERM SAL	55,000.00	
Collector/ Treasurer	CONT SRVS	60,000.00	
Engineering	PERM SAL	80,000.00	
Engineering	CONT SRVS	40,000.00	
Police	MAINT/EQU	22,000.00	
Police	CONT SRVS	100,000.00	
RECC	CONT SRVS	365,250.00	
Parking	PERM SAL	60,000.00	
DPW-Highway	PERM SAL	55,000.00	
DPW-Highway	SIGNAL REP	32,000.00	
DPW-Parks	PERM SAL	65,000.00	
DPW-Facilities	PERM SAL	30,000.00	
Public Health	PERM SAL	35,000.00	
Public Health	CONT SRVS	25,000.00	
Community Engagement	PERM SAL	34,000.00	
Veterans	VETS BENEF	250,000.00	
Unclassified	EMPLOYEES GROUP H	500,000.00	
Unclassified	INSURANCE	115,000.00	<b>2,020,750.00</b>

**Transfer to:**

Office of Innovation & Data	PERM SAL	34,000.00
Auditing	PERM SAL	16,000.00
Auditing	SICK LEAVE	6,200.00
Puchasing	PERM SAL	13,000.00
IT	CONT SRVS	12,000.00
Assessors	PERM SAL	33,000.00
Assessors	SICK LEAVE	12,500.00
Solicitor	PERM SAL	12,000.00
Solicitor	O.L.S.	56,000.00
City Clerk	SICK LEAVE	500.00
Election	PERM SAL	41,500.00

Attachment: FY2022 Year end Council Order (22-201 : Year End Transfers)

Election	POLL WRK S	60,000.00	
Election	SICK LEAVE	16,000.00	
Election	POSTAGE	8,000.00	
Election	PRINT&MAIL	9,000.00	
Licensing	PERM SAL	1.00	
Conservation Comm	PERM SAL	4,500.00	
Community Development	PERM SAL	13,000.00	
Police	OTHER SAL	179,000.00	
Police	ED INCENTV	177,000.00	
Police	SICK LEAVE	104,500.00	
Fire	FIREFGHTS	239,049.00	
Fire	AUTO MAINT	100,000.00	
Municipal Inspections	PERM SAL	50,000.00	
Municipal Inspections	SICK LEAVE	21,000.00	
DPW - Admin	OVERTIME	9,500.00	
DPW - Admin	SICK LEAVE	5,000.00	
Elder Affairs	SICK LEAVE	7,500.00	
Parks & Recreation	PERM SAL	48,000.00	
Unclassified	MEDICARE T	157,000.00	
WC Insurance Trust Fund	W/C MEDICAL BENEFIT	500,000.00	
Unclassified	CONTRIB	76,000.00	
			<b>2,020,750.00</b>

Attachment: FY2022 Year end Council Order (22-201 : Year End Transfers)

**Water/ Sewer Enterprise Fund**

**Transfer from:**

DPW - Water/Sewer	MWRA-SEWER	79,000.00	
DPW - Water/Sewer	MWRA-WATER	25,000.00	
DPW - Water/Sewer	MAINT/REPR	44,000.00	
DPW - Water/Sewer	PREV MAINT	65,000.00	
DPW - Water/Sewer	EMER REPRS	71,000.00	
DPW - Water/Sewer	RENT&LEASE	13,500.00	
DPW - Water/Sewer	MAT & SUPP	40,000.00	
			<b>337,500.00</b>

**Transfer to:**

DPW - Water/Sewer	PERM SAL	47,000.00	
DPW - Water/Sewer	OVERTIME	157,000.00	
DPW - Water/Sewer	SICK LEAVE	15,000.00	
DPW - Water/Sewer	BONDED DBT	111,000.00	
DPW - Water/Sewer	NOTES BOND	7,500.00	
			<b>337,500.00</b>

**Solid Waste Enterprise Fund**

**Transfer from:**

DPW - Solid Waste	RECYCDISP	43,000.00	
			<b>43,000.00</b>

**Transfer to:**

DPW - Solid Waste	OVERTIME	43,000.00	
			<b>43,000.00</b>

Attachment: FY2022 Year end Council Order (22-201 : Year End Transfers)



## CITY OF REVERE

Brian M. Arrigo  
Mayor

July 7, 2022

The Honorable City Council  
Revere City Hall  
Revere, Massachusetts 02151

Dear Honorable Council Members:

I am hereby requesting the City Council's confirmation of Lauren D'Avella, 7 Lucia Avenue, Revere, MA 02151 as a Constable for the City of Revere.

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

Ms. D'Avella has been advised that the Appointment Sub-Committee will be contacting her shortly with a date and time to appear before them concerning this re-appointment.

Regards,

Brian M. Arrigo  
Mayor

Attachment

Cc: Lauren D'Avella



CA: 10/2020 Revised

### APPLICATION FOR A CONSTABLE

#### CITY OF REVERE, COMMONWEALTH OF MASSACHUSETTS

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

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

New Constable

Renewal – list current Constable License expiration date 5/23/2022

Name Lauren D'Avella Date of Birth [REDACTED]

Address, City, Zip 7 Lucia Ave Revere

How long have you resided at this address? 4 years 3/18 - present Telephone 781-589-4095  
1974-1982 - 8 years

Present Employer Self - Constable 20 years Present Occupation

MA Driver's License # [REDACTED] 9/5/2023 License Expiration Date

High School Revere High School GED Yes  No

Do you currently hold a license to carry a firearm in the Massachusetts? Yes  No

Have you ever had a License to carry a firearm revoked or suspended, or

Has an application for such denied, here or in any other jurisdiction? Yes  No

List current constable appointments below:

City/Town:	Year appointed/expiration:

Why do you seek appointment?

To serve Civil Process,

What are your qualifications?

licensed constable for 20 years in the City of Revere

Who do you expect to serve?

Civil Process My office mainly serves Summary Process & Evictions 14-DAY Notices to tenants

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

Attorney's name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Business Address: \_\_\_\_\_ BBO #: \_\_\_\_\_

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

Signature Lauren D'Avella Date 4/4/2022

Attachment: LaurenDavellaConstableApplication (22-202 : Lauren D'Avella - Constable Appointment)





APPLICATION FOR A CONSTABLE  
CITY OF REVERE,  
COMMONWEALTH OF MASSACHUSETTS

ATTORNEY RECOMMENDATION

I, being a member of the Massachusetts Bar in good standing for the last 18 years, and being a Revere resident, do state upon honor that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, and competent to perform the duties of a constable.

Signature [Handwritten Signature] Print Name Sheri Murray

Resident Address 41 Irving St. Revere MA 02151

REPUTABLE CITIZENS RECOMMENDATION

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

Signature	Name (PRINT)	Street Address	Occupation
<u>[Handwritten Signature]</u>	<u>Elizabeth G. Stovazzi</u>	<u>406 MAULEN ST. Revere</u>	<u>Retired</u>
<u>[Handwritten Signature]</u>	<u>Virginia Lauricella</u>	<u>8 Philomena Ave Revere</u>	<u>Retired</u>
<u>[Handwritten Signature]</u>	<u>Franca Powers</u>	<u>4 Sewall St Revere</u>	<u>(Business owner)</u>
<u>[Handwritten Signature]</u>	<u>Stephen Powers</u>	<u>4 Sewall Revere</u>	<u>(Contractor)</u>

POLICE CHIEF RECOMMENDATION

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

Recommend that this applicant be appointed.

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

Signature [Handwritten Signature]

Approved  Denied

Date JUNE 27, 2022

Attachment: Lauren Davella Constable Application (22-202 : Lauren D'Avella - Constable Appointment)



CITY OF REVERE MASSACHUSETTS

FINANCE DEPARTMENT, TREASURY DEPARTMENT

- 1. Exact name of taxpayer/applicant's business: Lauren Davella -
- 2. Address of taxpayer's/applicant's business in Revere: 7 Lucia Ave Revere
- 3. Address of taxpayer's/applicant's home in Revere: 7 Lucia Ave Revere
- 4. Taxpayer's/Applicant's Day Phone: 781-589-4095
- 5. Taxpayer's Applicant Evening Phone: 781-589-4095

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

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, this 7<sup>th</sup> day of April, 2022  
(Taxpayer's signature) Lauren Davella

CITY'S ACKNOWLEDGEMENT

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

TAXES AND ACCOUNT NUMBER(S) INCLUDED IN CERTIFICATE:

Real Estate  
# See attached  
# \_\_\_\_\_  
  
 Water/Sewer  
# 603862  
# 0 balance

Personal Property  
# none listed at this address  
# \_\_\_\_\_  
  
 Other: Motor Vehicle  
# no mv in her name  
# 400 - see attached

CLERK'S INITIALS: DML 4/7/22 ORIGINAL STAMP: \_\_\_\_\_

Attachment: Lauren Davella Constable Application (22-202 : Lauren D'Avella - Constable Appointment)



POWER OF ATTORNEY

S-921096

KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"SECTION 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them."

does hereby make, constitute and appoint D O Smith its true and lawful Attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed bond number S-921096 dated April 3, 2022, on behalf of \*\*\*\* Lauren D'Avella \*\*\*\* in favor of City of Revere City Hall for Five Thousand and 00/100 Dollars (\$ 5,000 ) and to bind NGM Insurance Company thereby as fully and to the same extent as if such instrument was signed by the duly authorized officers of NGM Insurance Company; this act of said Attorney is hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

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

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By: Kimberly K. Law



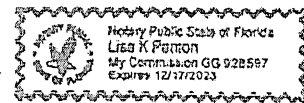
Kimberly K. Law Vice President, General Counsel and Secretary

State of Florida, County of Duval

On this 7th day of January, 2020, before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

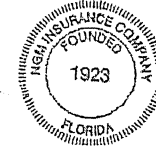
IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal at Jacksonville, Florida this 7th day of January, 2020.

Lois K. Pentz



I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in force and effect. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this 11th day of April, 2022.

Nancy Giordano-Ramos



WARNING: Any unauthorized reproduction or alteration of this document is prohibited.

TO CONFIRM VALIDITY of the attached bond please call 1-800-225-5646.

TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431 Attn: Bond Claims.

Attachment: Lauren Davella Constable Application (22-202 : Lauren D'Avella - Constable Appointment)

CONSTABLE BOND

Bond No.: S-921096

KNOW ALL MEN BY THESE PRESENTS, That we,

Lauren D'Avella

of 7 Lucia Avenue Revere MA 02151

as Principal and

NGM Insurance Company

of 55 West Street Keene NH 03431-7000

as Surety are held bound unto the

City of Revere City Hall

in the full and just sum of

Five Thousand and 00/100 Dollars (\$5,000)

to the payment of which sum well and truly to be made we bind ourselves, our heirs, executors, administrators,

successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounded Principal has been appointed as Constable for

City of Revere City Hall

NOW, THEREFORE, if the said Principal shall faithfully perform all duties of his said office in the service of all Civil Processes which may be committed to him during the term of which he has been Elected or Appointed, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall be effective on 4/3/2022 and expire on 4/3/2025.

SIGNED, sealed and dated April 11, 2022.

Lauren D'Avella

Principal

By: \_\_\_\_\_

Lauren D'Avella

NGM Insurance Company

Surety

BY: \_\_\_\_\_

D O. Smith

Attorney-in-Fact



Attachment: Lauren Davella Constable Application (22-202 : Lauren D'Avella - Constable Appointment)

**MASSACHUSETTS DRIVER'S LICENSE**  
 NOT FOR FEDERAL ID

1a ISS: 09/08/2018  
 1b EXP: 09/05/2023  
 CLASS: D  
 12 REST: NONE  
 9a END: NONE

4d NUMBER: [REDACTED]  
 3b DOB: [REDACTED]

1 DAVELLA  
 2 LAUREN  
 6 7 LUCIA AVE  
 REVERE, MA 02151-1941

18 EYES BRO  
 15 SEX F 16 HGT 5'-01"  
 6 DD 09/09/2018 Rev 02/22/2016



09/05/61

*Lauren Davella*

CHANGE OF ADDRESS, PRINT BELOW, PERMANENT INK.

1022787 14885031

WWW.MASS.GOV/DMV  
 MA 01222018  
 09/05/1961  
 CLASS -  
 D: Small vehicle less than  
 26,001 lbs, except school  
 bus.  
 ENDORSEMENTS -  
 NONE  
 RESTRICTIONS -  
 NONE

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