



CITY COUNCIL  
Regular Meeting

---

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

Calendar

Monday, July 12, 2021, 6:00 PM

**5:00PM Legislative Affairs Sub-Committee Meeting**

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

**Salute to the Flag**

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of June 28, 2021

3. **21-225** The City Council will award a Certificate of Merit to all Covid-19 vaccine ambassadors.

**Public Hearings**

4. **21-211** Hearing called as ordered on An Ordinance Further Amending the Short-Term Rental Ordinance.

5. **21-227** Hearing called as ordered on the application of Revere Hotel Realty, LLC, 405 American Legion Highway, Revere, MA 02151 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 4,455 gallons of flammable liquids and 146 gallons of combustible liquids to be contained within 81 vehicles parked underneath a hotel structure at 405 American Legion Highway, Revere, MA 02151.

6. **21-228** Hearing called as ordered on the application of 90 Ocean Owner, LLC, One Beacon Street, 15th Floor, Boston, MA 02108 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 1,500 gallons of flammable liquids to be contained within 75 vehicles parked underneath a multifamily residential structure at 90 Ocean Avenue, Revere, MA 02151.

**Legislative Affairs Sub-Committee Report**

7. **21-128** Motion presented by Councillor Rotondo: That the City council request the State Delegation amend the Open Meeting Law through legislation in which translation of multiple foreign languages are used in the notification process on all spectrums of medium used to comply with the current legislation.

8. **21-172** An Ordinance Establishing an Affordable Housing Trust Fund.

9. **21-195** An Ordinance Establishing Rules and Regulations for Dog Parks.

**Appointments Sub-Committee Report**

10. **21-107** Communication from the Mayor relative to the appointment of Tufts Construction as Licensed Drain Layer.
11. **21-212** Communication from the Mayor relative to the Appointment of J.R. Vinagro as Licensed Drain Layer
12. **21-213** Communication from the Mayor relative to the Appointment of Earthwork Industries as Licensed Drain Layer
13. **21-233** Communication from the Mayor relative to the appointment of Zachary Bisconti to the Conservation Commission
14. **21-234** Communication from the Mayor relative to the appointment of Nathalie Pardo to the Conservation Commission

**Communications**

15. **21-229** Communication from Wayne Rose, 19 Thorndike Street, requesting that the City Council establish repeal powers for any board or commission.
16. **21-230** Communication from the City Auditor relative to FY21 Year End Transfers
17. **21-231** Communication from the Mayor relative to the Appointment of Commonwealth Construction & Consulting as Licensed Drain Layer
18. **21-232** Communication from the City Auditor relative to Free Cash Appropriations - Year End

**Motions**

19. **21-235** Motion presented by Councillor Keefe: That the Mayor be requested to utilize free cash or seek out grant funding to install water features at the City's parks.
20. **21-236** Motion presented by Council President Zambuto, Councillor Novoselsky, Councillor Rotondo: That the Mayor investigate the feasibility of remodeling and repairing the Veterans' Memorial on the American Legion Lawn as requested by Veteran Affairs Director Silvestri.
21. **21-237** Motion presented by Councillor Rotondo: That the Mayor request the Chief of Police to provide traffic enforcement at the intersections of Fenno/Borden, Dale/Park, Malden/Patriot Parkway, and Revere/Sagamore.
22. **21-238** Motion presented by Councillor Rotondo: That the Mayor investigate the feasibility of installing elevated crosswalks in high traffic areas including Washington Avenue and North Shore Road.
23. **21-239** Motion presented by Councillor Rotondo: That the Mayor request the Department of Planning and Development to investigate the feasibility of creating inclusionary zoning and an affordable housing overlay district to extend from Route 60 to Revere Beach Boulevard.

24. **21-240** Motion presented by Councillor Rotondo: That the City of Revere establish a linkage fee for any housing development with over 75 units. Furthermore, that the City look into the feasibility of including commercial properties of 30,000 square feet or greater. Said linkage fee contribution would be based square footage of developments greater than 75 units and appropriated to the City's Affordable Housing Trust Fund.
  
25. **21-241** Motion presented by Councillor Novoselsky: That the Revere City Council award Certificates of Appreciation to the Momentum Athletic Club for their outstanding performances at the National Youth Outdoor Championship in Georgia.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, June 28, 2021

Regular Meeting of the City Council was called to order at 6:15 PM. Council President Anthony T. Zambuto presiding.

**Salute to the Flag**

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Jessica A. Giannino	Councillor	Present	
Arthur F. Guinasso	Councillor	Present	
Patrick M. Keefe	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
John F. Powers	Councillor	Present	
Richard J. Serino	Councillor	Present	
George J. Rotondo	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Council President	Present	

President Zambuto offered a moment of silence to acknowledge the victims of shooting that occurred in Winthrop, MA on Saturday, June 26th. The victims were a retired Massachusetts State Trooper, David L. Green and retired Air Force Staff Sergeant, Ramona Cooper.

Councillor Guinasso offered a point of personal privilege to announce that he will not be seeking re-election in the fall and will be retiring after serving thirty-four years as the Ward Three City Councillor. Councillor Guinasso is looking forward to spending time with his family and thanked his friends and colleagues for supporting him throughout his career.

2 Approval of the Journal of the Regular Meeting of June 21, 2021

**RESULT: ACCEPTED**

**Ways & Means Sub-Committee Report**

In accordance with the provisions of Section 32 of Chapter 44 of the Massachusetts General Laws, the Revere City Council, Committee on Ways and Means, has been delegated the responsibility of reviewing Mayor Brian M. Arrigo's fiscal year 2022 City budget and submitting recommendations to the Revere City Council for their consideration. These meetings were held

in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on June 16<sup>th</sup>, 17<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, and 28<sup>th</sup>. Committee members present at the hearings were Councillors Giannino, McKenna, Powers, Serino, Zambuto (ex-officio), and Chairman Visconti.

At each of the scheduled hearing dates, Department Heads addressed the committee and presented their budgets and outlined their Fiscal Year 2021 accomplishments and their Fiscal Year 2022 goals.

Rich Viscay, Director of Finance also addressed the committee at every hearing date and fielded questions or provided feedback regarding any of the departmental budgets being presented. Mr. Viscay also conducted a presentation outlining the City’s five-year financial forecast to conclude the Ways & Means Committee budget hearings for Fiscal Year 2022.

The Ways & Means Committee concluded that Mayor Arrigo’s budget was lean and contained well needed additional positions that will help the City improve its efficiency in delivering City services to its residents.

Chairman Visconti offered the following motion:

**“SHALL THE WAYS & MEANS SUB-COMMITTEE PROVIDE A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO APPROVE MAYOR ARRIGO’S FISCAL YEAR 2022 BUDGET AS PRESENTED?”**

The committee voted to unanimously approve on a Roll Call: Committee members Giannino, McKenna, Powers, Serino, Zambuto (ex-officio), and Chairman Visconti voting in the affirmative.

3            21-189            Communication from the City Auditor relative to the Fiscal Year 2022 budget.

**Approving Budget for the City of Revere for Fiscal Year 2022**

WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2022 to the City Council on June 8, 2021;

and WHEREAS, the City Council held advertised public hearings to consider the proposed budget on June 16th and any other dates necessary, as advertised in the public hearing notice;

and WHEREAS, upon motion the City Council accepted the budget as submitted by the Mayor, after reductions otherwise separately voted, if any.

NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE: That the City Council of the City of Revere hereby adopts and approves the budget for FY2022 the sum of \$224,978,231 which sum shall be appropriated and raised by taxation and other sources, as listed below:

Dept Code	Department	FY22 Mayor's Budget
<b>GENERAL GOVERNMENT</b>		
111	CITY COUNCIL	Payroll 322,838

## City Council – Regular Meeting

June 28, 2021

		Non-Payroll	10,000
		Total	332,838
121	MAYOR	Payroll	481,106
		Non-Payroll	850,000
		Total	1,331,106
125	HUMAN RESOURCES	Payroll	178,976
		Non-Payroll	259,000
		Total	437,976
127	OFFICE OF INNOVATION AND DATA MANAGEMENT	Payroll	346,899
		Non-Payroll	307,580
		Total	654,479
135	AUDITOR/BUDGET	Payroll	436,228
		Non-Payroll	121,100
		Total	557,328
138	PURCHASING	Payroll	146,708
		Non-Payroll	128,000
		Total	274,708
140	INFORMATION TECHNOLOGY	Payroll	237,924
		Non-Payroll	1,050,504
		Total	1,288,428
141	ASSESSORS	Payroll	364,885
		Non-Payroll	99,200
		Total	464,085
145	COLLECTOR/TREASURER	Payroll	767,617

Minutes Acceptance: Minutes of Jun 28, 2021 6:00 PM (Salute to the Flag)

## City Council – Regular Meeting

June 28, 2021

		Non-Payroll	490,000
		Total	1,257,617
151	SOLICITOR	Payroll	377,198
		Non-Payroll	198,500
		Total	575,698
161	CITY CLERK	Payroll	322,140
		Non-Payroll	42,700
		Total	364,840
162	ELECTIONS	Payroll	224,832
		Non-Payroll	166,300
		Total	391,132
165	LICENCE COMMISSION	Payroll	3,200
		Non-Payroll	3,000
		Total	6,200
171	CONSERVATION COMMISSION	Payroll	6,400
		Non-Payroll	600
		Total	7,000
176	APPEALS BOARD	Payroll	11,600
		Non-Payroll	720
		Total	12,320
182	OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT	Payroll	271,762
		Non-Payroll	6,400
		Total	278,162
184	ENGINEERING	Payroll	241,293

Minutes Acceptance: Minutes of Jun 28, 2021 6:00 PM (Salute to the Flag)

## City Council – Regular Meeting

June 28, 2021

		Non-Payroll	128,600
		Total	369,893
<hr/>			
	TOTAL: GENERAL GOVERNMENT		8,603,810
<hr/>			
<b>PUBLIC SAFETY</b>			
210	POLICE	Payroll	10,892,784
		Non-Payroll	1,016,500
		Total	11,909,284
220	FIRE	Payroll	10,443,588
		Non-Payroll	477,350
		Total	10,920,938
230	REGIONAL EMERGENCY COMM CENTER	Payroll	-
		Non-Payroll	1,513,580
		Total	1,513,580
241	INSPECTIONAL SERVICES - MUNICIPAL INSPECTIONS	Payroll	1,100,233
		Non-Payroll	22,400
		Total	1,122,633
242	INSPECTIONAL SERVICES - SHORT-TERM RENTAL INSPECTIONS	Payroll	84,687
		Non-Payroll	22,500
		Total	107,187
295	PARKING CONTROL	Payroll	528,238
		Non-Payroll	92,000
		Total	620,238
<hr/>			
	TOTAL: PUBLIC SAFETY		26,193,860
<hr/>			

Minutes Acceptance: Minutes of Jun 28, 2021 6:00 PM (Salute to the Flag)

## City Council – Regular Meeting

June 28, 2021

## DEPARTMENT OF PUBLIC WORKS (DPW)

420 DPW - ADMINISTRATION

Payroll  
506,347Non-Payroll  
93,470

---

Total  
599,817

421 DPW - SNOW AND ICE

Payroll  
100,000Non-Payroll  
250,000

---

Total  
350,000

422 DPW - HIGHWAY &amp; SIGNS

Payroll  
468,524Non-Payroll  
424,000

---

Total  
892,524

423 DPW - OPEN SPACE

Payroll  
302,319Non-Payroll  
516,230

---

Total  
818,549

425 DPW - FACILITIES/PUBLIC PROPERTY

Payroll  
327,380Non-Payroll  
1,367,880

---

Total  
1,695,260

---

TOTAL: PUBLIC WORKS

---

4,356,150

---

## HEALTH and HUMAN SERVICES (HHS)

522 HHS - PUBLIC HEALTH

Payroll  
699,870Non-Payroll  
57,700

---

Total  
757,570

524 HHS - COMMUNITY ENGAGEMENT

Payroll  
103,995Non-Payroll  
5,000

---

Total  
108,995

525 HHS - SUBSTANCE ABUSE DISORDERS &amp; HOMELESS INITIATIVES Payroll

Minutes Acceptance: Minutes of Jun 28, 2021 6:00 PM (Salute to the Flag)

## City Council – Regular Meeting

June 28, 2021

			13,328
		Non-Payroll	5,000
		Total	18,328
541	HHS - ELDER AFFAIRS	Payroll	180,756
		Non-Payroll	60,000
		Total	240,756
543	HHS - VETERANS SERVICES	Payroll	174,856
		Non-Payroll	724,750
		Total	899,606
549	HHS - COMMISSION ON DISABILITY	Payroll	19,228
		Non-Payroll	3,000
		Total	22,228
590	HHS - CONSUMER AFFAIRS	Payroll	-
		Non-Payroll	-
		Total	-
595	HHS - HUMAN RIGHTS COMMISSION	Payroll	85,000
		Non-Payroll	10,000
		Total	95,000
TOTAL: HUMAN SERVICES			2,142,483
<b>CULTURE AND RECREATION</b>			
610	LIBRARY	Payroll	456,103
		Non-Payroll	162,078
		Total	618,181
650	RECREATION	Payroll	614,287
		Non-Payroll	

Minutes Acceptance: Minutes of Jun 28, 2021 6:00 PM (Salute to the Flag)

## City Council – Regular Meeting

June 28, 2021

		160,000
	Total	774,287
691	HISTORICAL & CULTURAL RESOURCES	
	Payroll	-
	Non-Payroll	10,000
	Total	10,000
TOTAL: CULTURAL AND RECREATIONAL		1,402,468
<b>SUBTOTAL - CITY DEPARTMENT COSTS</b>		<b>42,698,771</b>
<b>DEBT SERVICE</b>		
017109-591100	RETIREMENT OF LONG TERM CAPITAL DEBT PRINCIPAL	2,894,543
017109-591500	RETIREMENT OF LONG TERM CAPITAL DEBT INTEREST	3,336,562
017109-591210	SHORT TERM DEBT INTEREST	15,000
TOTAL: DEBT SERVICE		6,246,105
<b>BENEFITS, PENSION, &amp; UNCLASSIFIED FIXED COSTS</b>		
019001-511900	EMPLOYEE GROUP HEALTH	23,263,932
019001-512100	FICA - MEDICARE	1,571,623
019407-570900	PROPERTY AND CASUALTY INSURANCE	1,110,000
019111-511800	CONTRIBUTORY PENSION	13,975,332
TOTAL: BENEFITS, PENSION & UNCLASSIFIED FIXED COSTS		39,920,887
<b>SUBTOTAL - SCHOOL &amp; CITY DEPARTMENT COSTS</b>		<b>46,166,992</b>
<b>EDUCATION</b>		
300	REVERE PUBLIC SCHOOLS - PER SCHEDULE 19	102,691,177
322	NORTHEAST REGIONAL VOCATIONAL	1,830,956
<b>SUBTOTAL - SCHOOL DEPARTMENT</b>		<b>104,522,133</b>
<b>SUBTOTAL: CITY, SCHOOL, AND COMBINED FIXED COSTS - GENERAL FUND</b>		<b>193,387,896</b>

Minutes Acceptance: Minutes of Jun 28, 2021 6:00 PM (Salute to the Flag)

## City Council – Regular Meeting

June 28, 2021

**WATER/SEWER ENTERPRISE**

604301	SALARIES	1,706,184
604302	EXPENSES -	1,476,900
604309	EXPENSES - Debt Principal	4,717,822
604309	EXPENSES - Debt Interest	1,781,218
604309	EXPENSES - SRF Admin Fees	116,959
604302-521300	MWRA ASSESSMENT - Water	5,781,193
604302-521200	MWRA ASSESSMENT - Sewer	11,145,798

**SUBTOTAL: WATER/SEWER ENTERPRISE**

26,726,074

**SOLID WASTE ENTERPRISE**

424	SALARY	468,881
424	EXPENSES	4,180,380
424	CAPITAL	215,000

**SUBTOTAL: SOLID WASTE ENTERPRISE**

4,864,261

**TOTAL APPROPRIATION: GENERAL FUND AND ENTERPRISE FUNDS**

224,978,231

Furthermore, the following projected needs are costs to the City, but, according to the Massachusetts General Laws as promulgated by the Massachusetts Department of Revenue, are not to be included in the appropriation order:

**OTHER AMOUNTS TO BE RAISED**

CHERRY SHEET ASSESSMENT	14,825,770
CHERRY SHEET OFFSET	90,064
OVERLAY	968,218
SNOW AND ICE DEFICIT	395,841
<b>SUBTOTAL: OTHER AMOUNTS TO BE RAISED</b>	<b>16,279,893</b>

**GRAND TOTAL: ALL APPROPRIATED AND NON-APPROPRIATED EXPENDITURES**

241,258,124

Minutes Acceptance: Minutes of Jun 28, 2021 6:00 PM (Salute to the Flag)

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

### Communications

- 4        21-220        Communication from the City Auditor relative to the FY2020 audited financial statement.

Rich Viscay addressed the City Council and provided a brief synopsis of the audit.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
----------------	-----------------------

- 5        21-221        Communication from the City Auditor requesting approval of the FY2022 Revolving Funds budget.

Rich Viscay, Director of Finance addressed the City Council and explained that the Department of Revenue requires the approval of the Revolving Funds Budget in addition to approving the amended Revolving Funds Table.

**"SHALL THE CITY COUNCIL AUTHORIZE THE FISCAL YEAR 2022 REVOLVING FUNDS BUDGET IN ACCORDANCE WITH THE PROVISIONS OF MASSACHUSETTS GENERAL LAW, CHAPTER 44, SECTION 53E½?"**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

### Motions

- 6        21-219        Motion presented by Councillor Rotondo: That the Mayor request the Chief of Police to increase patrols at Wonderland Market Place due to complaints by patrons of theft and harassment.

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

- 7        21-222        Motion presented by Councillor Powers: That the Mayor request the DPW to install "Slow - Children" signage at appropriate locations on Sagamore Street and Rice Avenue.

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

- 8        21-223        Motion presented by Councillor Powers: That the Mayor request the Traffic Commission to install "Stop" signs, facing both directions, on Rice Avenue at the intersections of Delano and Whitin Avenues in an effort to reduce speeding.

**RESULT: ORDERED - VOICE VOTE**

9        21-224        Motion presented by Councillor Powers: That the Mayor request National Grid to appear before the City Council for the purpose of discussing the location of various poles that were installed in the middle of a sidewalk impairing wheel chair and baby carriage access.

**RESULT: ORDERED - VOICE VOTE**

10       21-225        Motion presented by Councillor Rotondo: That the City Council award a Certificate of Merit be awarded to all Covid-19 vaccine ambassadors.

**RESULT: ORDERED - VOICE VOTE**

11       21-226        Motion presented by Councillor Keefe: That the Mayor request the Traffic Commission to install a Stop Sign on Prospect Avenue going West, at the intersection of Homer Street.

**RESULT: ORDERED - VOICE VOTE**

Ordered adjourned at 6:55 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jun 28, 2021 6:00 PM (Salute to the Flag)



## CITY OF REVERE

Brian M. Arrigo  
Mayor

June 10, 2021

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

Dear Members of the Honorable City Council,

I write in support of the attached amendment to the City's Short-Term Rental ordinance. These amendments were recommended by the City Council previously, and I believe they will offer the highest benefit to our residents, neighborhoods, and small businesses.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Short Term Rental Amendment (21-211 : Amended Short-Term Rental Ordinance)

**I. AN ORDINANCE FURTHER AMENDING TITLE 8 OF THE ORDINANCES OF THE CITY OF REVERE**

**SECTION 1.** Title 8, Chapter 8.06, Sections 010 – 080, “An Ordinance Establishing Regulations for Short-Term Rentals,” is hereby repealed by inserting in place thereof the following new amended chapter and sections:

**Title 8, Chapter 8.09 – Short-term rental**

**8.09.010 – Summary and purpose.**

Short-term rental for rental parties of no more than six renters shall be permitted in the city of Revere at a residential property that is owned by and contains the Primary Residence of the Operator as defined herein, for up to six months in a calendar year, properly registered in accordance with the provisions herein. This Chapter provides the process for the regulation, legal operation, and registration of certain Short-term rentals in the city of Revere, to protect the safety of renters and residents, ensure that the primary use remains residential, and ensure that Short-term rentals will not be a detriment to the character and livability of the surrounding residential neighborhood.

**8.09.015 Exclusions.**

- A. The provisions of this ordinance do not apply to the accommodation, for a fee, of a bedroom or attached apartment contained within and accessible through the Operator’s Primary Residence Unit and is not accessed exclusively through a separate entry.
- B. The provisions of this ordinance do not apply to any month-to-month tenancy at-will agreement between a landlord and a tenant.
- C. The provisions of this ordinance do not alter or nullify any municipal ordinance governing the construction, alteration, conversion, use, and regulation of a lodging house, rooming house, or boardinghouse.

**8.09.020 – Definitions.**

- A. Condominium Building: A building or structure containing individually owned units created and existing in compliance with M.G.L. ch. 183A.
- B. Dwelling: A building or place of residence, classified for residential use.
- C. Operator: The owner of the Residential Unit that the owner seeks to offer as a Short-term Rental. Only one owner may be registered as an Operator on the Short-term Rental Registry for a Residential Unit.
- D. Owner-adjacent Unit: In a residential dwelling containing four or fewer residential units, each of them owned or partially owned by the Operator, and one

of them being the Operator's primary residence, an Owner-adjacent unit is any residential unit in the dwelling other than the Operator's primary residence unit.

- E. Owner-adjacent condominium unit: In a condominium building or Association that includes the Operator's primary residence unit, any unit also owned in whole or in part by the Operator other than the Operator's primary residence unit.
- F. Primary Residence Unit: A Residential Unit that is the primary residence of the Operator, and is not located within a dwelling with other Residential Units, e.g. a single-family residential dwelling.
- G. Residential Unit: A dwelling unit within a dwelling that is classified as residential use and that contains at least one bedroom or sleeping area. For purposes of this Chapter, a Residential Unit shall not include any units in a hotel, motel, licensed rooming house or lodging house or licensed bed and breakfast.
- H. Short-term Rental: The rental for a fee of a Residential Unit, reserved in advance, for periodic residential occupancy for a single rental period of fewer than thirty (30) days and not exceeding in any case a cumulative total of six (6) months of rental within a calendar year.
- I. Short-term Rental Unit: A Residential Unit that is offered, advertised, or otherwise used for Short-term Rental.
- J. Short-term Rental Enforcement Office: The department designated by the Mayor authorized to implement, oversee, and enforce the provisions of this Chapter and any other statutes, regulations, and ordinances relating to premises within the city of Revere that are advertised, listed, or used as Short-term Rental.
- K. Short-term Rental Enforcement Officer: Any individual authorized by the Short-term Rental Enforcement Office to enforce the provisions of this Chapter.
- L. Short-term Rental Registry: A database maintained by the Short-term Rental Enforcement Office that shall record and preserve information about Operators who are permitted to offer Residential Units as Short-term Rental. The Short-term Rental Registry shall be maintained by the Short-term Rental Enforcement Office. A property not listed in the Short-term Rental Registry is prohibited from being offered for Short-term Rental.

#### **8.09.030 – Applicability and limitations.**

- A. Short-term Rental shall be permitted as follows:
  - 1. An Owner-adjacent Unit in an owner-occupied Condominium building. In any case where an Operator uses more than one Owner-adjacent condominium unit for Short-term rental, each such Owner-adjacent

condominium unit shall be registered separately and charged a separate fee in accordance with this Chapter. An owner-adjacent condominium unit must be rented as an entire unit at any one time to one rental party of no more than six unrelated persons comprising Short-term renters exclusive of children under 12 years of age, and the division within the unit of separate bedrooms for separate rental parties is prohibited.

2. An Owner-adjacent Unit in an Owner-occupied dwelling containing four or fewer residential units. In any case where an Operator uses more than one such Owner-adjacent unit for Short-term rental, each such Owner-adjacent unit shall be registered separately and charged a separate fee in accordance with this Chapter. An owner-adjacent unit must be rented as an entire unit at any one time to one rental party of no more than six unrelated persons comprising Short-term renters exclusive of children under 12 years of age, and the division within the unit of separate bedrooms for separate rental parties is prohibited.
  3. A Primary Residence Unit. A Primary Residence Unit offered for Short-term Rental must be rented as a whole unit at any one time to one party of no more than six unrelated persons comprising Short-term renters exclusive of children under 12 years of age, and the division within the unit of separate bedroom for separate rental parties is prohibited.
- B. Short-term Rental occupancy shall be limited to two persons per bedroom, excluding children under the age of 12 related to, or the legal ward of either bedroom occupant.
  - C. The registration of a Short-term Rental unit shall expire in the event ownership of the unit or the property containing the unit is transferred. A new owner of such property shall be responsible to complete a new registration process as described in section 8.09.040.
  - D. The number of individual bedrooms made available for Short-term Rental within an Owner-adjacent Unit and Primary Residence Unit shall not be greater than the number of lawful bedrooms in the dwelling unit.
  - E. No Short-term Rental may be used for the purpose of a commercial meeting and commercial use of a Short-term Rental unit is prohibited.
  - F. Sublet or sub-rental of a Short-term Rental Unit or a room or space therein is prohibited. The Renter of a Short-term Rental cannot sublet rooms or spaces in their units as Short-term Rentals or in any other manner.
  - G. Hourly rentals are prohibited.

### 8.09.040 – Procedure to register short-term rentals.

Before any property is offered or advertised for Short-term Rental, the Operator shall:

- A. Register the property with the Short-term Rental Enforcement Office on a form provided by the Office. The application shall require:
1. The Operator's full name and address, and a telephone number (land and/or mobile) that is available 24 hours per day to renters, the Short-term Rental Enforcement Office, and public safety authorities.
  2. The name, address, and telephone number (land and/or mobile) of an individual other than the Operator who shall be available in the event the Operator is unavailable, and who shall be capable to respond as soon as may be necessary to any issue or emergency that arises during a Short-term Rental.
  3. An accurate description of the area of the property that is available for Short-term Rental, e.g., one bedroom apartment on second floor, e.g., single family home at specified address).
  4. Documentation that the property in question is not the subject of any municipal liens and that all taxes and fees owed to the city of Revere and to the Commonwealth of Massachusetts relating to the property are paid up to date.
  5. M.G.L. ch. 62C, § 67 Certificate of Registration from the Commonwealth of Massachusetts' Department of Revenue for Short-term Rental as required per M.G.L. ch. 64G, § 6.
  6. Proof, in the form of a valid insurance binder, of liability insurance with liability limits in an amount no less than \$250,000 per incident and coverage for Short-term Rental use.
  7. Provide the online/URL address listing(s) the Short-term Rental.
- B. Pay the annual fee of \$200.00 per Short-term Rental unit in addition to any fees as required in accordance with section 08.09.070 of this Chapter.
- C. Request the Short-term Rental Office to conduct an inspection, which shall be completed within 21 days of date the completed application is submitted and the associated fee is paid.

1. In the event a unit is approved for Short-term Rental after an inspection, the Short-term Rental Enforcement Office shall issue a Certificate of Inspection to the Applicant/Operator and the Unit shall be listed in the Registry for a period that shall expire on December 31 of the year the Certificate is issued.
  2. In the event a Short-term Rental unit is not approved after inspection, the Applicant/Owner may cure any issue that prevented approval and request a re-inspection at no additional fee.
  3. In the event any further inspection is necessary after an initial re-inspection, a fee of \$50 shall be required for each further Inspection.
- D. No property shall be included in the Short-term Rental Registry until the requirements of subsections A – C inclusive are completed and a Certificate of Inspection is issued.

**8.09.050 – Requirements to operate a short-term rental.**

- A. A Short-term Rental unit shall be registered in accordance with 8.09.040 of this Chapter to be lawful in the city of Revere.
- B. All online listings/postings shall contain/display the city of Revere’s registration number for the Short-term Rental.
- C. Residential Owner-adjacent and Primary Residence Units offered for Short-term Rental shall comply with, and shall not be in violation of, all standards and regulations promulgated by the Short-term Rental Enforcement Office and the Revere Fire Department’s Office of Fire Prevention, including but not limited to, all relevant, zoning, building, sanitary, fire, and health and safety laws, regulations, and ordinances.
- D. The Operator of a Short-term Rental shall keep and maintain for a period of three years an accurate record of the names and dates of rental for each Short-term Rental and make such record available upon request from a Short-term Rental Enforcement Officer.
- E. All Short-term Rentals shall be subject to annual inspections by the Short-term Rental Enforcement Office and the Revere Fire Department’s Office of Fire Prevention.
- F. Every Operator of a Short-term Rental shall provide to every Short-term Rental party a document containing the following information:
1. Instructions for disposal of waste that complies with the City’s recycling and trash programs.
  2. An emergency exit diagram for all bedrooms.

3. Contact information for the Short-term Rental Operator, or when the Operator is not present, the contact information for a locally available contact designated to respond to all emergencies and problems that may arise during the rental period, whether from renters, neighbors, or municipal authorities.
  4. A clear and direct instruction that Short-term renters shall not disturb the peace or cause to disturb the quiet enjoyment in the neighborhood or in any way interfere with the quality of life of the community by noise or other disturbances in accordance with, but not limited to, R.R.O. 9.08.010 et seq.
- G. A poster measuring no less than 11” wide and 14” high containing the information described in Paragraph E, 1-4, above, shall be posted in a conspicuous place in every Short-term Rental Unit.
- H. A sign measuring no less than 8.5” wide and 11” high illustrating the emergency exit shall be posted in each bedroom.

#### **8.09.060 – Ineligible residential units.**

The following Residential Units are not eligible to be offered as Short-term Rentals:

- A. Residential Units that do not meet the definition of either an Owner-adjacent Unit, or a Primary Residence Unit.
- B. Residential Units designated as below market rate or income-restricted, that are subject to affordability covenants, or that are otherwise subject to housing or rental assistance under local, state, or federal law.
- C. Residential Units subject to any requirement of local, state, or federal law, or rule or regulation promulgated by a condominium association, or homeowner association, which prohibits the leasing or subleasing of the unit or use of the unit as a Short-term Rental.
- D. Residential Units that are the subject of three (3) or more findings of violations of this Chapter within a one-year period, or three (3) or more violations of any municipal ordinance or state law or code relating to health, safety, sanitary conditions, including, but not limited to, excessive noise, improper disposal of trash, disorderly conduct, or other similar conduct within a one-year period.
- E. Residential Units previously rented to a Section 8 Certificate holder or that were previously subject to any affordability covenants, unless one year has expired since the expiration of the Section 8 tenancy or affordability restriction.

- F. Any Residential Unit for which the Operator is delinquent in the payment of any local taxes, fees, assessments, betterments, or municipal charges of any kind.

**8.09.070 – Local excise tax and community impact fee.**

A Residential Unit subject to the provisions of this Chapter shall pay all excise tax and community impact fees on Short-term Rentals as approved by the City Council pursuant to Sections 3A and 3D of Chapter 64G of the Massachusetts General Laws.

**8.09.080 – Enforcement and penalties.**

- A. Any person who (i) offers a unit as a Short-term Rental where such unit is not an eligible Residential Unit, (ii) offers an eligible Residential Unit as a Short-term Rental without registering such Short-term Rental Unit with the Short-term Rental Enforcement Office, or (iii) offers an eligible Residential Unit as a Short-term Rental while the unit's registration on the Short-term Rental Registry is suspended, shall be fined \$300.00 per violation per day. Each day's failure to comply with a notice of violation or any other Order shall constitute a separate violation. In addition to fines described in this section, the City may seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a Short-term Rental.
- B. The provisions of this Chapter shall be enforced in accordance with R.R.O. Chapter 1.12, Article II, or Article III, which includes the provisions of M.G.L. ch. 40U, or by seeking to restrain a violation by a court-ordered injunction.

Public Hearing  
Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing on Monday evening, July 12, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Revere Hotel Realty, LLC, 405 American Legion Highway, Revere, MA 02151 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 4,455 gallons of flammable liquids and 146 gallons of combustible liquids to be contained within 81 vehicles parked underneath a hotel structure at 405 American Legion Highway, Revere, MA 02151.

Written commentary on this public hearing may be submitted to [amelnik@revere.org](mailto:amelnik@revere.org) or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151 by Thursday, July 8, 2021.

A copy of the aforementioned proposed application is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 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 #4084  
06/30/2021  
via certified mail to direct abutters



FP-002A  
(Rev. 1.2018)

The Commonwealth of Massachusetts  
City/Town of **REVERE**

**Application For License**

Massachusetts General Law, Chapter 148 §13

New License     Amended License

GIS Coordinates
42.42016456429991 LAT.
-71.00192790632578 LONG.
License Number

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

**405 American Legion HWY, Revere MA**

Location of Land: **(Map: 18, Block: 324H&I, Parcel: 2)**

Number, Street and Assessor's Map and Parcel ID

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

Owner of Land: **Revere Hotel Realty LLC**

Address of Land Owner: **405 American Legion HWY, Revere MA**

Use and Occupancy of Buildings and Structures: **Group R-1: Residential, Group S-2: Parking Garage**

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

Attach a copy of the current license

**Flammable and Combustible Liquids, Flammable Gases and Solids**

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

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline	IB	4,455	gal.	tank
Oil	II	146	gal.	tank

Maximum quantity calculated based on maximum number of cars (81) at 1.8 gallons of oil/55 gallons of gasoline per vans. 81 cars x 55 gal gas/car = 4,455 gallons gas | 81 cars x 1.8 gal oil/car = 146 gallons oil

Total quantity of all flammable liquids to be stored: 4,455 gal.

Total quantity of all combustible liquids to be stored: 146 gal.

Total quantity of all flammable gases to be stored: \_\_\_\_\_

Total quantity of all flammable solids to be stored: \_\_\_\_\_

OFFICE CITY CLERK  
 REVERE, MASS.  
 2021 JUN 14 PM 2:40  
 FILED

Attachment: 405AmericanLegionHighwayChapter148License (21-227) : Chapter 148 License - 405 American Legion Highway

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

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

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: \_\_\_\_\_  
List sizes and capacities of all aboveground containers used for storage: \_\_\_\_\_

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: \_\_\_\_\_  
List sizes and capacities of all underground containers used for storage: \_\_\_\_\_

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

**Fireworks** (Complete this section for the storage of fireworks)

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

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

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

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

Total aggregate quantity of all classes of fireworks to be stored: \_\_\_\_\_

**Explosives** (Complete this section for the storage of explosives)

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

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

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

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

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

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

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

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

Signature Paul Moan Date 5/28/2021 Name Paul Moan, P.E.

*Fire Department Use Only*

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

Approval  Disapproval

Christopher Brunet  
Signature of Head of the Fire Department

JUNE 2, 2021  
Date

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





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

Paid

Date: 6/7/2021

Property Location: 405 American Legion HWY

Map: 18 Block: 324 H-I Parcel: 2

Property Owner: Revere Hotel Realty 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:

0 FT (Direct Abutters)

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Joe Ostrowski - Code Rev Consultants

Address: 154 Turnpike Road, Suite 200  
Southborough MA, 01772

Telephone: 508-581-0927



CREMONA RD 18-324H&I-1 LUC: 132  
CARSON MABEL  
CREMONA RD  
REVERE, MA 02151

91 7199 9991 7038 7591 1494

405 AMERICAN LEGION HWY 18-324H&I-2 LUC: 300  
REVERE HOTEL REALTY LLC  
405 AMERICAN LEGION HWY  
REVERE, MA 02151

91 7199 9991 7038 7591 1487

52 ABRUZZI ST 18-324H&I-3 LUC: 101  
AGUILAR MARLENY  
52 ABRUZZI ST  
REVERE, MA 02151

91 7199 9991 7038 7591 1470

ABRUZZI ST 18-324H&I-4 LUC: 132  
EBEJA ARMAND  
42 ABRUZZI ST  
REVERE, MA 02151

91 7199 9991 7038 7591 1470

42 ABRUZZI ST 18-324H&I-5 LUC: 101  
EBEJA ARMAND  
42 ABRUZZI ST  
REVERE, MA 02151

91 7199 9991 7038 7591 1470

ABRUZZI ST 18-324H&I-5A LUC: 132  
EBEJA ARMAND  
42 ABRUZZI ST  
REVERE, MA 02151

91 7199 9991 7038 7591 1463

30 ABRUZZI ST 18-324H&I-6 LUC: 104  
SOLEMINA MICHAEL  
30 ABRUZZI ST  
REVERE, MA 02151

91 7199 9991 7038 7591 1456

ABRUZZI ST 18-324H&I-7 LUC: 132  
SOUSA DEAN  
MARTINEZ CHRISTIAN  
94 BEACH RD  
Revere, MA 02151

91 7199 9991 7038 7591 1456

ABRUZZI ST 18-324H&I-8 LUC: 132  
SOUSA DEAN  
MARTINEZ CHRISTIAN  
94 BEACH RD  
Revere, MA 02151

91 7199 9991 7038 7591 1456

94 BEACH RD 18-324H&I-9 LUC: 104  
SOUSA DEAN  
MARTINEZ CHRISTIAN  
94 BEACH RD  
Revere, MA 02151

91 7199 9991 7038 7591 1449

400 AMERICAN LEGION HWY 18-324H1-1 LUC: 325  
BELMONTE LAURA  
59 BEACH RD  
REVERE, MA 02151

91 7199 9991 7038 7591 1432

NAPLES RD 18-324J-10 LUC: 132  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

91 7199 9991 7038 7591 1432

NAPLES RD 18-324J-11 LUC: 132  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

91 7199 9991 7038 7591 1425

64 ABRUZZI ST 18-324J-4 LUC: 104  
CORREA ELKIN D  
64 ABRUZZI ST  
REVERE, MA 02151

91 7199 9991 7038 7591 1418

NAPLES RD 18-324J-6 LUC: 132  
CITY OF REVERE  
281 BROADWAY  
REVERE, MA 02151

91 7199 9991 7038 7591 1418

NAPLES RD 18-324J-7 LUC: 132  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

91 7199 9991 7038 7591 1418

NAPLES RD 18-324J-8 LUC: 132  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

91 7199 9991 7038 7591 1418

NAPLES RD 18-324J-9 LUC: 132  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

91 7199 9991 7038 7591 1418

415 AMERICAN LEGION HWY 18-324K-1 LUC: 332  
M AND S LIMITED PARTNERSHIP  
54 JACONNET ST.  
SUITE 100  
NEWTON HIGHLANDS, MA 02461

91 7199 9991 7038 7591 1401

NAPLES RD 18-324J-11 LUC: 930  
CITY OF REVERE  
281 BROADWAY  
REVERE, MA 02151

91 7199 9991 7038 7591 1401

64 BEACH RD 18-325-11A LUC: 101  
ROMERO JOSE A  
ROMERO MARINA  
64 BEACH RD  
REVERE, MA 02151

91 7199 9991 7038 7591 1432

450 AMERICAN LEGION HWY 18-325-6A LUC: 112  
PARKWAY PLACE LLC  
17 ASH ST  
UNIT 3  
WATTHAM MA 02453

91 7199 9991 7038 7591 1432

AMERICAN LEGION HWY 18-325-11 LUC: 132  
RUGGIERO PELLEGRINO  
34 RUMNEY RD  
REVERE, MA 02151

91 7199 9991 7038 7591 1432

AMERICAN LEGION HWY 18-325D1-2 LUC: 332  
385 AMERICAN LEGION HIGHWAY  
C/O RDC-DMC LLC, D.M. CATALDO  
POST OFFICE BOX 435  
OMERVILLE MA 02046

91 7199 9991 7038 7591 1432

199 POMONA ST 18-325D-3 LUC: 101  
CANCINO WILLIAM  
MEDINA ESTEFANY  
199 POMONA ST

91 7199 9991 7038 7591 1371

370 AMERICAN LEGION HWY 18-325D-4 LUC: 013  
REVERE STREET REALTY TRUST  
LEPORE NICHOLAS TRUSTEE  
1 BRAINARD AVE  
MEDFORD, MA 02155

91 7199 9991 7038 7591 1432

91 7199 9991 7038 7591 1432

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE  
DATE: 01/27/21

Attachment: 405 American Legion Highway Chapter 148 License (21-227 : Chapter 148 License - 405 American Legion Highway)

Public Hearing  
Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing on Monday evening, July 12, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 90 Ocean Owner, LLC, One Beacon Street, 15<sup>th</sup> Floor, Boston, MA 02108 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 1,500 gallons of flammable liquids to be contained within 75 vehicles parked underneath a multifamily residential structure at 90 Ocean Avenue, Revere, MA 02151.

Written commentary on this public hearing may be submitted to [amelnik@revere.org](mailto:amelnik@revere.org) or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151 by Thursday, July 8, 2021.

A copy of the aforementioned proposed application is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 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 #26501  
06/30/2021  
via certified mail to direct abutters



FP-002A  
(Rev. 1.2018)

The Commonwealth of Massachusetts  
City/Town of Revere

### Application For License

Massachusetts General Law, Chapter 148 §13

New License     Amended License

GIS Coordinates
_____
LAT.
_____
LONG.
_____
License Number

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

Location of Land: 90 Ocean Avenue; Parcel ID: 2-139-5A  
Number, Street and Assessor's Map and Parcel ID

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

Owner of Land: 90 Ocean Owner, LLC

Address of Land Owner: One Beacon Street, 15th Floor, Boston, MA 02108

Use and Occupancy of Buildings and Structures: Multifamily residential

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

\_\_\_\_\_  
Attach a copy of the current license

FILED  
2021 JUN 24 PM 6:04  
OFFICE CITY PLANNING  
REVERE, MA

Attachment: 90OceanAvenueChapter148License (21-228 : Chapter 148 License - 90 Ocean Avenue)

#### Flammable and Combustible Liquids, Flammable Gases and Solids

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

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet Gallon	CONTAINER UST, AST, IBC, drums Vehicle Tanks
Cars of varying make and model	Passenger Vehicles	1,500 = 75x20		

Total quantity of all flammable liquids to be stored: 1,500 Gallons  
Total quantity of all combustible liquids to be stored: \_\_\_\_\_  
Total quantity of all flammable gases to be stored: \_\_\_\_\_  
Total quantity of all flammable solids to be stored: \_\_\_\_\_

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

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

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: 8000 BTU/0.06 Gallon

List sizes and capacities of all aboveground containers used for storage: 12" diameter x 10' long used as gas reservoir for generator start up

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

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

Total aggregate quantity of all LP-gas to be stored: 8000 BTU/0.06 gallon

**Fireworks** (Complete this section for the storage of fireworks)

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

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

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

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

Total aggregate quantity of all classes of fireworks to be stored: \_\_\_\_\_

**Explosives** (Complete this section for the storage of explosives)

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

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

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

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

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

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

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

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

Signature Oleg Uritsky Date 4.16.21 Name 90 Ocean Owner, LLC  
By: Helge SP, LLC, its Manager  
By: Oleg Uritsky, its Manager

*Fire Department Use Only*

I, CHRISTOPHER P. BRYANT, Head of the REVERIE Fire Department endorse this application with my

Approval  Disapproval

Signature of Head of Fire Department PAUL J. CHESTER, DEPUTY CHIEF Date JUNE 23, 2021  
ON BEHALF OF CHIEF OF DEPARTMENT PER PUBLIC HEALTH OFFICE OF FIRE PREVENTION

Attachment: 90OceanAvenueChapter148License (21-228 : Chapter 148 License - 90 Ocean Avenue)

<p><b>PROJECT:</b> Proposed Site Plan 90 Ocean Avenue Tax Map 2 Block 139 Lots 5 &amp; 6 Revere, MA</p> <p><b>DATE:</b> December 23, 2016 <b>DESIGNER:</b> Howard A. Savo, P.E. <b>CHECKED BY:</b> Howard A. Savo, P.E. <b>DWG FILE NAME:</b> 15-55604.dwg</p>	<p><b>PROJECT #:</b> 15-55604 <b>SCALE:</b> As Noted</p>	<p><b>ENGINEERING ALLIANCE, INC.</b> 190 Central Street Portsmouth, NH 03801 Tel: (603) 517-1249 Fax: (603) 610-7100</p>	<p><b>DATE:</b> 4/23/17 <b>REVISION:</b> REVISION FOR RELEVANT PLAN <b>DESCRIPTION OF REVISION:</b></p>	<p><b>PROJECT TITLE:</b> 90 Ocean Avenue, LLC 140 Tremont Street Everett, MA 02149</p>	<p><b>DWG. NO.:</b> 1075 <b>DRAWING TITLE:</b> Site Layout Plan</p>
--	--	--	---	--	---

**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MASSACHUSETTS LAND USE REGULATORY COMMISSION (LURC) REGULATIONS AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

2. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

3. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

4. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

**FOR REVISION USE ONLY**

NO.	DATE	DESCRIPTION

**LAND USAGE TABLE**

ITEM	REQUIRED	PROVIDED	DEFICIENCY
MINIMUM LOT SIZE	20,000 SF	24,380 SF	NO
MINIMUM LOT FRONTAGE	100 FT	260.1 FT	NO
MINIMUM FRONT YARD SETBACK	20 FT	26.1 FT	NO
MINIMUM SIDE YARD SETBACK	20 FT	26.1 FT	NO
MINIMUM REAR YARD SETBACK	20 FT	26.1 FT	NO
MAXIMUM BUILDING COVERAGE	-	37.4%	NO
MAXIMUM HEIGHT	140 FT	84.1 FT	NO
MAXIMUM STORIES	N/A	6	NO
MAXIMUM FENCE HEIGHT	10 FT	10 FT	NO
FLOOR AREA RATIO (FAR)	3.5	1.87	NO

**PARKING CALCULATION**

COMPONENT	REQUIRED	PROVIDED
TWO BEDROOM UNIT	1.75 Spaces per dwelling unit = 42	42
ONE BEDROOM UNIT	1.00 Spaces per dwelling unit = 77	77
<b>TOTAL</b>	<b>119</b>	<b>119</b>

**NOTES:**

1. ACCESSIBLE SPACES REQUIRED = 3
2. ACCESSIBLE SPACES PROVIDED = 3
3. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.
4. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

*Howard A. Savo, P.E.*  
ENGINEERING ALLIANCE, INC.

**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MASSACHUSETTS LAND USE REGULATORY COMMISSION (LURC) REGULATIONS AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

2. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

3. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

4. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

**FOR REVISION USE ONLY**

NO.	DATE	DESCRIPTION

**LAND USAGE TABLE**

ITEM	REQUIRED	PROVIDED	DEFICIENCY
MINIMUM LOT SIZE	20,000 SF	24,380 SF	NO
MINIMUM LOT FRONTAGE	100 FT	260.1 FT	NO
MINIMUM FRONT YARD SETBACK	20 FT	26.1 FT	NO
MINIMUM SIDE YARD SETBACK	20 FT	26.1 FT	NO
MINIMUM REAR YARD SETBACK	20 FT	26.1 FT	NO
MAXIMUM BUILDING COVERAGE	-	37.4%	NO
MAXIMUM HEIGHT	140 FT	84.1 FT	NO
MAXIMUM STORIES	N/A	6	NO
MAXIMUM FENCE HEIGHT	10 FT	10 FT	NO
FLOOR AREA RATIO (FAR)	3.5	1.87	NO

**PARKING CALCULATION**

COMPONENT	REQUIRED	PROVIDED
TWO BEDROOM UNIT	1.75 Spaces per dwelling unit = 42	42
ONE BEDROOM UNIT	1.00 Spaces per dwelling unit = 77	77
<b>TOTAL</b>	<b>119</b>	<b>119</b>

**NOTES:**

1. ACCESSIBLE SPACES REQUIRED = 3
2. ACCESSIBLE SPACES PROVIDED = 3
3. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.
4. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

THE PLAN WAS PREPARED IN ACCORDANCE WITH THE MAILED AND RECORDED MAP ACT AND IS NOT A SUBSTITUTE FOR THE CITY ENGINEER'S COMMENT. THE CITY ENGINEER'S COMMENT IS REQUIRED FOR THE CITY OF REVERE TO ISSUE A PERMIT FOR CONSTRUCTION.

*Howard A. Savo, P.E.*  
ENGINEERING ALLIANCE, INC.

RAILROAD LOCATIO 2-139-11

LUC: 920

MASS BAY TRANS AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

91 7199 9991 7038 7591 1012

90 OCEAN AVE 2-139-5A

LUC: 112

GANSETT VENTURES, LLC  
1 BEACON ST  
15TH FLOOR  
BOSTON, MA 02109

91 7199 9991 7038 7591 1029

50 OCEAN AVE 2-139-7C

LUC: 112

21 REVERE BEACH BOULEVARD LLC  
C/O GATE RESIDENTIAL

265 FRANKLIN ST 91 7199 9991 7038 7591 1036

6TH FLRD  
BOSTON, MA 02110

21 REVERE BEACH BLVD 2-140-1D

LUC: 112

21 REVERE BEACH BOULEVARD LLC  
C/O GATE RESIDENTIAL

265 FRANKLIN ST 91 7199 9991 7038 7591 1043

6TH FLR  
BOSTON, MA 02110

110 OCEAN AVE 8-139-4

LUC: 959

NORTH SUFFOLK MENTAL HEALTH  
ASSOCIATION, INC  
301 BROADWAY  
CHELSEA, MA 02150

91 7199 9991 7038 7591 1326

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

*[Signature]*  
DATE: 9/20/21

Attachment: 90OceanAvenueChapter148License (21-228 : Chapter 148 License - 90 Ocean Avenue)

**Map** Block Lot  
**PROPERTY LOCATION**  
 Alt No: OCEAN AVE, REVERSE  
 Direction/Street/City: OCEAN AVE, REVERSE

**OWNERSHIP**

Owner 1: GANSETT VENTURES, LLC  
 Owner 2:  
 Owner 3: ATTN: HELGE CAPITAL  
 Street 1: 1 BEACON ST  
 Street 2: 15TH FLOOR  
 Town/City: BOSTON  
 S/P Prov: MA  
 Postal: 02108

**PREVIOUS OWNER**

Owner 1: 90 OCEAN AVENUE LLC -  
 Owner 2:  
 Street 1: 140 TREMONT ST  
 Town/City: EVERETT  
 S/P Prov: MA  
 Postal: 02149

**NARRATIVE DESCRIPTION**

This parcel contains .835 Acres of land mainly classified as APTS >8 with a APRTNMT-GN Building built about 2018, having primarily HARDPLANK Exterior and 68570 Square Feet, with 75 Units, 69 Baths, 30 3/4 Baths, 0 HalfBath, 189 Rooms, and 69 Bldms.

**OTHER ASSESSMENTS**

Code	Description/No	Amount	Com. Int

**PROPERTY FACTORS**

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electri			
	Exmpt			
	Topo			
D	Street			
s	Street			
t	Gas.			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type
112	APTS >8		36376		SITE	
112	APTS >8		75		APT ST	

Total AC/H/A:	0.83508	Total SF/S/M:	36376	Parcel LUC:	112	APTS >8	Prime NB Desc:	APT LUX
---------------	---------	---------------	-------	-------------	-----	---------	----------------	---------

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.835	5,074,800	3,400	6,000,000	11,078,200
Total Card		0.835	5,074,800	3,400	6,000,000
Total Parcel		0.835	5,074,800	3,400	6,000,000
Source: Market Adj Cost		Total Value per SQ unit (Card): 161.56 /Parcel: 161.56			

**PREVIOUS ASSESSMENT**

Tax Yr	Use Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2021	112	FV	5,074,800	3400	.835	6,000,000	11,078,200
2021	130	P/CH		0	.835	4,875,000	4,875,000
2020	130	FV		0	.835	4,875,000	4,875,000
2020	130	NC		0	.835	4,875,000	4,875,000
2019	130	FV		0	.835	4,875,000	4,875,000
2018	130	IV		0	.835	3,750,000	3,750,000
2018	130	1010		0	.835	3,750,000	3,750,000

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
90 OCEAN AVENUE	61024-159		4/29/2019	INTRA-CORP	4,125,000	No	No	
EASTERN EQUITY	56282-7		6/15/2016	MULTIPLE PAR	1,800,000	No	No	

**TAX DISTRICT**

Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
61024-159		4/29/2019	INTRA-CORP	4,125,000	No	No	
56282-7		6/15/2016	MULTIPLE PAR	1,800,000	No	No	

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/12/2018	B18000414	New Cons	15,475,000	O				NEW 75 UNIT APARTM

**LEGAL DESCRIPTION**

Parcel ID	Notes
2-139-5A	

**PAT ACCT.**

Date	Notes
12/15/2020	
8/19/2020	
12/18/2019	
10/30/2019	
12/19/2018	
12/29/2017	
11/6/2017	

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/16/2020	PERMIT	336	MATT MCGRATH
7/1/2019	PERMIT	336	MATT MCGRATH
8/29/2018	PERMIT	336	MATT MCGRATH

Alt Class	% Land	Spec Code	Use Value	Notes
			6,000,000	
			6,000,000	

Total:	6,000,000	Spl Credit:		Total:	6,000,000
--------	-----------	-------------	--	--------	-----------

**APPROVALS**

Alt Class	% Land	Spec Code	Use Value	Notes
			6,000,000	
			6,000,000	

**APPROVALS**

Date	Time	Alt Class	% Land	Spec Code	Use Value	Notes
04/20/21	14:29:27					
03/23/21	12:53:20					

**APPROVALS**

Date	Time	Alt Class	% Land	Spec Code	Use Value	Notes
03/23/21	12:53:20					

Total:	6,000,000	Spl Credit:		Total:	6,000,000
--------	-----------	-------------	--	--------	-----------

Total:	6,000,000	Spl Credit:		Total:	6,000,000
--------	-----------	-------------	--	--------	-----------

**Packet Pg. 35**

**USER DEFINED**

Prior Id #	Time
1	11:078,200/
2	11,078,200/
3	11,078

ASR Map: 2  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BidReason:  
 CivilDistrict:  
 Ratio:



## CITY OF REVERE

Brian M. Arrigo  
Mayor

May 20, 2021

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

Dear Members of the Honorable City Council,

I write to request the City Council's adoption of the attached ordinance establishing a Municipal Affordable Housing Trust Fund and Municipal Affordable Housing Trust Fund Board of Trustees. As you are aware, the City and its residents are in great need of expanded affordable housing opportunities in our community. There are numerous strategies that my administration intends to pursue in order to create a greater number of affordable housing stock for our community's families, and establishing a Municipal Affordable Housing Trust Fund would enable us to leverage a diverse array of partnerships and strategies. The ordinance contains information regarding the first source of funding to the Trust Fund as well as the Board's composition. I look forward to working with you all in nominating Trustees to the Board and strengthening our availability to deliver expanded opportunity for housing to our residents.

Regards,

Brian M. Arrigo  
Mayor

May 19, 2021

**I. AN ORDINANCE FURTHER AMENDING TITLE 2 OF THE ORDINANCES OF THE CITY OF REVERE**

SECTION 1. Title 2 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new chapter and sections:

**Chapter 2.90 – Affordable Housing Trust Fund; Board**

**2.90.010 – Board of Trustees: established; appointment; term; filling of vacancies; removal.**

The city of Revere shall establish an Affordable Housing Trust Fund Board of Trustees consisting of nine members appointed by the Mayor, and who shall serve without compensation. The Mayor shall ensure, to the extent feasible, that the composition of the board reflects the geographic and ethnic mix that exists in the city. All board members should have some working interest in the City. Members shall be appointed as follows:

- (1) The Mayor, or a designee, who shall serve as chair;
- (2) A. There shall be at all times appointed to the board at least one individual with financial/lending experience.
- B. At least one individual with experience in housing development, which may include, but is not limited to:
  - a. Non-profit affordable housing development.
  - b. Real estate or finance, especially with regard to affordable housing development.
  - c. Non-profit housing services.
- C. At least two individuals referred to the Mayor by a community organization conducting supportive housing or other anti-poverty work in the City of Revere. The Mayor ought to solicit nominations from these community organizations for the purposes of filling these board positions.
- D. At least two individuals who are tenants in the City of Revere. One member must live in an affordable housing property, and the other must live in a market-rate unit.
- E. One board membership shall be reserved for the City Council president or their designee. The Mayor must approve this nomination.

- (3) A minimum of five of the nine trustees shall be Revere residents.
- (4) All members, excluding the Mayor or his/her designee, are subject to confirmation by the City Council.
- (5) Trustees shall be appointed for a two-year term.
- (6) Members shall be eligible for reappointment in the same manner as the original appointment. If a vacancy occurs, it shall be filled for the balance of the unexpired term in the same manner as the initial appointment was made.
- (7) Trustees may be removed by the Mayor.

### **2.90.020 – Powers and duties.**

The trustees shall administer an Affordable Housing Trust Fund to provide for the creation and preservation of affordable housing within the city of Revere for the benefit of low- to moderate-income households, as defined by income limits published from time to time by the U.S. Department of Housing and Urban Development, and to pursue other strategies to support the City's affordable housing goals.

The specific powers and duties of the trustees, all of which shall be carried on in furtherance of the purposes set forth in this ordinance, are as follows:

- (1) To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including without limitation grants of funds or other property tendered to the trust in connection with provisions of any zoning ordinance or bylaw or any other ordinance or bylaw;
- (2) To purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- (3) To sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to trust property as the board deems advisable notwithstanding the length of any such lease or contract;
- (4) To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the board engages for the accomplishment of the purposes of the trust;

- (5) To employ advisors and agents, such as accountants, appraisers and lawyers as the board deems necessary;
- (6) To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the board deems advisable;
- (7) To apportion receipts and charges between incomes and principal as the board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- (8) To participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- (9) To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the board may deem proper and to pay, out of trust property, such portion of expenses and compensation of such committee as the board may deem necessary and appropriate;
- (10) To carry property for accounting purposes other than acquisition date values;
- (11) To borrow money on such terms and conditions and from such sources as the board deems advisable, to mortgage and pledge trust assets as collateral;
- (12) To make distributions or divisions of principal in kind;
- (13) To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the board may deem appropriate;
- (14) To manage or improve real property; and to abandon any property which the board determines not to be worth retaining;
- (15) To hold all or part of the trust property uninvested for such purposes and for such time as the board may deem appropriate; and
- (16) To extend the time for payment of any obligation to the trust.

The powers and duties enumerated above are intended to encompass all powers and duties of the trustees. Any action, power or duty not enumerated above shall require prior approval of the city council.

**2.90.030 – Records; annual report.**

The trustees shall keep a record of its doings and at the close of every fiscal year make a report thereof to the City Council. The report shall include a description and source of funds received and expended and the type of affordable housing programs or properties assisted with the funding. The trustees shall also provide the city council with a copy of the trust's annual audit.

**2.90.040 – Affordable housing trust fund.**

There is hereby created, pursuant to M.G.L. c. 44, § 55C, an affordable housing trust fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized to provide for the creation and preservation of affordable housing in Revere for the benefit of low and moderate-income households and for the funding of community housing.

**2.90.050 – Transfers to the affordable housing trust fund.**

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



June 21, 2021

City Council President Anthony T. Zambuto  
 Revere City Council  
 281 Broadway  
 Revere, MA 02151

VIA EMAIL ([amelnik@revere.org](mailto:amelnik@revere.org))

RE: Affordable Housing Trust Fund Ordinance

Dear City Council President Zambuto:

I am writing to express The Neighborhood Developers' support for the establishment of an affordable housing trust fund in Revere.

Revere's recent master planning process has surfaced and highlighted the shortage of affordable housing in our community. This did not come as a surprise to anyone who knows Revere—the City is a wonderful place to live with amenities such as Revere Beach, public transportation, excellent restaurants, and cultural diversity that have attracted many people of all walks of life to make it their home. The regional housing crisis, in turn, has pushed up the cost to purchase or rent a home to levels that are unaffordable for the majority of Revere's residents. More than half of renters and almost half of owners in Revere are cost-burdened, i.e., they spend more than 30% of their income on housing. COVID-19 has only exacerbated this problem.

While nearly 3000 market-rate apartments are being added to the City's housing stock, only very few affordable ones are being produced. TND is about to open up a new beautiful building with affordable homes at 571 Revere Street. We received 1450 applications for 51 apartments, a ratio of over 28 applicants per unit, which gives us an idea of how great the demand for affordable housing is in our city. Similarly, the master plan found that only about 15% of households in Revere eligible for affordable housing have secured such a home.

TND therefore applauds the proposal to establish an affordable housing trust fund. A local affordable housing trust fund allows municipalities to collect funds for affordable housing, separate them from the general budget, and use them for local initiatives to create and preserve affordable housing. It can provide financial support for the construction of affordable homes, rehabilitation of existing homes, increasing affordability in new housing development projects, and programs to assist low- and moderate-income homebuyers. Almost a third of all



municipalities in Massachusetts and many of our neighboring communities, including Chelsea, Malden, Salem, Saugus, and Somerville, have established affordable housing trust funds.

We therefore strongly recommend a vote in support of the Affordable Housing Trust Fund ordinance without delay. Please let me know if you have any questions or if I can be of any assistance.

Sincerely,



Rafael Mares, Executive Director



**Ashley Melnik**

---

**From:** KEITH <fisher16k@gmail.com>  
**Sent:** Monday, June 21, 2021 12:36 PM  
**To:** Ashley Melnik

Good afternoon:

I am writing in support of the Affordable Housing Trust Ordinance.

I am a proud, lifelong resident of Revere and was lucky enough, back in the day, to buy a home in Revere. I have amazing memories of growing up on Revere Beach and have met so many great people along the way.

Over the years, due to some unexpected hardships, I have struggled to keep my home, but the struggle is worth it to live in Revere with its great beach and diverse people. Some of my family members reluctantly decided to leave Revere and live in communities where it's more affordable. I do let them come visit me to see the beach and have a slice at Bianchi's pizza. They still miss Revere.

I don't know how anyone in today's real estate market, and especially young people, will be able to afford the dream of owning their own homes. There has to be a better way to help ease the burden of buying and keeping a home. With the low inventory of homes for sale, the steep financial costs of buying, keeping and maintaining a home, the dream of owning a home is out of reach for most people.

With the Affordable Housing Trust Ordinance, let's ease the struggle for people to buy a home in Revere and hopefully they can make new memories for future generations.

Thank you.

Sincerely,

Keith Fisher  
77 Dunn Road  
Revere, MA 02151



**Ashley Melnik**

---

**From:** Vanny Huot <missvannyhuot@gmail.com>  
**Sent:** Monday, June 21, 2021 3:08 PM  
**To:** Ashley Melnik  
**Subject:** Affordable Housing Trust Ordinance - Written Testimony

Dear Members of City Council,

My name is Vanny Huot and I live at 44 Dehon Street and am a Ward 2 resident. I'm writing in support of the Affordable Housing Trust Ordinance as both a Revere resident and member of the Revere Housing Coalition. I believe that a large portion of our working class community who rent in Revere are facing rising rents before and during this pandemic with limited income. I fear for the displacement of my neighbors and the indirect impact it will have our community livelihood. I strongly believe that our community can be healthier with multiple housing options that will prevent displacement and attract new residents to our evolving city. Furthermore, I believe that we need to protect those who are homeless and housing insecure as our priority. Please pass the AHT ordinance in order for us to justly address our housing crisis and be in alignment with nearby cities that are using the same strategy. Thank you for your consideration this my testimony.

Warm regards,  
Vanny Huot  
44 Dehon Street  
Revere, MA 02151

**An Ordinance Establishing Rules and Regulations Relative to the West Revere Dog Park**

**Section 1.** Chapter 6.01 Regulation of Dogs of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section:

6.01.170 – West Revere Dog Park (a/k/a Paws N Play Dog Park)

Whereas, the provisions of this section are intended to be rules and regulations for maintaining order at the West Revere Dog Park (a/k/a Paws N Play Dog Park) on Sargent Street:

A. Rules and Regulations

- i. Dogs must be licensed, vaccinated, healthy, and free of any contagious diseases.
- ii. Dogs must wear a collar displaying license at all times; no prong, spike or choke collars shall be permitted.
- iii. There is a maximum of two dogs per handler allowed in the dog park, and no doggie daycare or similar pet sitting personnel shall be permitted to utilize the park with clients' dogs when the number of dogs exceeds two per handler.
- iv. Dogs shall remain on their leash until inside the gated area of the park.
- v. Digging shall not be permitted; handler shall fill in any holes made by dog(s) under their control.
- vi. All dogs shall be within sight and voice control of handler at all times.
- vii. Aggressive, sick dogs and puppies under four months are prohibited.
- viii. If a dog displays any aggressive, rough, or unruly behavior or mounting, the handler shall immediately leash and remove problem dog(s) from the park. Handler(s) shall remove dog(s) at the first sign of aggression.
- ix. No food or treats are permitted inside the park.
- x. No person in the park shall behave in any manner that antagonizes a dog or violates animal cruelty laws.
- xi. Leaving dogs unattended is prohibited, and unattended dogs shall be impounded.
- xii. All handlers are required to immediately pick up after their dog(s) and dispose of waste in appropriate receptacles.
- xiii. Handlers must be over 18 years old and are legally responsible their dogs and any injuries or damages caused by dog(s) in the park. The City of Revere shall not be liable for any injury or damage caused by any dog or handler in the park.
- xiv. Any dog that exhibits a history of aggressive behavior may have park privileges revoked by the police chief or his or her designee, including the animal control officer.
- xv. No smoking, food, glass containers or alcoholic beverages shall be permitted in the park.
- xvi. No rollerblading, skateboarding, or bicycles are permitted in the park.
- xvii. The gates to the park shall be closed at all times.

B. Enforcement

The police chief, or his or her designee, including the animal control officer, and any Revere police officer shall have authority to enforce the provisions set forth in Section 6.01.170 of the Ordinances of the City of Revere. Any alleged violation of this title may be made the subject matter of noncriminal disposition proceedings commenced by such agent in accordance with M.G.L. c. 40, § 21D.

C. Penalties

- i. First offense in any calendar year: twenty-five dollars.
- ii. Second offense in any calendar year: fifty dollars.
- iii. Third and subsequent offense in any calendar year: one-hundred dollars.



## CITY OF REVERE

Brian M. Arrigo  
Mayor

July 8, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Zachary Bisconti to the Conservation Commission.

Zachary is a young professional in our community eager to support conservation of our natural lands. A veterinary assistant with a degree in anthropology, Zachary will take great care to ensure full compliance with all rules, codes, and regulations with respect to our environment. I am fully confident of Zachary Bisconti's capability to serve the City of Revere as a member of the Conservation Commission.

Regards,

Brian M. Arrigo  
Mayor

## Zachary N. Bisconti

123 Augustus Street, Revere, MA 02151 | 978.979.1465 | [zbiscont@tulane.edu](mailto:zbiscont@tulane.edu) | [linkedin.com/in/zbisconti](https://www.linkedin.com/in/zbisconti)

### Summary of Qualifications

Accomplished post-graduate seeking opportunities in Conservation Science

### Education

B.S., Anthropology, B.A., Italian — Tulane University, New Orleans, LA May 2020  
 GPA: 3.7 Cum Laude

### Awards and Accolades

May 2020

- Robert Wauchope Award for Excellence in Anthropology
- Italian Government Prize
- Newcomb-Tulane College Grant

### Work Experience

**Boston Veterinary Clinic** - Boston, MA December 2020 - Present

- Veterinary Assistant

**Cataldo Ambulance Service** – Revere, Chelsea, Everett, Malden, Somerville, MA May 2020 – December 2020

- Emergency Medical Technician
  - 911 emergency and medical transport experience

### Volunteer Experience

**Stone Zoo – Zoo Ambassador** 2020 – Present

- Trained in educational and guest relation techniques aimed toward interacting and answering questions of guests concerning passion for animals and conservation.

**New England Wildlife Center – Intern** October 2020 – December 2020

- Animal care including species-specific diet preparation, assisting rehabilitation procedures led by veterinary technicians, and experiential learning through shadowing veterinarians.

**Animal Rescue New Orleans – Volunteer** 2016 – 2018

- Volunteering tasks include walking dogs, cleaning cages, and administering food

### Animal Research / Lab Experience

**Tulane University, New Orleans, LA — Lab Assistant for Dr. Katherine Jack's MHC Gene Research** 2017 – 2020

- Performed data analysis on the genetic variability of the Major Histocompatibility Complex in capuchin monkeys in order to determine reasons for migration patterns and sexual selection

**Tulane University, New Orleans, LA — Lab Assistant of the Cell Biology Teaching Labs** 2019 – 2020

- Coordinated with three other lab assistants to set up and test different experiments used to demonstrate proper lab etiquette and procedures to incoming Cell & Molecular Biology students

### Extracurricular Interest

**Camp Jabberwocky, Vineyard Haven, MA — Activities Counselor** 2018 – Present

- Entrusted with the responsibilities of feeding, cleaning, and providing everyday care to special needs campers. Requires problem solving and decision making, long days, common work, and frequent celebration with both colleagues and special needs campers. Facilitates classes with campers.

### Languages

Bilingual: English and Italian



## CITY OF REVERE

Brian M. Arrigo  
Mayor

July 8, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Nathalie Pardo to the Conservation Commission.

Nathalie brings a wealth of experience to the role having served as a Program Manager at the City of Chelsea Department of Human and Human Services. Now a homeowner in our city, Nathalie has demonstrated a strong urge to get involved with our community and support our environmental practices. I am fully confident of Nathalie Pardo's capability to serve the City of Revere as a member of the Conservation Commission.

Regards,

Brian M. Arrigo  
Mayor

# NATHALIE PARDO

nathaliepardo.p@gmail.com | 213.761.2154 | linkedin.com/in/nathalie-pardo

## LANGUAGES & SKILLS

---

Fluent in Spanish & Italian  
Event Management  
Volunteer Coordination

Community Building/Relations  
Interpersonal & Written Communication  
Outreach

MS Office; Google Suite  
Customer Service  
Supervision

## PROFESSIONAL EXPERIENCE

---

### **Broad Institute**

**Cambridge, MA**

*Project Coordinator*

March 2021- Present

- Serves as the administrative liaison between the Broad and external organizations
- Coordinates project activities across collaborating groups to ensure execution of project plans
- Maintains timelines and assists in preparation of project reports and statistics
- Participates in meetings; facilitates agendas and coordinates data presentations

### **City of Chelsea Department of Health & Human Services**

**Chelsea, MA**

*Programs Manager*

2018 – 2021

- Managed operations of daily food distribution sites during the city's emergency response to COVID-19
- Cultivated new partnerships with organizations to provide diverse programming for community members
- Supervised community school operations and staff of over 300 participants on a seasonal basis
- Lead biweekly meetings with city department heads to expedite permits for applicants and reviewers
- Coordinated new and recurring city wide events including recruitment and supervision of volunteers
- Redesigned event permitting process by implementing new software and providing support to residents
- Collaborated with communications specialist to develop new outreach and marketing initiatives

### **Hillsong Boston**

**Boston, MA**

*Events Team Lead*

2017 – Present

- Prepare written outlines of event schedule and details for distribution to team on a weekly basis
- Lead trainings to onboard and train new members and expand capabilities of current members
- Facilitate morning briefings with leadership and speakers to provide all relevant information for the day
- Support additional departments by supervising production and recommending improvements

### **Lowrey Financial Group**

**Hingham, MA**

*Executive Assistant*

2018

- Managed the CRM software to track status of clients and drafted outreach proposals to obtain new clients
- Administered front and back office duties on a day to day basis including social media platforms
- Supported war time veterans and their families seeking VA benefits

### **El Paso Medical Research Institute,**

**El Paso, TX**

*Clinical Research Intern*

2016

- Developed and conducted a qualitative study to patients in clinical trials
- Investigated the underrepresentation of the Hispanic population in clinical trials

## COMMUNITY ENGAGEMENT

**City of Chelsea Youth Commission**  
*Volunteer Mentor*

**Chelsea, MA**  
 2017 – 2018

**Special Olympics Massachusetts**  
*Volunteer Coordinator*

**Boston, MA**  
 2016 – 2017

## EDUCATION

**Boston University**  
*Bachelor of Science, Health Science*

**Boston, MA**  
 2018

**Villa Aurora University**  
*PLIDA Certification: Minor in Italian*

**Florence, ITL**  
 2014 – 2015

FILED

2021 JUN 28 AM 9:03

OFFICE CITY CLERK  
REVERE, MASS.

To The Revere City Councilors  
Revere City Hall  
Revere MA 02151

I would like to be place on the next on City Council Meeting Agenda July 12, 2021 to discuss with the city council an ordinance that would allow the city council to be able to repealed/remove someone appointed to ANY commission when it deems appropriate.

Wayne Rose  
781-823-9441

19 Thorndike St Revere MA 02151

Attachment: WayneRose19ThorndikeStreetCommunication (21-229 : Wayne Rose - RE an ordinance to repeal board members)



# 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 8, 2020

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

RE: Year End Transfers

Dear Council President Zambuto,

As part of closing out FY2021, we need to make several year end budget transfers to ensure that all accounts are not overdrawn. Please find attached a copy of the respective entries needed for our general fund as well as our two enterprise funds.

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: Year End Transfers (21-230 : FY21 Year End Transfers)

**Fiscal Year 2021 Year End Transfers  
General Fund Transfers**

	<u>Department</u>	<u>Account Description</u>	<u>Amount</u>
<b>Transfer From:</b>			
	RECC	Contracted Services	375,000.00
	DPW - Highway	Permanent Salaries	21,000.00
	DPW - Parks	Permanent Salaries	40,000.00
	Public Health	Permanent Salaries	40,000.00
	Veterans	Veterans' Benefits	120,000.00
	Library	Permanent Salaries	60,000.00
	Parks & Rec	Custodial OT	70,000.00
			726,000.00
<b>Transfer To:</b>			
	OIDM	Permanent Salaries	40,000.00
	Auditing	Permanent Salaries	30,000.00
	IT	Capital Improvements	30,000.00
	Solicitor	Settlements	62,000.00
	City Clerk	Sick Leave Buy Back	7,500.00
	ZBA	Permanent Salaries	1,500.00
	DPCD	Permanent Salaries	20,000.00
	Engineering	Permanent Salaries	12,000.00
	Fire	Sick Leave Buy Back	100,000.00
	Muni Insp	Sick Leave Buy Back	32,000.00
	Short Term Rentals	Permanent Salaries	9,000.00
	Parking	Permanent Salaries	6,500.00
	DPW - Admin	Permanent Salaries	13,500.00
	DPW - Facilities	Street Lights	175,000.00
	Fixed Costs	Medicare Taxes	60,000.00
	Fixed Costs	Insurance	127,000.00
			726,000.00

Attachment: Year End Transfers (21-230 : FY21 Year End Transfers)

**Fiscal Year 2021 Year End Transfers  
Water Sewer Enterprise Fund Transfers**

	<u>Department</u>	<u>Account Description</u>	<u>Amount</u>	
<b><i>Transfer From:</i></b>				
	Water Sewer	MWRA - Sewer	210,000	
	Water Sewer	Banking Services	43,000	
				253,000
<b><i>Transfer To:</i></b>				
	Water Sewer	Permanent Salaries	88,500	
	Water Sewer	Overtime	108,925	
	Water Sewer	Sick Leave Buy Back	12,575	
	Water Sewer	Notes and Bonds	43,000	
				253,000

Attachment: Year End Transfers (21-230 : FY21 Year End Transfers)

Fiscal Year 2021 Year End Transfers  
Solid Waste Fund Transfers

	<u>Department</u>	<u>Account Description</u>	<u>Amount</u>	
<i>Transfer From:</i>				
	Solid Waste	Rubbish Removal	12,000	
	Solid Waste	New Equipment	5,400	
				17,400
<i>Transfer To:</i>				
	Solid Waste	Overtime	17,400	
				17,400

Attachment: Year End Transfers (21-230 : FY21 Year End Transfers)



## CITY OF REVERE

Brian M. Arrigo  
Mayor

July 1, 2021

Honorable City Council  
Revere City Hall  
Revere, MA 02151

Dear Members of the Honorable City Council:

Please be advised that in accordance with the provisions of Title 13, Chapter 13.08, Section 13.08.435 of the Revised Ordinances of the City of Revere, as most recently amended, I hereby request that Commonwealth Construction & Consulting LLC, 10 Walnut Hill Park, Suite 3F, Woburn, MA 01801 be appointed as a Licensed Drain Layer in the City of Revere.

**Please take careful notice that all drain layer licenses expire on April 1, annually, unless sooner revoked by the Mayor and the Council.**

Commonwealth has been advised that they will be contacted *directly* by the Appointment Sub-Committee with a date and time to appear before them concerning this re-appointment.

Regards,

Brian M. Arrigo  
Mayor



*The City of* REVERE, MASSACHUSETTS

Water & Sewer Department  
321R Charger Street, Revere, MA 02151  
(781) 286-8149

DONALD P. CIARAMELLA  
Chief of Infrastructure

To: Brian M Arrigo, Mayor

From: Donald P. Ciaramella, Chief of Infrastructure

Date: June 22, 2021

RE: Drain Layer Approval

Attached please find a drain layer application Commonwealth Construction & Consulting. I have reviewed the company's new application and I recommend acceptance of their drain layers license for the City of Revere.

Donald P. Ciaramella  
Chief of Infrastructure

Commonwealth Construction & Consulting LLC  
10 Walnut Hill Park, Suite 3F  
Woburn, MA 01801



June 2, 2021

To Whom it May Concern:

I am writing to formally request that Commonwealth Construction and Consulting LLC is added to the City of Revere's drain layer list.

Thank you,

*Gianna Pino*  
Gianna Pino

Manager

*email: @paulcccutilities.com*

Attachment: [2021] Commonwealth Complete (21-231 : Appointment of Commonwealth Construction & Consulting as Licensed Drain Layer)



The City of REVERE, MASSACHUSETTS  
Water & Sewer Department  
321R Charger Street, Revere, MA 02151  
(781) 286-8149

DONALD P. CIARAMELLA  
Chief of Infrastructure  
& Public Works

**ACKNOWLEDGEMENT OF RECEIPT OF CITY OF REVERE  
GUIDELINES FOR WATER AND SEWER CONNECTIONS**

It is the drainlayer's responsibility to read, discuss, and understand the information, rules, and procedures provided. By signing below, the drainlayer acknowledges the following:

I/We hereby acknowledge that I/we have received, read, and fully understand the requirements of City licensed drainlayers. Further, I/we agree to abide by the policies and procedures described in the guidelines provided as defined in the drainlayer application requirements. I/we understand that I will be held accountable for all work performed in accordance with said requirements.

Owner Signature *Gianna Pino* Date: 6-3-2021

Print Name Gianna Pino

Attachment: [2021] Commonwealth Complete (21-231 : Appointment of Commonwealth Construction & Consulting as Licensed Drain Layer)



*The City of* REVERE, MASSACHUSETTS

Water & Sewer Department  
321R Charger Street, Revere, MA 02151  
(781) 286-8149

**DONALD P. CIARAMELLA**

Chief of Infrastructure  
& Public Works

**City of Revere Guidelines for Water and Sewer Connections**

All Materials excavated, must be removed from site. This material is not allowed as fill. Non-metallic warning tape is required at 24" above utilities.

All Backfill shall be reprocessed or suitable. This determination shall be made by the City of Revere. Backfill shall be compacted in eight inch (8") lifts. Water utilities shall be in clean sand.

All main road trenches shall be backfilled with flowable fill and suitable material surrounding pipe. Sewer/Drain utilities shall be bed in ¾" (max) crushed stone.

All new homes must use a minimum of at least one inch (1") K cooper.

Townhouse style homes must have separate water and sewer lines. Trenches for like utilities must be 5' apart and that trenches for non-like trenches must be 10'.

When two new service lines are being installed, the taps are required to be a minimum of two feet (2') apart.

Separate water and sewer trenches must be five feet (5') apart; trenches for non-like trenches for non-like trenches must be 10' feet apart.

On all live taps on the main line, the pipe size must be at least one size larger than that tap size.

Water lines must be at least five feet (5') deep.

All water relays are being done; all lead must be removed to the main.

Water meter must be located within five feet (5') of the footprint of the building.

Sewer lines must be a minimum of four inch (4") PVC; six inch (6") where the main can accommodate it.

All unlined sewer main connections are required to have a Tee/Y cut in and a lined main is to have an insert-tee connection installed.

When hooking up to an existing sewer line, the contractor is responsible for the condition of the pipe to the main. If questionable, automatic replacement is required.

All water service shut off boxes must be placed in the middle of sidewalk for any and all construction. The water box must be clear and accessible at all times.

It is mandatory that each contractor/drain layer post an "A frame" standing sign on each side of the street opening site. The sign will need to have the company's name and phone number on each side of "A" frame sign stand

It is a requirement for every drain layer to place plastic utility markers for every trench completed. Utility markers are to be the color Green. They will also need your company name and year on each marker.

The contractor is responsible for submitting, in writing, all ties to all water and sewer lines, including connection to the curb box. This information shall be filed with the Water/Sewer Billing office at City Hall.





The City of REVERE, MASSACHUSETTS

Engineering Department  
281 Broadway, Revere, MA 02151  
(781) 286-8152

NICHOLAS J. RYSTROM  
City Engineer

Proposed site plans are required for all construction (new AND redeveloped) projects prior to City Engineer approval and permit issuance. This is a proposed site plan and should be treated as an existing conditions, detailed survey plan, overlaid with all proposed development and modifications. The requirements of said site plan are as follows:

- 1.) Comply with the *Zoning Ordinances of the City of Revere, Section 17.17.050 "Materials for Review"* and the *City of Revere Rules & Regulations Governing the Subdivision of Land, Section 4 "Definitive Plan"*
- 2.) Show to considerable detail all that is proposed to be constructed
- 3.) All plans shall be prepared with drafting software (AutoCAD or other), **NO SKETCHES**
- 4.) All plans shall be prepared at 40 scale (engineering, 1" = 40') or other, approved by the City Engineer
- 5.) Provide locations of all underground utility services
- 6.) Provide locations of all relevant utility structures (CBs, MHs, etc.), including rim and invert elevations
- 7.) Show proposed utility service penetration locations with dimensions
- 8.) Show foundation dimensions and closest offset to each property line
- 9.) Provide top of foundation elevation
- 10.) Provide reference to vertical datum
- 11.) Provide existing and proposed site topography
- 12.) Provide reference to horizontal datum - coordinates of two lot corners or tie to two local permanent monuments
- 13.) Provide parcel ID, street address, and any previous lot designations
- 14.) Provide relevant information for direct abutters (now/formerly, parcel ID, etc.) as well as any relevant adjacent structures
- 15.) Show bearings and distances of all site property lines and related rights of way, accurate to 1/100 of a second and 1/100 of a foot
- 16.) Show all driveways, decks, porches, pavement, grassed areas, landscaping, trees in excess of 4" dia., retaining walls, etc.
- 17.) Show light poles, signs, utility poles, pavement markings, parking meters, etc.
- 18.) Provide a zoning bulk table showing required and proposed zoning information (zoning district, offsets, required open space, etc.)
- 19.) Show any/all existing and proposed easements
- 20.) List any/all variances, special permits or waivers on the plan(s) as well as evidence that any of such have been obtained
- 21.) Provide all other measurements accurate to 1/10 of a foot
- 22.) Provide a north arrow (specify true or magnetic)
- 23.) Plan shall be wet stamped, signed and dated by a registered PE

The guidelines listed above are provided as base requirements only. The City Engineer reserves the right to require or omit any data or information, based on individual circumstances.



# City of Everett

Department of Public Works – Engineering Division  
 City Hall  
 484 Broadway, Room 26  
 Everett, Massachusetts 02149

*Julius Ofurie*  
 City Engineer

Phone: (617)394-2251  
 Fax: (617)394-2433

June 3, 2021

Superintendent, Paul Argenzio.  
 Public Works Department  
 321R Charger Street  
 Revere, Ma.02151

Subject: Drain Layer Recommendation for:  
 Commonwealth Construction & Consulting.  
 10 Walnut Hill Park, Suite 3F  
 Woburn, MA 01801

To whom it may concern:

Please be advised that the above subject is an authorized licensed drain layer in the City of Everett and are still active on our city list of contractors doing underground utilities.

To date, the City of Everett has no issue with this contractor on city enforcement of our rules and regulation.

Furthermore, if for any reason they encounter problems while doing underground utilities, their response to find a solution is prompt and very professional.

I highly recommend them for the quality of work and prompt completion of work.

If you have any questions regarding this letter, please contact me at (617) 394-2251.

Respectfully,

Julius Ofurie  
 City Engineer

Commonwealth of Massachusetts  
Division of Professional Licensure



Hoisting Engineer

HE-145598

PAUL A CAMILLI  
37 CLINTON STREET  
NEWTON MA 02458

Expires: 09/19/2022



Commissioner *Luigi R. DeCola*

DIG SAFE Call Center: (888) 344-7233  
In case of accident call: (508) 820-1444  
Contact OPSI: (617) 727-3200 or visit [www.mass.gov/dpl/opsi](http://www.mass.gov/dpl/opsi)

Hoisting Engineer

Restricted to:  
HE-2A- Excavators

Commonwealth of Massachusetts  
Division of Professional Licensure

Hoisting Engineer

HE-165064

Expires: 06/29/2022

GEORGE E PARTRIDGE  
789 E BROADWAY  
HAVERHILL MA 01830



Commissioner *Gayle R. Demilia*

Hoisting Engineer

Restricted to:  
HE-2A- Excavators

DIG SAFE Call Center: (888) 344-7233  
In case of accident call: (508) 820-1444  
Contact OPSI: (617) 727-3200 or visit [www.mass.gov/dpil/opsi](http://www.mass.gov/dpil/opsi)





Effective Date: June 4th, 2021

# Western Surety Company

## LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 65521143

That we, Commonwealth Construction and Consulting, LLC

of Woburn, State of Massachusetts, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do surety business in the State of Massachusetts, as Surety, are held and firmly bound unto the

City of Revere, State of Massachusetts, as Oblige, in the penal

sum of Ten Thousand and 00/100 DOLLARS (\$10,000.00), lawful money of the United States, to be paid to the Oblige, for which payment well and truly to be made, we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been licensed Street opening City of Revere

by the Oblige.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply with the laws and ordinances, including all amendments thereto, pertaining to the license or permit applied for, then this obligation to be void, otherwise to remain in full force and effect until June 4th, 2022, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing, by First Class U.S. Mail, to the Oblige and to the Principal at the address last known to the Surety, and at the expiration of thirty-five (35) days from the mailing of said notice, this bond shall ipso facto terminate and the Surety shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said date. Regardless of the number of years this bond shall continue in force, the number of claims made against this bond, and the number of premiums which shall be payable or paid, the Surety's total limit of liability shall not be cumulative from year to year or period to period, and in no event shall the Surety's total liability for all claims exceed the amount set forth above. Any revision of the bond amount shall not be cumulative.

Dated this 4th day of June, 2021.



Commonwealth Construction and Consulting, LLC

Principal

Principal

WESTERN SURETY COMPANY

By Paul T. Bruffat  
Paul T. Bruffat, Vice President

Attachment: [2021] Commonwealth Complete (21-231 : Appointment of Commonwealth Construction & Consulting as Licensed Drain Layer)

ACKNOWLEDGMENT OF SURETY  
(Corporate Officer)

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 4th day of June, 2021, before me, the undersigned officer, personally appeared Paul T. Bruflat, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



*S. Green*  
\_\_\_\_\_  
Notary Public — South Dakota

My Commission Expires: February 12, 2027

ACKNOWLEDGMENT OF PRINCIPAL  
(Individual or Partners)

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me personally appeared \_\_\_\_\_, known to me to be the individual \_\_\_\_\_ described in and who executed the foregoing instrument and acknowledged to me that \_\_\_\_\_ he \_\_\_\_\_ executed the same.

My commission expires \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public

ACKNOWLEDGMENT OF PRINCIPAL  
(Corporate Officer)

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the \_\_\_\_\_ of \_\_\_\_\_, a corporation, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

My commission expires \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public

 Western Surety Company

License or Permit No. \_\_\_\_\_

**LICENSE AND PERMIT BOND**  
As \_\_\_\_\_

of \_\_\_\_\_

State of \_\_\_\_\_

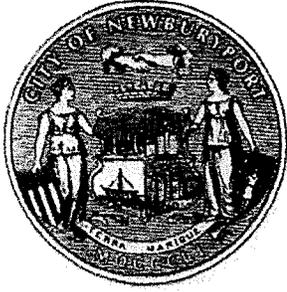
Name of Applicant \_\_\_\_\_

Address \_\_\_\_\_

Filed \_\_\_\_\_, \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Attachment: [2021] Commonwealth Complete (21-231 : Appointment of Commonwealth Construction & Consulting as Licensed Drain Layer)



CITY OF NEWBURYPORT  
DEPARTMENT OF PUBLIC SERVICES  
DAVID W SHAW  
SEWER SUPERINTENDENT  
16C PERRY WAY  
NEWBURYPORT, MA 01950  
(978) 465-4420 • (978) 465-9242 (FAX)

June 3, 2021

To whom it may concern,

Please be advised that I am the appointed City Collection System Superintendent of the City Of Newburyport. I have reviewed the files of the City Of Newburyport and inquired with relevant Department Heads regarding Commonwealth Construction and Consulting LLC and have determined that they are in good standing with the City for civil construction. We are aware of no issues with the workmanship and professionalism of this firm and its employees.

Best,

  
David Shaw

Collection System Superintendent



## CITY OF LYNN LAW DEPARTMENT

3 CITY HALL SQUARE, ROOM 406  
LYNN, MASSACHUSETTS 01901

OFFICE: (781) 586-6840 • FAX: (781) 477-7043 • Email: Law@lynnma.gov

GEORGE S. MARKOPOULOS  
*City Solicitor*  
(781) 586-6848  
gmarkopoulos@lynnma.gov

KATHLEEN A. BELLIVEAU  
*Executive Paralegal*  
(781) 586-6843  
kbelliveau@lynnma.gov

RICHARD L. VITALI  
*Assistant City Solicitor*  
(781) 586-6845  
rvitali@lynnma.gov

JAMES P. LAMANNA  
*Assistant City Solicitor*  
(781) 586-6842  
jamanna@lynnma.gov

JAMES F. WELLOCK  
*Assistant City Solicitor*  
(781) 586-6847  
jwellock@lynnma.gov

March 22, 2021

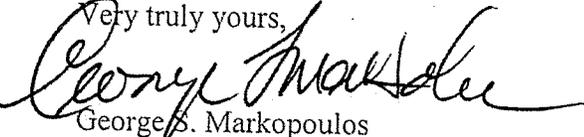
To Whom It May Concern:

Re: Commonwealth Construction and Consulting Co. LLC

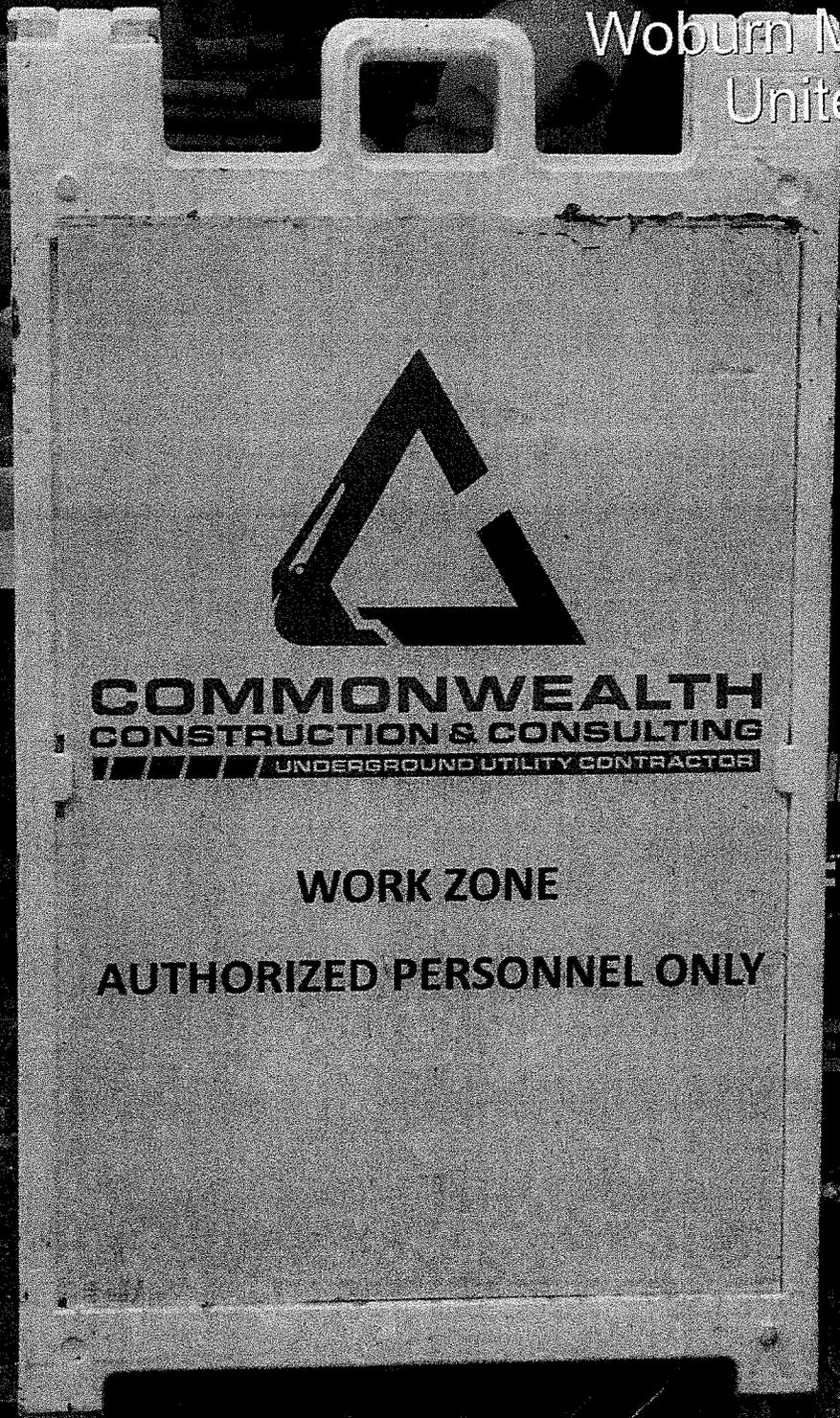
Please be advised that I am the duly appointed City Solicitor in the City of Lynn. I have reviewed the files of the City of Lynn Solicitor's Office and inquired with relevant Department Heads regarding Commonwealth Construction and Consulting, Co., LLC. Commonwealth Construction and Consulting Co., LLC has been installing conduit and manholes within the City for the past six months. The Law Department is aware of no issues with the workmanship and professionalism of this firm and its employees. Presently, Commonwealth Construction and Consulting, Co., LLC is in good standing with the City of Lynn.

Thank you for your consideration in this matter.

Very truly yours,

  
George S. Markopoulos  
City Solicitor

Jun 3, 2021 at 3:19:15 PM  
97 Central St  
Woburn MA 01801  
United States



Attachment: [2021] Commonwealth Complete (21-231 : Appointment of Commonwealth Construction & Consulting as Licensed Drain Layer)





# 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 8, 2020

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

RE: Free Cash Appropriations – Year End

Dear Council President Zambuto,

As part of closing out FY2021, I am requesting the following appropriations from our certified free cash for the following purposes.

- \$100,000 transfer to the recently adopted Affordable Housing Trust Fund.
- \$125,000 transfer to fund the annual Sand Sculpting Festival.
- \$350,000 transfer to cover cost overruns of solid waste disposal for FY2021.

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: Free Cash Appropriations - Year End (21-232 : Free Cash Appropriations - Year End)



# 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 7, 2021  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	General Fund Free Cash (019909-596000)	\$550,000
	<i>Available Balance:</i>	<i>\$715,204</i>
TO:	Affordable Housing Trust Fund	\$100,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>
	Sand Sculpting Festival (18261-570010)	\$125,000
	<i>Original Certification:</i>	<i>\$ 26,260.00</i>
	Solid Waste Fund – Trash Disposal (624232-521500)	\$350,000
	<i>Original Certification:</i>	<i>\$ 1,220,000.00</i>

Based on the amount available as of July 7, 2021, there are sufficient funds to support such a transfer.

Account verified by \_\_\_\_\_  
Reviewed by \_\_\_\_\_

For Audit Use Only:

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

Attachment: Free Cash Appropriations - Year End (21-232 : Free Cash Appropriations - Year End)