



CITY COUNCIL  
Regular Meeting

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

Monday, July 28, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing [translation@revere.org](mailto:translation@revere.org).

**5:30PM Zoning Sub-Committee Meeting**

**Salute to the Flag**

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of June 23, 2025

**Public Hearings**

3. **25-210** Hearing called as ordered on the application of 529 Broadway, LLC, 529 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming structure and construct a five-story mixed used development at 529 Broadway, Revere, MA 02151.
4. **25-187** Hearing called as ordered on petition submitted by National Grid to relocated Pole # 556 approximately 10 feet northwest out of the driveway of the property located at 3 True Street, Revere, MA 02151. (Plan # 31127230)
5. **25-178** Hearing called as ordered on An Ordinance Further Amending the Zoning Ordinances Relative to Minor Corrections to the Accessory Dwelling Unit Zoning Ordinance.
6. **25-179** Hearing called as ordered on An Ordinance Further Amending Appendix A - Table of Fees of the Revised Ordinances of the City of Revere.
7. **25-186** Hearing called as ordered on the revocation of Chapter 148 License #651, 22 Naples Road, granted January 24, 2022 for cause.

**Public Comment Pursuant to Chapter 402 of the Acts of 1965**

**Zoning Sub-Committee Report**

8. **25-172** 114 Shirley Ave., LLC, 78 Mill Street, Middleton, MA 01949 requesting a special permit from the Revere City Council to raze the existing non-conforming structures and construct a five story mixed used development consisting of seventy-eight residential units and two commercial units at 114 Shirley Avenue, Revere, MA 02151.

**Communications**

9. **25-188** Communication from the Mayor relative to the appointment of Interim Chief Maria LaVita as Chief of the Revere Police Department.

10. **25-189** Communication from the Mayor relative to the appointment of Danny Hernandez as Director of Veterans' Services
11. **25-190** Communication from the Mayor relative to the appointment of Victor Pelatere to the Human Rights Commission.
12. **25-191** Communication from the Mayor relative to the appointment of Albert Tecci to the Human Rights Commission.
13. **25-192** Communication from the Chief of Planning and Community Development relative to zoning amendments for battery energy storage systems.
14. **25-193** Communication from the City Auditor relative to the FY2025 Year End-Free Cash Appropriations.
15. **25-194** Communication from the City Auditor relative to the FY2025 Year End Water & Sewer Stabilization Fund Transfer.
16. **25-195** Communication from the City Auditor relative to the FY2025 Year End Transfers.

### **Motions**

17. **25-196** Motion presented by Councillor Jaramillo, Council President Silvestri, Councillor Cogliandro, Councillor Zambuto, City Councillor Giannino, Councillor Novoselsky, Councillor McKenna, Councillor Kelley, Councillor Argenzio, Councillor Haas, Councillor Guarino-Sawaya: That the City Council send the attached letter expressing support of Republic Services workers, Teamsters Local 25, to Jon Vander Ark, CEO of Republic Services relative to the failure of Republic Services to settle a contract with Teamsters Local 25.
18. **25-197** Motion presented by Councillor McKenna, Councillor Guarino-Sawaya: That the Mayor request the Fire Department to install a dedication plaque at the new Alden A. Mills Fire Station in the Point of Pines.
19. **25-198** Motion presented by Councillor McKenna, Councillor Guarino-Sawaya: That the Mayor request the DCR to direct all construction workers who are working on projects along Revere Beach Boulevard to park at the Wonderland Garage. Construction companies shall facilitate pickup and drop-off of its workers from the garage to their respective project sites. Workers are using valuable parking spaces limiting availability for residents and beach visitors.
20. **25-199** Motion presented by Councillor Argenzio: The Mayor be requested to allocate funding from Chapter 90 funds or another funding source to pave Warren Street. This street has had a large amount of infrastructure work done over the past 5 years and is in very poor condition.
21. **25-200** Motion presented by Councillor Argenzio, Councillor McKenna, Councillor Guarino-Sawaya: That the Mayor request a representative from Inspectional Services to appear before the City Council to discuss the rooming house ordinance and the methods used to identify illegal rooming houses and enforcement procedures.

22. **25-201** Motion presented by Councillor Guarino-Sawaya, Council President Silvestri, Councillor Argenzio, Councillor Novoselsky: That the Mayor request the Veterans Service Office to install a memorial pole on Cambridge Street in honor of Warren Francis Myers, First Lieutenant, 4021st Quartermaster Truck Company, United States Army, World War II.
23. **25-202** Motion presented by Councillor McKenna: That the Mayor request MassDOT to install skip lines from the intersection of Tomasello Way and Winthrop Avenue crossing onto Revere Beach Parkway in the interest of public safety. There are three lanes at this intersection without any guidance as to which lane motorists should drive in when traversing this location.
24. **25-203** Motion presented by Council President Silvestri: That the Mayor be requested to allocate \$40,000 from an appropriate funding source for the purpose of providing funding for the Home for Little Wanderers 2025-2026 contract. Contracted programming at this organization provides mental health support and counseling services to students during and after school hours. This contract aims to serve students who may not have access to a provider or whose parents work long hours into the evening, ensuring they receive vital mental health services to support their well-being and academic success.
25. **25-204** Motion presented by Council President Silvestri: That the Mayor request the Chief of Police to increase enforcement efforts for dirt bikes, scooters, and unregistered motor bikes in the interest of public safety.
26. **25-205** Motion presented by Councillor McKenna: That the Mayor contact Verizon, National Grid, Comcast, and RCN relative to downed wires in the City. Representatives from these companies are advising residents they are required to call in, wait on hold for an hour or more, and create a ticket to address these issues.
27. **25-206** Motion presented by Councillor Novoselsky: That the City Council approve the following special legislation: AN ACT ELIMINATING THE PRELIMINARY ELECTION IN THE CITY OF REVERE IN 2025. Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows: SECTION 1. Notwithstanding any general or special law to the contrary, there shall not be a preliminary election in the city of Revere, as otherwise required, on September 16, 2025 for the office of school committee for a 2-year term or for the office of city council for a 2-year term. The candidates for those offices whose nomination papers have been duly certified shall be deemed to have been nominated and their names shall appear on the general election ballot. SECTION 2. This act shall take effect upon its passage

28.    **25-207**       Motion presented by Councillor Jaramillo, Councillor Argenzio, Council President Silvestri, Councillor Cogliandro, Councillor Guarino-Sawaya: That the City Council moves to congratulate the Revere Youth Baseball program specifically the U-10 All Star Team, players, coaches, and players for the proudly and honorably representing our city in an inter-municipal All-Star Tournament against cities across the Greater Boston Region and further for winning all five of the games in the tournament crowning themselves the Champions of the tournament on July 22, 2025 by beating the Cambridge U-10 Baseball All-Star team to complete their undefeated streak and win the championship for our city. The City Council further moves to invite the Revere Youth Baseball U-10 coaching staff and players to the Council Chamber to receive a citation in recognition of their success and the hometown pride they represent by their strength, sportsmanship, determination, hard work, and for bringing the glory home.
29.    **25-208**       Motion presented by Councillor Haas: That the Mayor request the City Solicitor, in conjunction with Municipal Inspections, to investigate the feasibility of creating a fining system and schedule aimed at any utility company that leaves boxes or wires hanging down to the street and sidewalks for longer than 48 hours in the interest of public safety. This city-wide issue is also an eyesore.
30.    **25-209**       Motion presented by Councillor Kelley: That the Mayor request Brian Dakin, Project Manager, LeftField to appear before the City Council at the August 25, 2025 meeting to provide an update on the construction of the new Revere High School.





## CITY COUNCIL

### Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, June 23, 2025

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

### Salute to the Flag

#### 1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Anthony Cogliandro	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	6:01 PM
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	6:01 PM
Anthony T. Zambuto	Councillor	Present	
Marc Silvestri	Council President	Present	

#### 2 Approval of the Journal of the Regular Meeting of June 2, 2025

**RESULT: ACCEPTED**

### Late Motion

President Silvestri requested suspension of the City Council Rules of Order for the purpose of taking up two items out of order, Council Order 25-185 relative to Serino's Corner and Councilor Order 25-142 relative to the appointment of Judity Gosselin to the Affordable Housing Trust Fund.

- 3      25-185      Motion presented by Councillor Cogliandro, Councillor Guarino-Sawaya, Councillor Zambuto, City Councillor Giannino, Councillor Novoselsky, Councillor McKenna, Councillor Jaramillo, Council President Silvestri, Councillor Kelley, Councillor Argenzio, Councillor Haas: That the Mayor and City Council collaborate on a memorial to be placed at the corner of Washington Avenue and Malden Street (661 Washington Avenue). This memorial will be in honor of the late Richard Serino, Sr. and the corner will be named "Serino's Corner."

Minutes Acceptance: Minutes of Jun 23, 2025 6:00 PM (Salute to the Flag)

The motion was unanimously supported by the entire City Council to collaborate with the Mayor on establishing a memorial at the intersection of Washington Avenue and Malden Street—specifically at 661 Washington Avenue—in honor of the late Richard Thomas Serino, Sr. This site is to be formally designated as “Serino’s Corner.” Under suspension of the rules, the Council paused for a moment of silence to honor Serino, described as a revered member of the community, a Vietnam-era U.S. Marine veteran, and a long-serving Revere police officer remembered fondly as a motorcycle patrolman. Councillors expressed personal anecdotes and emotional tributes, noting his character, service, and impact.

Richard J. Serino, speaking on behalf of the Serino family, extended gratitude for the Council’s action, emphasizing the overwhelming community response following the tragic house fire that led to Serino’s death. He highlighted the family’s appreciation for the expressions of love—from flags and flowers at the family home to the extensive messages and donations made in support of his grandmother. He commended first responders from Revere and surrounding communities, as well as the city administration, for their compassion and swift assistance. Richard J. Serino recounted the pride his grandfather took in his home and its famously festive inflatable displays, which became a joyful landmark. The tribute, he said, honored a man who represented the best of Revere: a dedicated public servant, a loving grandfather, and a community icon whose legacy will endure through “Serino’s Corner.” The meeting closed with a ceremonial gesture, Council President Silvestri presented a commemorative coin to the family as a symbol of remembrance and honor.

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

- 4      25-142      Motion presented by Councillor McKenna: That the City Council move to confirm the appointment of Judith Gosselin to the Affordable Housing Trust Fund Board.

Judith Gosselin addressed the City Council on her appointment and provided a description of her background and interest in the Affordable Housing Trust Fund.

**“SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF JUDITH GOSSELIN TO THE AFFORDABLE HOUSING TRUST FUND?”**

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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### Public Hearings

- 5      25-163      Hearing called as ordered on a loan order for Phase 16 Construction – I/I and Capacity Improvement, MassDEP CY-2025 Construction Project No. 19086

### Proponents

Rich Viscay, CFO

**Opponents**

none

**CY-2025 CWSRF CONSTRUCTION PROJECT No. 19086  
Approved Loan Order**

ORDERED: That \$4,000,000 is appropriated for the purpose of financing the Phase 16 Construction - I/I and Capacity Improvement Program including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$4,000,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the “Trust”) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the “Authority”) and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

**“SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT OF \$4,000,000 FOR CONSTRUCTION PROJECT NO. 19086 PHASE 16 CONSTRUCTION?”**

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

25-163      Hearing called as ordered on a loan order for Phase 16 Construction – I/I and Capacity Improvement, MassDEP CY-2025 Construction Project No. 19086

**CITY OF REVERE  
CY-2025 CWSRF CONSTRUCTION PROJECT No. 19086  
RESOLUTION**

Minutes Acceptance: Minutes of Jun 23, 2025 6:00 PM (Salute to the Flag)

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Phase 16 Construction - I/I and Capacity Improvement is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Department of Environmental Protection (the “MassDEP”) and the Massachusetts Clean Water Trust (the “Trust”) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the construction activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

**“SHALL THE CITY COUNCIL APPROVE A RESOLUTION RELATIVE TO THE PHASE 16 CONSTRUCTION PROJECT NO. 19086 LOAN ORDER?”**

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

- 6      25-170      Hearing called as ordered by the Revere City Council to revoke for cause Chapter 148 License #221, 870 Broadway, granted June 14, 1926.

**Proponents**

none

**Opponents**

none

**“SHALL THE CITY COUNCIL REVOKE CHAPTER 148 LICENSE #221, 870 BROADWAY, GRANTED JUNE 14, 1926?”**

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

- 7      25-172      Hearing called as ordered on the application of 114 Shirley Ave., LLC, 78 Mill Street, Middleton, MA 01949 requesting a special permit from the Revere City Council to raze the existing non-conforming structures and construct a five story mixed used development consisting of seventy-eight residential units and two commercial units at 114 Shirley Avenue, Revere, MA 02151.

**Proponents**

Attorney Joe Cattoggio, for the applicant

**Opponents**

Jan Dumas, 50 Walnut Ave., Revere, MA

Travis Helper, 19 Cooledge St., Revere, MA

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>	<b>Next: 7/28/2025 6:00 PM</b>
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**Public Comment Pursuant to Chapter 402 of the Acts of 1965**

Jan Dumas, 50 Walnut Ave., Revere, MA spoke in favor of Council Order 25-180 relative to fireworks warnings during the 4th of July holiday.

**Legislative Affairs Sub-Committee Report (June 16, 2025)**

Council President Silvestri requested suspension of the City Council Rules of Order for the purpose of taking up the Legislative Affairs Sub-Committee report.

- 8      25-123      An Ordinance Removing Outdated Language from Title 2 of the Revised Ordinances of the City of Revere.

**AN ORDINANCE REMOVING OUTDATED LANGUAGE FROM THE REVISED ORDINANCES OF THE CITY OF REVERE**

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

**SECTION 1.** Section 2.06.110 Clothing Allowance of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

**SECTION 2.** Chapter 2.30 City Physician of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

**SECTION 3.** Chapter 2.36 Fence Viewers of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

**SECTION 4.** Chapter 2.42 Cemetery Department of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

**SECTION 5.** Chapter 2.45 Civil Defense Department of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

**SECTION 6.** This ordinance shall take effect upon its passage.

May 19, 2025 Ordered to a first reading

June 23, 2025 Ordered on a second reading.

June 23, 2025 Ordered on a third and final reading.

June 23, 2025 Ordered Engrossed & Ordained on a Roll Call.

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

- 9        25-136        An Ordinance Further Amending the Revere Revised Ordinances Relative to Financial Impact Statements.

**AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO FINANCIAL IMPACT STATEMENTS**

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

**SECTION 1.** Section 2.12.130 Financial Impact Statements of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “five” and inserting in place thereof the word “ten”.

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

May 19, 2025 Ordered to a first reading

June 23, 2025 Ordered on a second reading.

June 23, 2025 Ordered on a third and final reading.

June 23, 2025 Ordered Engrossed & Ordained on a Roll Call.

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

- 10        25-143        An Ordinance Further Amending Chapter 8.05 of the Revere Revised Ordinances Relative to the Regulation of Vacant Buildings.

**AN ORDINANCE FURTHER AMENDING CHAPTER 8.05 OF THE REVISED ORDINANCES OF THE CITY OF REVERE**

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

**SECTION 1.** Section 8.05.010 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “encourage temporary occupancy by transients, drug users and persons engaged in criminal activity” and inserting in place thereof the words “create potentially unsafe conditions for unhoused individuals; encourage congregation of those engaged in criminal activity.”

**SECTION 2.** Section 8.05.020 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “residents” and inserting

in place thereof the word “residence.”

**SECTION 3.** Section 8.05.030 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “forty-five” and inserting in place thereof the word “thirty.”

**SECTION 4.** Section 8.05.040 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by inserting a new row to the top of the existing table, labeled “RESIDENTIAL BUILDINGS.”

**SECTION 5.** Section 8.05.040 of Title 8 of the Revised Ordinances of the City of Revere is hereby further amended by inserting a second table below the existing table, as follows:

COMMERCIAL BUILDINGS	
Fee	Vacancy Duration
\$1,500.00	For properties that have been vacant for less than one year.
\$3,000.00	For properties that have been vacant for one year or more but less than two years.
\$6,000.00	For properties that have been vacant for two years or more but less than three years.
\$9,000.00	For properties that have been vacant for three years or more.

June 2, 2025 Ordered to a first reading

June 23, 2025 Ordered on a second reading.

June 23, 2025 Ordered on a third and final reading.

June 23, 2025 Ordered Engrossed & Ordained on a Roll Call.

**RESULT:** **ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]**  
**AYES:** Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

11      25-144      An Ordinance Further Amending Chapter 12.20 Poles, Wires, and Cables of the Revere Revised Ordinances.

Proposed ordinance will remain in committee.

**RESULT:** **REFERRED TO LEGISLATIVE AFFAIRS**

12      25-155      An Ordinance Further Amending Appendix C Salaries of the Revere Revised Ordinances, which provides for parity salary adjustments in concert with the recently approved Unit A and Unit B collective bargaining agreements.

**AN ORDINANCE FURTHER AMENDING APPENDIX C. SALARIES OF THE REVISED ORDINANCES OF THE CITY OF REVERE**

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

**SECTION 1.** Section C.010(B) of Appendix C of the Revised Ordinances of the City of



Revere is hereby amended by capitalizing the word “service” in the definition name “Years of service.”

**SECTION 2.**

Section C.010(D)(1) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by adding “See Section (B)” after the word “Revere.”

**SECTION 3.** Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting the first table in its entirety and inserting in place thereof the following new table:

Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts)				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A	\$ 135,698	\$ 1,000	\$ 140,798	\$ 145,022	\$ 149,373	n/a
EXECUTIVE SECRETARY	B	\$ 80,424		\$ 82,836	\$ 85,321	\$ 87,881	\$ 88,760
COMMUNICATIONS ASSOCIATE	B	\$ 64,339		\$ 66,269	\$ 68,257	\$ 70,305	\$ 71,008
MAYOR'S AIDE	B	\$ 59,999		\$ 61,799	\$ 63,653	\$ 65,563	\$ 66,218
HUMAN RESOURCES DIRECTOR	A	\$ 101,541	\$ 1,000	\$ 105,618	\$ 108,786	\$ 112,050	n/a
SENIOR GENERALIST	B	\$ 81,747		\$ 84,199	\$ 86,725	\$ 89,327	\$ 90,220
HEALTH BENEFITS ADMIN	B	\$ 66,194		\$ 68,180	\$ 70,226	\$ 72,332	\$ 73,056
CITY AUDITOR/ BUDGET DIRECTOR	A	\$ 158,654	\$ 1,000	\$ 164,444	\$ 169,377	\$ 174,459	n/a
ASST BUDGET DIRECTOR	B	\$ 92,530		\$ 95,306	\$ 98,165	\$ 101,110	\$ 102,121
GRANT ADMIN/ INTERNAL AUDITOR	B	\$ 102,056		\$ 105,117	\$ 108,271	\$ 111,519	\$ 112,634
COLLECTOR/ TREASURER	A	\$ 109,186	\$ 1,000	\$ 118,531	\$ 122,087	\$ 125,750	n/a
CITY SOLICITOR	A	\$ 125,290	\$ 1,000	\$ 135,931	\$ 140,009	\$ 144,209	n/a
ASSISTANT SOLICITOR	B	\$ 117,659		\$ 121,188	\$ 124,824	\$ 128,569	\$ 129,854
ASSISTANT CLERK/ PARALEGAL	B	\$ 66,597		\$ 68,595	\$ 70,653	\$ 72,772	\$ 73,500
POLICY WRITER/ ANALYST	B	\$ 74,826		\$ 77,071	\$ 79,383	\$ 81,765	\$ 82,582
CHIEF OF PLANNING AND DEVELOPMENT	A	\$ 135,989	\$ 1,000	\$ 141,099	\$ 145,332	\$ 149,692	n/a
CITY ENGINEER	A	\$ 129,716	\$ 1,000	\$ 134,637	\$ 138,676	\$ 142,836	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A	\$ 143,256	\$ 1,000	\$ 148,584	\$ 153,042	\$ 157,633	n/a
ASST SUPERINTENDENT DPW GEN	A	\$ 119,338	\$ 1,000	\$ 123,949	\$ 127,667	\$ 131,497	n/a
ASST SUPERINTENDENT W/S/DRAIN	A	\$ 119,338	\$ 1,000	\$ 123,949	\$ 127,667	\$ 131,497	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A	\$ 128,263	\$ 1,000	\$ 133,141	\$ 137,135	\$ 141,249	n/a
DIR OF WORKFORCE DEVELOPMENT	A	\$ 130,753	\$ 1,000	\$ 135,706	\$ 139,777	\$ 143,970	n/a
	*	per contract					

**SECTION 4.** Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting the second table in its entirety and inserting in place thereof the following new table:



Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts) 15 YR STEP				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A	\$ 142,483	\$ 1,000	\$ 147,787	\$ 152,221	\$ 156,788	n/a
EXECUTIVE SECRETARY	B	\$ 84,445		\$ 86,978	\$ 89,588	\$ 92,275	\$ 93,198
COMMUNICATIONS ASSOCIATE	B	\$ 67,556		\$ 69,583	\$ 71,670	\$ 73,820	\$ 74,558
MAYOR'S AIDE	B	\$ 62,999		\$ 64,889	\$ 66,836	\$ 68,841	\$ 69,529
HUMAN RESOURCES DIRECTOR	A	\$ 106,619	\$ 1,000	\$ 110,848	\$ 114,173	\$ 117,598	n/a
SENIOR GENERALIST	B	\$ 85,834		\$ 88,409	\$ 91,061	\$ 93,793	\$ 94,731
HEALTH BENEFITS ADMIN	B	\$ 69,504		\$ 71,589	\$ 73,737	\$ 75,949	\$ 76,708
CITY AUDITOR/ BUDGET DIRECTOR	A	\$ 166,587	\$ 1,000	\$ 172,615	\$ 177,793	\$ 183,127	n/a
ASST BUDGET DIRECTOR	B	\$ 97,157		\$ 100,072	\$ 103,074	\$ 106,166	\$ 107,228
GRANT ADMIN/ INTERNAL AUDITOR	B	\$ 107,159		\$ 110,374	\$ 113,685	\$ 117,096	\$ 118,266
COLLECTOR/ TREASURER	A	\$ 119,833	\$ 1,000	\$ 124,458	\$ 128,192	\$ 132,037	n/a
CITY SOLICITOR	A	\$ 137,591	\$ 1,000	\$ 142,749	\$ 147,031	\$ 151,442	n/a
ASSISTANT SOLICITOR	B	\$ 123,541		\$ 127,247	\$ 131,065	\$ 134,997	\$ 136,347
ASSISTANT CLERK/ PARALEGAL	B	\$ 69,927		\$ 72,025	\$ 74,185	\$ 76,411	\$ 77,175
POLICY WRITER/ ANALYST	B	\$ 78,567		\$ 80,924	\$ 83,352	\$ 85,852	\$ 86,711
CHIEF OF PLANNING AND DEVELOPMENT	A	\$ 142,789	\$ 1,000	\$ 148,103	\$ 152,546	\$ 157,122	n/a
CITY ENGINEER	A	\$ 136,201	\$ 1,000	\$ 141,317	\$ 145,557	\$ 149,923	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A	\$ 150,419	\$ 1,000	\$ 155,962	\$ 160,641	\$ 165,460	n/a
ASST SUPERINTENDENT DPW GEN	A	\$ 125,305	\$ 1,000	\$ 130,094	\$ 133,997	\$ 138,017	n/a
ASST SUPERINTENDENT W/S/DRAIN	A	\$ 125,305	\$ 1,000	\$ 130,094	\$ 133,997	\$ 138,017	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A	\$ 134,676	\$ 1,000	\$ 139,746	\$ 143,939	\$ 148,257	n/a
DIR OF WORKFORCE DEVELOPMENT	A	\$ 137,291	\$ 1,000	\$ 142,440	\$ 146,713	\$ 151,114	n/a
	*	per contract					

**SECTION 5.** Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by inserting a third, new table as follows:

Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts) - 20 YR STEP				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A			\$ 152,221	\$ 156,788	\$ 161,491	n/a
HUMAN RESOURCES DIRECTOR	A			\$ 114,173	\$ 117,598	\$ 121,126	n/a
CITY AUDITOR/ BUDGET DIRECTOR	A			\$ 177,793	\$ 183,127	\$ 188,621	n/a
COLLECTOR/ TREASURER	A			\$ 128,192	\$ 132,037	\$ 135,999	n/a
CITY SOLICITOR	A			\$ 147,031	\$ 151,442	\$ 155,985	n/a
CHIEF OF PLANNING AND DEVELOPMENT	A			\$ 152,546	\$ 157,122	\$ 161,836	n/a
CITY ENGINEER	A			\$ 145,557	\$ 149,923	\$ 154,421	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A			\$ 160,641	\$ 165,460	\$ 170,424	n/a
ASST SUPERINTENDENT DPW GEN	A			\$ 133,997	\$ 138,017	\$ 142,157	n/a
ASST SUPERINTENDENT W/S/DRAIN	A			\$ 133,997	\$ 138,017	\$ 142,158	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A			\$ 143,939	\$ 148,257	\$ 152,705	n/a
DIR OF WORKFORCE DEVELOPMENT	A			\$ 146,713	\$ 151,114	\$ 155,648	n/a
	*	per contract					

**SECTION 6.** Section C.010(F)(1) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this table in its entirety and inserting in place thereof the following new table:

Position	7/1/2024	7/1/2025 - 3%	7/1/2026 - 3%	7/1/2027 - 3%
Mayor	\$167,500	\$172,525	\$177,701	\$183,032
City Councillor	\$25,000	\$25,750	\$26,523	\$27,318
City Council President	\$28,000	\$28,840	\$29,705	\$30,596

**SECTION 7.** Section C.010(F)(2) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this table in its entirety and inserting in place thereof the following new table:

Position	Parity	7/1/2024	7/1/2025 - 3%	7/1/2026 - 3%	7/1/2027 - 3%
City Clerk	A	\$104,262	\$108,420*	\$111,673	\$115,023
City Clerk, 15 YR STEP	A	\$109,475	\$113,790*	\$117,203	\$120,720
City Clerk, 20 YR STEP	A	-	\$117,203*	\$120,720	\$124,341
Asst. City Clerk	B	\$77,250	\$79,568	\$81,955	\$85,258**
Asst. City Clerk, 15 YR STEP	B	\$81,113	\$83,547	\$86,053	\$89,521**

\*Includes \$1,000.00 Unit A additional compensation.

\*\*Includes Unit B additional 1% on 6/30/2028.

**SECTION 8.** Section C.010(H) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection in its entirety and inserting in place inserting the following new section (H) and corresponding table:

H. Boards and Commissions - Legislative.

Position	7/1/2024	7/1/2025
Clerk of Council	\$8,211	\$8,500
Clerk of Committee	\$8,211	\$8,500
Asst. Clerk of Council	-	\$6,375
Asst. Clerk of Committee	-	\$6,375

**SECTION 9.** Section C.010 of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by inserting new section (I) as follows:

- I. Increases in Perpetuity. All salary percentage increases that are negotiated between the City of Revere and the Laborer's Union (Local 22) Unit A

Department Head Unit via collective bargaining agreement shall be applied to the exempt employees listed in Subsection (F)(1) of this Section. Said negotiated increases shall include only longevity and/or COLA (cost of living adjustment) increases.

**RESULT:** ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]  
**AYES:** Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

### **Committee of the Whole Report**

- 13      25-160      Communication from the CFO relative to the FY2026 Revolving Funds Table.

### **“SHALL THE CITY COUNCIL ADOPT THE FY2026 REVOLVING FUNDS TABLE?”**

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

- 14      25-161      Communication from the CFO relative to the FY2026 Water & Sewer Rates.

The City Council Committee of the Whole reviewed and ultimately approved a proposed 9.7% increase to the water rates for fiscal year 2026. The Chief Financial Officer explained that this substantial one-time increase is necessitated by the expiration of a previously adopted three-year rate structure (4.25% annual increases) and the depletion of one-time revenue sources—namely ARPA funds, stabilization funds, and retained earnings—that were used to subsidize water and sewer operations in recent years. Without continued reliance on these temporary revenues, the Enterprise Fund cannot remain self-sustaining, prompting the proposed increase to align recurring revenues with expenditures. Despite a general desire to reduce the burden, especially for seniors and residents on fixed incomes, the CFO cautioned that any decrease in the proposed rate could trigger revenue deficits that would need to be corrected through the tax rate process, as required by the Department of Revenue.

Councillors voiced significant concern about the hardship such an increase poses, especially for elderly homeowners, many of whom have contacted officials expressing distress. Several Councillors urged the administration to explore options such as expanded senior assistance programs, adjustments to the work-off abatement program, or a potential legal framework to create reduced rates for seniors. The Council also discussed the previously controversial “deduct meters,” which are now restricted to hard-piped installations due to past abuse, and the financial impracticality for many residents to install them.

Another topic of discussion was the long-term financial burden of the federal consent decree under the Clean Water Act, which has mandated costly infrastructure upgrades for over more than a decade. Though the city has completed nearly all sewer system rehabilitation work and has extended the decree’s timeline to 2035 to spread out expenses, additional inflow

reduction work remains. Officials expressed hope that future cost increases could moderate once the decree requirements are fulfilled. The possibility of transitioning to a tiered rate structure-where those who use less water pay less-was raised as a potential means to assist low-usage households, particularly seniors, though it would require further analysis.

Finally, in response to concerns about vendor pricing and oversight, it was noted that CDM Smith, the long-term engineering consultant, had recently been subject to competitive bidding due to repeated requests from the City Council, which led to lower rates and ongoing peer review of their project scopes. The Council voted to approve the rate increase, recognizing it as a difficult but necessary step to restore fiscal balance to the Water & Sewer Enterprise Fund without continued reliance on unsustainable financial practices.

**“PURSUANT TO SECTION 13.04.130 OF THE REVERE REVISED ORDINANCES, SHALL THE CITY COUNCIL ADOPT A WATER RATE SCHEDULE EFFECTIVE FOR BILLINGS AS OF JULY 1, 2025, \$5.05 PER HUNDRED CUBIC FEET FOR RESIDENTIAL PROPERTY OWNERS AND \$8.37 PER HUNDRED CUBIC FEET FOR COMMERCIAL PROPERTY OWNERS?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [8 TO 3]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Silvestri
<b>NAYS:</b>	Giannino, Novoselsky, Zambuto

- 15      25-159      Communication from the CFO relative to the FY2026 Budget appropriation order.

During the City Council's review of the FY2026 budget, the Council opened the floor for questions and deliberations, with the Mayor, CFO, and department heads present to address inquiries. A key focus was the Hass Health and Wellness Center, which had surpassed 2,100 active members-above the previously cited full cost recovery threshold of 1,800. The CFO indicated that the \$250,000 appropriation may ultimately be unnecessary if revenue and enrollment trends hold, and that unspent funds could potentially be reallocated. Plans were also announced to propose a revolving fund for the Center at the next meeting.

The most contentious issue centered on school transportation costs. Councillor Novoselsky proposed a \$1 million reduction to student transportation, expressing concern over the overall \$8 million allocation and citing the need for fiscal responsibility. However, clarification from the CFO revealed such a cut would impact the School Department directly due to how transportation is budgeted. The Mayor responded with detailed context, noting that of the \$15 million original cost, \$7.7 million was tied to non-discretionary special education transportation. The School Committee had already made \$1.7 million in cuts, primarily to non-mandated transportation, and the Mayor warned that further reductions could lead to staffing layoffs rather than actual transportation savings.

Councillors Cogliandro and McKenna expressed support for the current transportation strategy, with Councillor McKenna asking about bus ownership and leasing, learning that the city leases most of its fleet and had already cut routes significantly. The mayor elaborated that the district's generosity with transportation exceeded neighboring municipalities like Malden and Everett, which limit services strictly to state requirements. He further noted extreme cost inflation from bus vendors, with some buses costing \$117,000 annually to operate. Alternatives

such as MBTA M7/Charlie Cards will be issued next school year for eligible students, providing more flexible and cost-effective transit options.

Councilor Zambuto echoed concerns about unsustainable transportation spending and expressed frustration over having to choose between services and tax burden. When the motion to cut \$1 million was brought to a vote, it failed 9-2, with only Councillors Novoselsky and Zambuto in favor of the proposed reduction.

Councillor McKenna concluded by commending the budget as lean and efficient, particularly praising the work of the Ways and Means Committee and the administration's efforts. A favorable recommendation was then given for the FY2026 budget as presented, concluding the business of the meeting.

## City Council – Regular Meeting

June 23, 2025

WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2026 to the City Council on June 2, 2024; and WHEREAS, the City Council held advertised public hearings to consider the proposed budget on June 5th and 10th 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 FY2026 the sum of \$286,794,909, which sum shall be appropriated and raised by taxation and other sources, as listed below:

Approving Budget for the City of Revere for Fiscal Year 2026			
Dept Code		Department	FY26 Mayor's Budget
GENERAL GOVERNMENT			
111	CITY COJNCIL	Payroll	396,240
		Non-Payroll	10,000
		Total	406,240
121	MAYOR	Payroll	559,329
		Non-Payroll	111,500
		Total	670,829
125	HUMAN RESOURCES	Payroll	422,192
		Non-Payroll	124,250
		Total	546,442
127	OFFICE OF INNOVATION AND DATA MANAGEMENT	Payroll	212,577
		Non-Payroll	97,925
		Total	310,502
135	AUDITOR/BUDGET	Payroll	604,356
		Non-Payroll	117,000
		Total	721,356
138	PURCHASING	Payroll	191,773
		Non-Payroll	236,000
		Total	427,773
140	INFORMATION TECHNOLOGY	Payroll	380,051
		Non-Payroll	1,405,572
		Total	1,785,633
141	ASSESSORS	Payroll	367,548
		Non-Payroll	127,600
		Total	495,148
145	COLLECTOR/TREASURER	Payroll	896,538
		Non-Payroll	305,000
		Total	1,201,538
151	SOLICITOR	Payroll	539,939
		Non-Payroll	385,750
		Total	925,689
161	CITY CLERK	Payroll	402,643
		Non-Payroll	50,950
		Total	453,593
162	ELECTIONS	Payroll	339,413
		Non-Payroll	179,500
		Total	518,913
165	LICENSE COMMISSION	Payroll	12,400
		Non-Payroll	3,000
		Total	15,400
171	CONSERVATION COMMISSION	Payroll	18,800
		Non-Payroll	600
		Total	19,400
176	APPEALS BOARD	Payroll	23,200
		Non-Payroll	720
		Total	23,920
182	OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT	Payroll	322,613
		Non-Payroll	153,000
		Total	475,613
184	ENGINEERING	Payroll	422,145
		Non-Payroll	109,550
		Total	531,695
TOTAL: GENERAL GOVERNMENT			9,529,684

Minutes Acceptance: Minutes of Jun 23, 2025 6:00 PM (Salute to the Flag)



## City Council – Regular Meeting

June 23, 2025

WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2026 to the City Council on June 2, 2024;

and WHEREAS, the City Council held advertised public hearings to consider the proposed budget on June 5th and 10th 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 FY2026 the sum of \$286,794,909, which sum shall be appropriated and raised by taxation and other sources, as listed below:

Approving Budget for the City of Revere for Fiscal Year 2026				
Dept. Code	Department			FY26 Mayor's Budget
<b>PUBLIC SAFETY</b>				
210	POLICE	Payroll		13,638,775
		Non-Payroll		1,204,060
		Total		14,842,835
220	FIRE	Payroll		14,301,172
		Non-Payroll		602,000
		Total		14,903,172
230	REGIONAL EMERGENCY COMM CENTER	Payroll		-
		Non-Payroll		1,574,982
		Total		1,574,982
241	INSPECT ONAL SERVICES - MUNICIPAL INSPECTIONS	Payroll		424,726
		Non-Payroll		31,955
		Total		456,681
242	INSPECT ONAL SERVICES - BUILDING COMMISSIONER	Payroll		642,825
		Non-Payroll		-
		Total		642,825
295	PARKING CONTROL	Payroll		1,395,073
		Non-Payroll		148,200
		Total		1,543,273
<b>TOTAL: PUBLIC SAFETY</b>				<b>33,963,768</b>
<b>DEPARTMENT OF PUBLIC WORKS (DPW)</b>				
420	DPW - GENERAL FUND - ADMINISTRATION AND EXPENSES	Payroll		564,861
		Non-Payroll		2,493,400
		Total		3,058,261
421	DPW - SNOW AND ICE	Payroll		100,000
		Non-Payroll		250,000
		Total		350,000
426	DPW - GENERAL FUND - OPERATIONS (AFSCME)	Payroll		1,384,855
		Non-Payroll		-
		Total		1,384,855
<b>TOTAL: PUBLIC WORKS</b>				<b>4,793,116</b>
<b>HEALTH and HUMAN SERVICES (HHS)</b>				
522	HHS - PUBLIC HEALTH	Payroll		819,069
		Non-Payroll		105,000
		Total		924,069
541	HHS - ELDER AFFAIRS	Payroll		323,710
		Non-Payroll		75,750
		Total		399,460
543	HHS - VETERANS SERVICES	Payroll		143,547
		Non-Payroll		724,750
		Total		868,297
549	HHS - COMMISSION ON DISABILITY	Payroll		13,900
		Non-Payroll		3,000
		Total		16,900
595	HHS - HUMAN RIGHTS COMMISSION	Payroll		-
		Non-Payroll		1,000
		Total		1,000
<b>TOTAL: HUMAN SERVICES</b>				<b>2,209,726</b>

Minutes Acceptance: Minutes of Jun 23, 2025 6:00 PM (Salute to the Flag)

Approving Budget for the City of Revere for Fiscal Year 2026			
Dept Code		Department	FY26 Mayor's Budget
CULTURE AND RECREATION			
601	WORKFORCE, LABOR RELATIONS & YOUTH ENGAGEMENT	Payroll	-
		Non-Payroll	17,000
		Total	17,000
610	LIBRARY	Payroll	679,957
		Non-Payroll	245,500
		Total	925,457
650	PARKS & RECREATION	Payroll	730,013
		Non-Payroll	266,600
		Total	996,613
651	HEALTH & WELLNESS CENTER	Payroll	175,000
		Non-Payroll	85,000
		Total	260,000
691	HISTORICAL & CULTURAL RESOURCES	Payroll	-
		Non-Payroll	10,000
		Total	10,000
TOTAL: CULTURAL AND RECREATIONAL			2,209,070
SUBTOTAL - CITY DEPARTMENT COSTS			52,705,364
DEBT SERVICE			
017109-591100	RETIREMENT OF LONG TERM CAPITAL DEBT PRINCIPAL		5,477,043
017109-591500	RETIREMENT OF LONG TERM CAPITAL DEBT INTEREST		4,165,528
017109-591210	SHORT TERM DEBT INTEREST		170,450
TOTAL: DEBT SERVICE			9,813,021
BENEFITS, PENSION, & UNCLASSIFIED FIXED COSTS			
019001-511900	EMPLOYEE GROUP HEALTH		30,750,948
019001-512100	FICA - MEDICARE		1,853,409
019407-570900	PROPERTY AND CASUALTY INSURANCE		1,522,500
019111-511800	CONTRIBUTORY PENSION		17,517,206
TOTAL: BENEFITS, PENSION & UNCLASSIFIED FIXED COSTS			51,644,063
SUBTOTAL - FIXED COSTS & CITY DEPARTMENT COSTS			61,457,084
EDUCATION			
300	REVERE PUBLIC SCHOOLS - PER SCHEDULE 19		131,567,036
321	NORTHEAST REGIONAL VOCATIONAL		3,616,676
SUBTOTAL - SCHOOL DEPARTMENT			135,183,712
SUBTOTAL: CITY, SCHOOL, AND COMBINED FIXED COSTS - GENERAL FUND			249,346,160
WATER/SEWER ENTERPRISE			
604301	SALARIES		1,736,427
604302	EXPENSES -		1,238,552
604309	EXPENSES - Debt Principal		6,871,751
604309	EXPENSES - Debt Interest		3,009,043
604309	EXPENSES - SRF Admin Fees		144,581
604302-521300	MWRA ASSESSMENT - Water		6,847,418
604302-521200	MWRA ASSESSMENT - Sewer		11,963,103
SUBTOTAL: WATER/SEWER ENTERPRISE			32,810,875
SOLID WASTE ENTERPRISE			
424	SALARY		358,614
424	EXPENSES		4,279,260
SUBTOTAL: SOLID WASTE ENTERPRISE			4,637,874
TOTAL APPROPRIATION: GENERAL FUND AND ENTERPRISE FUNDS			286,794,909
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		21,114,413
	CHERRY SHEET OFFSET		153,217
	OVERLAY		1,582,640
SUBTOTAL: OTHER AMOUNTS TO BE RAISED			22,850,270
GRAND TOTAL: ALL APPROPRIATED AND NON-APPROPRIATED EXPENDITURES			309,645,179



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

### Communications

- 16      25-173      Communication from the City Auditor requesting that all income derived from energy credits and reimbursements received as part of construction of the new Revere High School be directed and dedicated to the High School Stabilization Fund.

**“SHALL THE CITY COUNCIL DEDICATE 100% OF ALL REVENUES DERIVED FROM ENERGY CREDITS AND REIMBURSEMENTS RECEIVED AS PART OF CONSTRUCTION OF THE NEW REVERE HIGH SCHOOL COLLECTED UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 64L TO THE HIGH SCHOOL STABILIZATION FUND ESTABLISHED UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40, SECTION 5B, EFFECTIVE FY2026 BEGINNING JULY 1, 2026, OR TAKE ANY OTHER ACTION RELATIVE THERETO?”**

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

- 17      25-174      Communication from the CFO notifying the City Council that the Retirement Board is recommending a 3% COLA increase for retirees effective FY2026.

Ordered received and placed on file.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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- 18      25-175      Communication from the City Auditor requesting that the COLA base for all retirees be increased from \$13,000 to \$14,000.

**“SHALL THE CITY COUNCIL APPROVE AN INCREASE IN THE COLA BASE FOR ALL RETIREES FROM \$13,000 TO \$14,000 PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 32, SECTION 103J?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [7 TO 0]</b>
<b>AYES:</b>	Cogliandro, Guarino-Sawaya, Haas, Kelley, Novoselsky, Zambuto, Silvestri
<b>ABSENT:</b>	Jaramillo
<b>RECUSED:</b>	Argenzio, Giannino, McKenna

- 19      25-176      Communication from the City Auditor requesting an appropriation from free cash in the amount of \$140,000 for the Sand Sculpting Festival.

Councillor Zambuto offered a substitute motion to reduce the appropriation by \$20,000. In response, Mayor Keefe notified the Council that much of the appropriation would be used for public safety and police. If the appropriation were to be reduced the difference in funding would need to be appropriated from a different account.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH TO SAND SCULPTING FESTIVAL ACCOUNT IN THE AMOUNT OF \$120,000?”**

Councillor Zambuto voting “YES”. Councillors Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, and President Silvestri voting “NO”.

Motion FAILS.

Original request is now on the floor:

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH TO SAND SCULPTING FESTIVAL ACCOUNT IN THE AMOUNT OF \$140,000?”**

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

20      25-177      Communication from the City Auditor relative to the Opioid Abatement Trust Fund transfer - FY2026 Budget.

Addressing the City Council were:

Rich Viscay, CFO

Lauren Buck, Director of Public Health

Nicole Palermo, SUDHI Clinician

Carriann Salemi, SUDHI Program Manager

Chief Financial Officer Richard Viscay proposed an appropriation of \$143,000 from the Opioid Abatement Trust Fund to support a broader five-year spending plan totaling \$243,000 annually, leveraging an existing \$100,000 from previous allocations. Director of Public Health Lauren Buck, accompanied by Nicole Palermo and Carriann Salemi, presented the comprehensive five-year plan, grounded in extensive community assessments, focus groups, and input from the Opioid Abatement Working Group. This group, meeting monthly since October 2023, comprises diverse stakeholders including public safety officers, medical professionals, harm reduction specialists, and individuals with lived experience.

The spending strategy outlines three annual funding categories: \$97,000 (40%) for housing support-including sober home and detox bed vouchers, and a high-intensity housing case manager; \$73,000 (30%) for prevention and community engagement-covering a new youth prevention initiative (Revere Adolescent Wellness) in collaboration with Revere Boxing and the Police Activities League, grief support for bereaved families, and a continued business outreach program; and \$73,000 (30%) for harm reduction-including basic needs (e.g., transportation passes, IDs, laundry) and a new street medicine program involving a contracted physician

offering on-site medical care and support for treatment access.

Carriann Salemi detailed the program's impact: the bed voucher program is projected to assist 16 individuals per year at an average monthly cost of \$1,000; the high-intensity case manager role is designed to ensure housing sustainability; the Revere Adolescent Wellness program has secured matching funds, doubling its impact; and grief support offers \$2,000 to up to five families annually for funeral costs. The business outreach program, active since FY25, has trained over 100 businesses and nearly 200 employees in overdose prevention and Narcan use, distributing 224 doses with a 68% participation rate from approached businesses.

Public concerns and City Council inquiries centered on Narcan accessibility, box placement, and perceptions of drug activity. The administration responded by explaining strategic placement constraints-such as ownership of poles-and emphasized that high-use areas were prioritized. While some businesses expressed discomfort with Narcan box locations, officials cited data showing reduced overdoses citywide and increased community access and awareness. Street medicine was highlighted as a newly formalized effort with prior volunteer-based delivery, now evolving into a contracted model to enhance housing eligibility documentation and care coordination.

The Council expressed strong support for the initiative's comprehensive approach and community responsiveness.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE OPIOID ABATEMENT TRUST FUND TO FUND THE OPIOID ABATEMENT PROGRAM IN THE AMOUNT OF \$143,000?”**

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

21      25-178      Communication from the Chief of Planning and Community Development relative to minor corrections the Accessory Dwelling Unit Zoning Ordinance.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 7/28/2025 6:00 PM</b>
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22      25-179      Communication from the CFO requesting a public hearing to amend Appendix A - Table of Fees of the Revised Ordinances of the City of Revere.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 7/28/2025 6:00 PM</b>
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### Motions

23      25-180      Motion presented by Councillor McKenna: That the Mayor request Constituent Services to issue a reverse 911 call to all residents reminding them that fireworks are illegal, are a fire hazard due to the close proximity of homes in the City, and negatively impact individuals with certain medical conditions and pets.

**RESULT: ORDERED - VOICE VOTE**

- 24      25-181      Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission to consider establishing a Traffic Commission Regulation limiting the number of residential parking permits issued per address or unit to four (4) with the stipulation that residents may apply for additional parking permits through an appeal process and annual fee administered by the Parking Department.

**RESULT: REFERRED TO PUBLIC SAFETY**

- 25      25-182      Motion presented by Councillor Cogliandro: That the City Council file with the Zoning Board of Appeals, an appeal of the decision of the Building Inspector to issue building permit B25-000401 to 22 Naples Road on June 12, 2025, contesting that the building permit for the canopy is in violation of condition #4 (There shall be an unobstructed 20-ft fire lane provided along both sides and rear of the building) of special permit C-21-03 awarded by the City Council on March 8, 2021 for the operation of a commercial garage.

**RESULT: WITHDRAWN**

- 26      25-186      Motion presented by Councillor Cogliandro: That the City Council order to a public hearing the revocation of Chapter 148 License #651, 22 Naples Road, granted January 24, 2022 for cause.

Councillor Cogliandro offered a verbal motion after withdrawing Council Order 25-182 appealing lack of enforcement of a special permit for 22 Naples Road citing that the City Council does not have any standing in the appeal process.

Councillor Cogliandro introduced a motion contesting the issuance of Building Permit No. B25-000401 on June 12, 2025, for construction at 22 Naples Road. The permit authorized a canopy structure which, according to Cogliandro, violates condition #4 of Special Permit C-21-03 granted on March 8, 2021. This condition mandates an unobstructed 20-foot fire lane along both sides and the rear of the building. Councillor Cogliandro described an issue stemming from a September 2024 discovery of unauthorized construction between 16 and 22 Naples Road. As of today, the property continues to exhibit multiple violations: the fire lane is obstructed by a fence and a large truck, and the canopy itself requires a rigid framework per CMR 780 which clearly obstructs the fire lane.

Councillor Cogliandro expressed frustration over the lack of clear communication from the Fire Inspector and Building Commissioner. While initially intending to appeal the building inspector's decision, Cogliandro acknowledged that the City Council lacks standing to do so-only abutters may initiate such appeals. Consequently, he proposed withdrawing the original motion and replacing it with a motion to schedule a public hearing on the potential revocation of Chapter 148 License No. 651, granted to 22 Naples Road on January 24, 2022, on the basis of

ongoing violations of the special permit conditions: 1) failure to maintain an unobstructed fire lane, (2) unlawful outdoor storage of equipment and materials, (3) unmarked rear parking spaces, and (4) absence of required landscaping in front of the building. Councillor Cogliandro emphasized that these unmet conditions have persisted for over four years. He criticized the lack of enforcement and communication among city departments and recommended a broader audit of special permits across the city. He urged the Council to support the revised motion to bring the matter to a public hearing, enabling a transparent dialogue among all stakeholders-including abutters, city officials, and the property owner-and allowing the business an opportunity to come into compliance.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 7/28/2025 6:00 PM</b>
----------------	---------------------------------------	--------------------------------

27      25-183      Motion presented by Councillor Cogliandro: That the Mayor request the DPW to install an additional "Do Not Block Intersection" sign and paint a "Do Not Block the Box" at the intersection of Rossetti Street and Broadway.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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28      25-184      Motion presented by Councillor Cogliandro: That the Mayor request the Chief of Police to increase enforcement of the intersection of Rossetti Street and Broadway.

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

Ordered adjourned at 7:50 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jun 23, 2025 6:00 PM (Salute to the Flag)

C-25-11

## PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, July 28, 2025 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 529 Broadway, LLC, 529 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming structure and construct a five-story mixed used development at 529 Broadway, Revere, MA 02151.

A copy of the aforementioned application (C-25-11) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before July 22, 2025.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #3598  
7/2/25  
7/9/25

Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)

City of Revere, Massachusetts  
Zoning Board of Appeals  
Application for  
Special Permit or Appeal From  
The Decision of the Building Inspector

(PLEASE PRINT)

FILED  
2025 JUL 24 PM 12:22  
OFFICE CITY CLERK  
REVERE, MASS.

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

The applicant must be prepared to present data that tends to indicate that the circumstances relating to soil conditions, the shape or topography specifically affecting the land or structures but not the zoning district in general, and the literal enforcement of the provisions of this title would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this ordinance, and that the relief requested would not create substantial detriment to the public good.

I hereby request a hearing before the Revere Zoning Board of Appeals for the following:

- A. *Application for Special Permit Title 17, Chapter 17.40 Section 17.40.040, M.G.L. c. 40A Section 10.*
- B. Application for Appeal From the Decision of the Inspector of Buildings, Title 17, Chapter 17.52.020 M.G.L. Chapter 40A Section 7 (Procedures Section 15, Chapter 40A.).

1. Applicant submitting this application is :

Name : 529 Broadway LLC  
Address: 529 Broadway, Revere, Massachusetts  
Tel. No. \_\_\_\_\_

2. Applicant is : \_\_\_\_\_ Tenant \_\_\_\_\_ Licensee \_\_\_\_\_ Prospective Purchaser  
\_\_\_\_\_ Other (Describe).  
\_\_\_\_\_ Property Owner 529 Broadway LLC \_\_\_\_\_

Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)

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

Name : \_\_\_\_\_ Lawrence A. Simeone Jr., Esq \_\_\_\_\_  
 Title : \_\_\_\_\_ Attorney At Law \_\_\_\_\_  
 address \_\_\_\_\_ 300 Broadway, Suite 4, Revere \_\_\_\_\_  
 Telephone : \_\_\_\_\_ (781) 286-1560 \_\_\_\_\_

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

Name : \_\_\_\_\_ 529 Broadway LLC \_\_\_\_\_  
 Address : \_\_\_\_\_ 529 Broadway \_\_\_\_\_, Revere, Massachusetts \_\_\_\_\_  
 Tel. # : \_\_\_\_\_

5. The land described in this application is recorded in Suffolk County Registered Land Section of the Registry of Deeds Certificate# **138402** (if registered)\_Book **00688**Page **2**  
**Lots 1, 2 N PT PCL & C TRIANGLE LOT**

6. Lot size is .0536 acres See also Assessors Parcel ID-16-262-263-9A see assessors card marked as **Exhibit # 1**

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. See **Exhibit # 2**

8. A locus map ( 8 1/2" by 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. See **Exhibit # 3**

9a. Is the site of this application subject to the Wetlands Protection Act (M.G.L. Chapter 131, Section 40A or Chapter 130, Section 105)? N/A

9b. Is the location of the site of this application within 100 feet of : a coastal beach \_\_\_\_\_; saltmarsh \_\_\_\_\_; land under the ocean \_\_\_\_\_; do not know \_\_\_\_\_; no X.



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

The Property in accordance with the records of the Revere Assessors Office is located in the GB and RB zoning district and has a land area 0.536 acres

The Property is serviced by existing infrastructure at this time including sewer, drainage and water.

This parcel contains .536 Acres of land mainly classified as AUTOREP with a REPAIR GAR Building built about 1910, having primarily CONC BLOCK Exterior and 5145 Square Feet, with 2 Units, 0 Bath, 0 ¾ Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

11. What is the nature of the special permit requested in this application ?  
see plans marked as **Exhibit # 4**

Applicant seeks Special Permit to raise a non-conforming structure to attain a Special Permit to modify a non-conforming structure as set forth in 1740.030.

**17.40.030. Modification of nonconforming structures.**

**A. Upon the issuance of a special permit from the city council, nonconforming structures (excluding single-and two-family residential structures) may be modified as follows:**

- 1. Reconstructed, extended or structurally changed;**
- 2. Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.**

**B. The city council may award a special permit only if it determines that such reconstruction, extension, alteration or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The reconstruction, extension, alteration or change of a nonconforming structure, as set forth therein, shall include any increase of any existing nonconformity , or the creation of a new nonconformity and shall require only the award of a special permit as authorized under this section.**

**(C.O. 96-17 § 39 (part); C.O. 7-19 § 4)**

12. Describe the soil conditions, shape or topography especially affecting the land or structures in question, but not affecting generally the zoning district in which the land or structure(s) are located which require the appellant to seek this variance:

N/A

13. Describe how the enforcement of the provisions of the zoning ordinances would involve substantial hardship, financial or otherwise, to the undersigned :

N/A

14. Describe how desirable relief may be granted without substantial detriment to the public good.

N/A

15. Describe how the variance desired may be granted with out nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance :

N/A

Date of denial by the Building Inspector and/or Planning Board.

\_\_\_\_\_ Not Applicable \_\_\_\_\_

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

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

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

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

Dated : 6/27/2023 \_\_\_\_\_

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

## REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

Now comes the applicant 529 Broadway LLC as aforesaid, which has applied to this Honorable City Council for a special permit for property located at 529 Broadway and requests that said Council make the following findings of fact:

That the proposed Special Permit seeks in accordance with § 1740.030 for a modification of a non-conforming structure

1. Zoning Ordinance for the following reasons:
  - (a) The proposed facilities will not impede light, air, and space to adjoining properties;
  - (b) the facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
  - (c) said facilities shall remain within the existing multiple use building on the site;
  - (d) the approval of this use will allow 529 Broadway LLC to improve the condition of the property, and therefore benefit the public at large in the community.
2. That the specific site is an appropriate location for such modifications for the following reasons:
  - (a) The subject property is zoned, GB - RB, which allows for the request of this special permit;
  - (b) The location of has a nonconforming (commercial) multiple use structure; similar to the zoning district which has various commercial nonconforming structures in the neighborhood;
  - (c) the proposed use can exist at this site, without impeding the normal use of the property or surrounding property.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) The proposed facility is on a public ways which has water and/or sewer services.
4. That the use as proposed will not adversely affect the neighborhood, for the following reasons:

- (a) The proposed use will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate commercial traffic or activity; and
  - (b) much of the adjacent property surrounding the property are commercial; the use will have no affect on these adjoining properties and their uses; and
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed facility in that
- (a) the only traffic generated by the proposed facility shall not substantially effect on the present traffic patterns.
6. That adequate and appropriate facilities will be provided for the proposed use to for the following reasons:

The location is in the GB-RB District, the proposed commercial use shall be in harmony with existing commercial uses.

Date: June 24, 2025

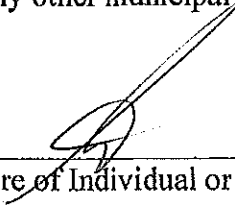
Respectfully submitted  
by: 

Lawrence A. Simeone, Jr., Esq.

**CERTIFICATION**

Pursuant to Massachusetts General Laws, Chapter 40, Section 57 (a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that the Authority has paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

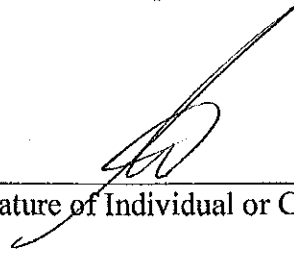
  
\_\_\_\_\_  
Social Security Number or  
Federal Identification Number

  
\_\_\_\_\_  
Signature of Individual or Corporate Name

By: \_\_\_\_\_  
Corporate Officer (if applicable)

Pursuant to M.G.L. Ch. 62C, Sec. 49A, I certify under the penalties of perjury that, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

  
Social Security Number or  
Federal Identification Number

  
Signature of Individual or Corporate Name

By: \_\_\_\_\_  
Corporate Officer (if applicable)

Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)

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

---

1. (Name and residential address of party submitting application.)

Name: 529 Broadway LLC  
 Address: 52 Fairview St., Winthrop, MA 02152

2. (Name and residential address of each landowner on whose property subject matter will be exercised.)

Name: 529 Broadway LLC  
 Address: 52 Fairview St., Winthrop, MA 02152

(Attach additional pages, if necessary)

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

Partner's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_

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

5. (If the Party is a Trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this Application.)

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

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

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

9. (If the Party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this Application).
10. (If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the Certificate required by Mass. General Law, Chapter 110, Section 5, is on file.)

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

_____	_____
_____	_____
_____	_____



# Exhibit 1

PROPERTY LOCATION	
Address	Direction/Street/City
329	BROADWAY, REVERE

OWNERSHIP	
Owner 1:	529 BROADWAY LLC
Owner 2:	
Owner 3:	

Street 1:	
52 FAIRVIEW ST	

Street 2:	

Town/City:	
WINTHROP	

State:	
MA	

Postal:	
02152	

PREVIOUS OWNER	
Owner 1: CASTALDO REALTY TRUST -	
Owner 2: CASTALDO - JEFFREY TRUSTEE	
Street 1: 85 COLONIAL AVE	
Town/City: NORTH ANDOVER	
State: MA	
Postal: 01845	

NARRATIVE DESCRIPTION	
This parcel contains 536 Acres of land mainly classified as AUTOREP with a REPAIR GAR Building built about 1910, having primarily CONC BLOCK Exterior and 5145 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bath.	

OTHER ASSESSMENTS	
Code	Description
	Amount
	Com. Int.

BUILDING PERMITS	
Date	Number
	Description
	Amount
	C/O
	Last Vst.
	Fed Code
	F. Descrip
	Comment

SALES INFORMATION	
Grantor	Legal Ref
	Type
	Date
	Sale Code
	Sale Price
	V
	Tst
	Verif

TAX DISTRICT	
Use	Cat
	Bldg Value
	Yrd Items
	Land Size
	Land Value
	Total Value
	Assessed Value
	Notes

PREVIOUS ASSESSMENT	
Tax Yr	Use
	Cat
	Bldg Value
	Yrd Items
	Land Size
	Land Value
	Total Value
	Assessed Value
	Notes

IN PROCESS APPRAISAL SUMMARY	
Use Code	Land Size
	Building Value
	Yrd Items
	Land Value
	Total Value
	Assessed Value
	Notes

Parcel ID	
16-262-263-9A	

Legal Description	
LOTS 1, 2, N PT POL & C TRIANGLE LOT	

Entered Lot Size	
Total Land: 23327	

GIS Ref	
16/262-263-9A	

GIS Ref	
16/262-263-9A	

Insp Date	
05/16/22	

User Acct	
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Assessed:	
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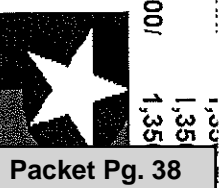
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Patriot Properties Inc.

Packet Pg. 38

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## Unofficial Property Record Card - Revere, MA

## General Property Data

Parcel ID	16-262-263-9A	Account Number	16/262-263/9A/
Prior Parcel ID	GB -	Property Location	529 BROADWAY
Property Owner	529 BROADWAY LLC	Property Use	AUTOREP
Mailing Address	52 FAIRVIEW ST	Most Recent Sale Date	1/31/2022
City	WINTHROP	Legal Reference	67118-136
Mailing State	MA	Grantor	CASTALDO REALTY TRUST,
Parcel/Zoning	GB	Sale Price	3,900,000
		Land Area	0.536 acres

## Current Property Assessment

Card 1 Value Building Value 629,300

Xtra Features Value 0

Land Value 727,600

Total Value 1,356,900

## Building Description

Building Style	REPAIR GAR	Foundation Type	SLAB	Flooring Type	CONCRETE
# of Living Units	2	Frame Type	STEEL	Basement Floor	N/A
Year Built	1910	Roof Structure	FLAT	Heating Type	UNIT HTRS
Building Grade	VERY GOOD	Roof Cover	TAR+GRAVEL	Heating Fuel	GAS
Building Condition	Good	Siding	CONC BLOCK	Air Conditioning	100%
Finished Area (SF)	5145	Interior Walls	AVERAGE	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	3	# of Other Fixtures	1

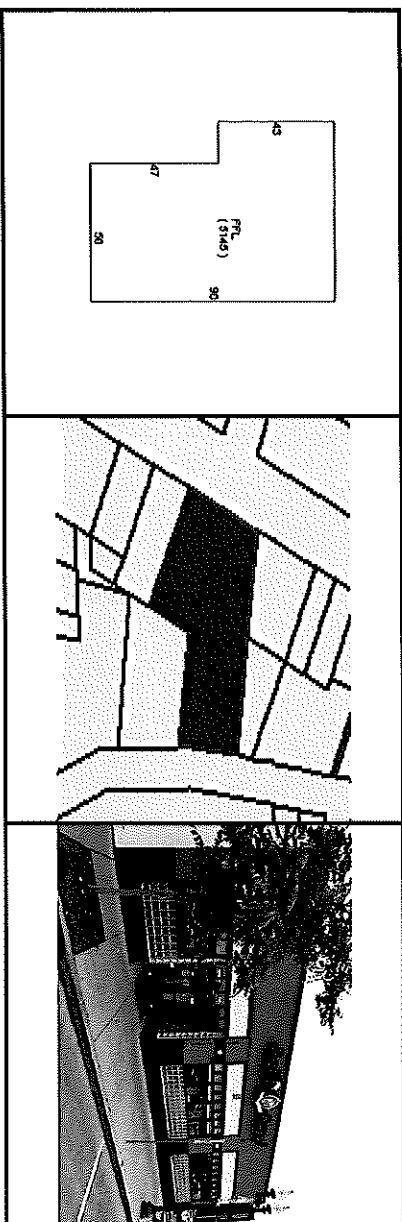
## Legal Description

LOTS 1, 2, N PT PCL &amp; C TRIANGLE LOT

## Narrative Description of Property

This property contains 0.536 acres of land mainly classified as AUTOREP with a(n) REPAIR GAR style building, built about 1910, having CONC BLOCK exterior and TAR+GRAVEL roof cover, with 2 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 3 half bath(s).

## Property Images



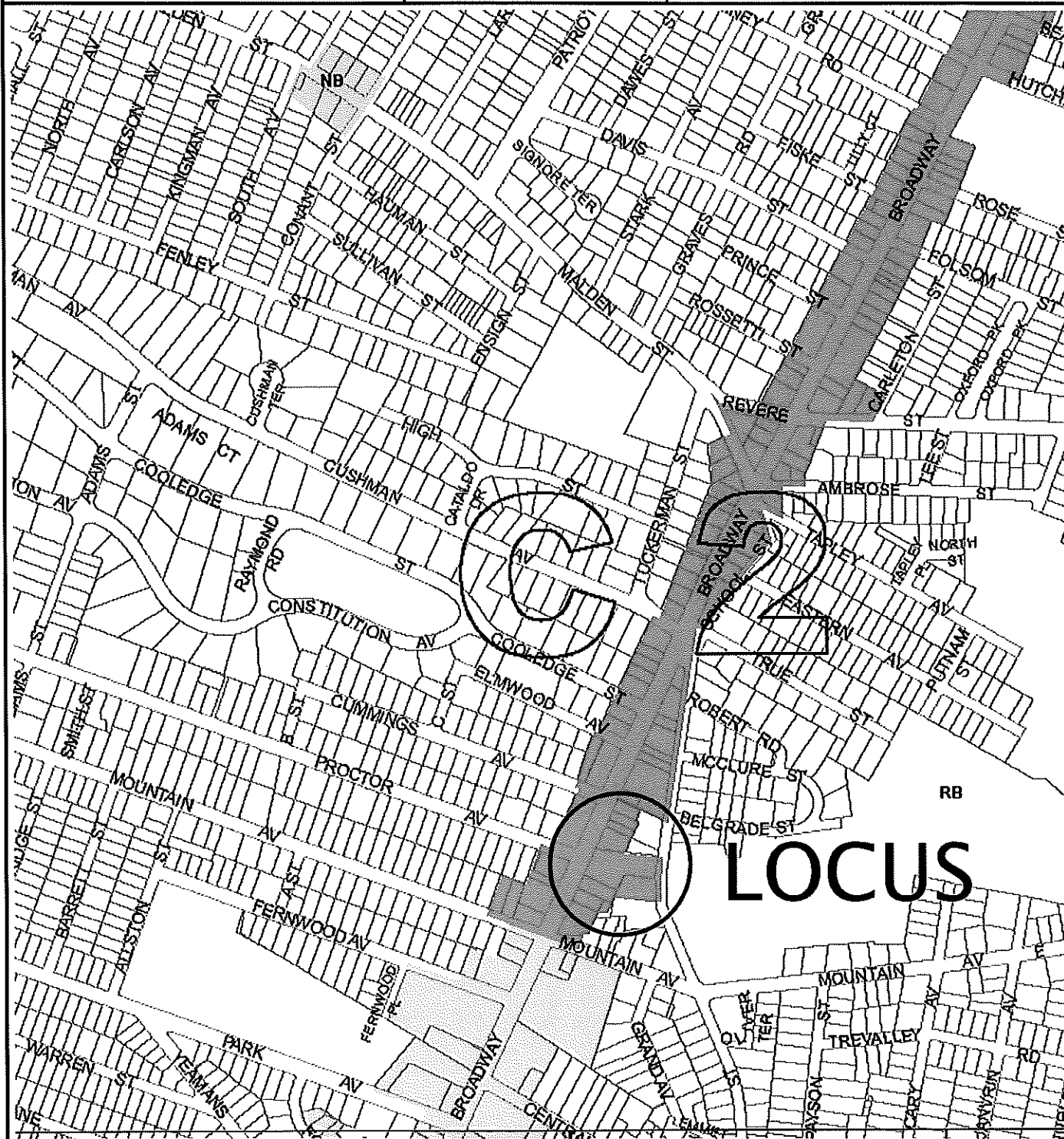
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

# Exhibit 2

WILLIAMS & SPARAGES  
CIVIL ENGINEERING &  
LAND SURVEYORS



189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200



CITY OF REVERE  
FEBRUARY 2016 ZONING MAP  
SCALE: 1"=500'

LOCUS MAP  
529-535 BROADWAY  
REVERE, MA 02151  
ZONE: GB & RB



Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)

# Exhibit 3



**WILLIAMS & SPARAGES**  
CIVIL ENGINEERS &  
LAND SURVEYORS



**WILLIAMS  
&  
SPARAGES**  
ENGINEERS | PLANNERS | SURVEYORS  
189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200  
WSENGINEERS.COM

189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200



UNITED STATES GEOLOGIC SURVEY MAP  
BOSTON NORTH, MA 2018 QUADRANGLE  
SCALE: 1:24,000 (metric contours)

LOCUS MAP  
529-535 BROADWAY  
REVERE, MA 02151



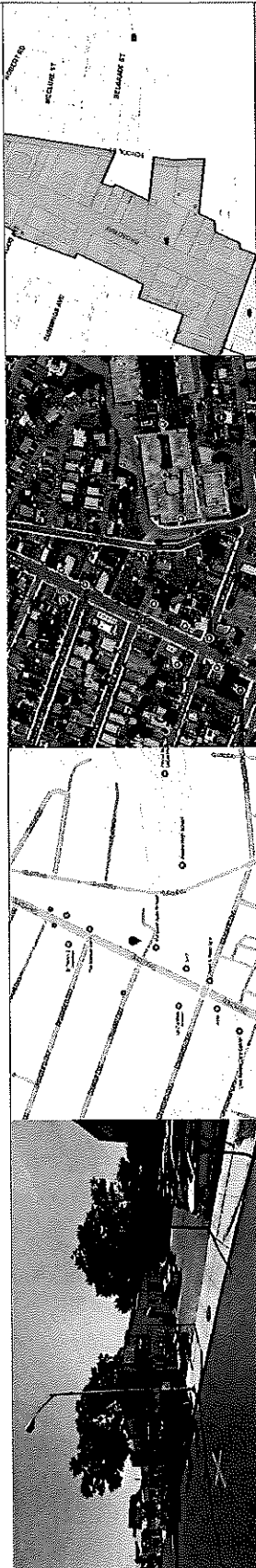
Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)



# Exhibit 4

Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)

529 Broadway, Revere, MA 02151



AERIAL

DATE	SHEET TITLE	SHEET	COVER SHEET
06.10.2020		IA-000	
ARCHITECTURAL			
04.10.2020	GENERAL NOTES	IA-001	
04.10.2020	SITE PLAN	IA-001	
04.10.2020	GRADE LEVEL FLOOR PLAN	IA-100	
06.10.2020	2nd. FLOOR 6th. LEVEL FLOOR PLAN	IA-101	
04.10.2020	ARCHITECTURAL VISUALIZATION	IAV	
06.10.2020	ARCHITECTURAL VISUALIZATION	IAV	



**COMMERCIAL  
RESIDENTIAL  
HOSPITALITY**  
320 NEVADA STREET,  
SUITE 301  
NEWTON, MA 02459  
TEL: 617.441.5872

529 Broadway LLC,  
52 Fairview St

[illegible]

529 Broadway,  
Revere, MA 02151

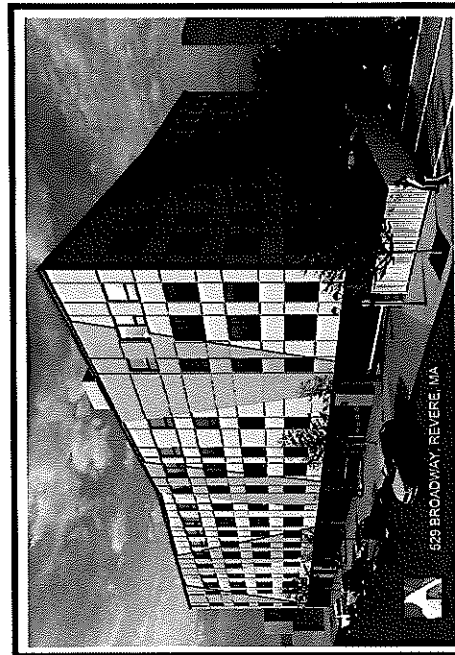
**GRADING TOTAL**

COVER SHEET

DATE:	March 2025
REVISION NO.	0
DRAWING NO.	A.000

### 3.a

Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)

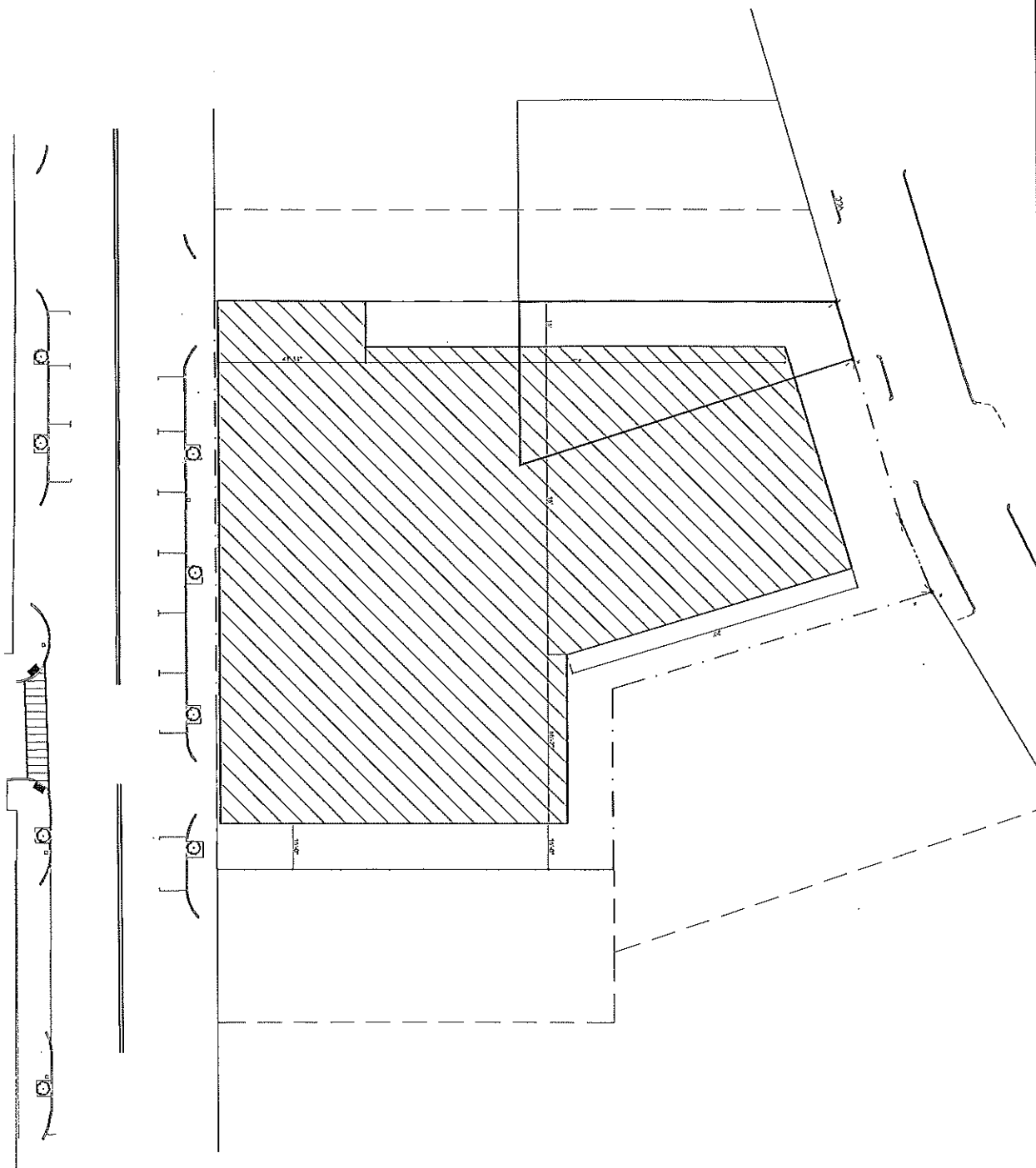


PROJECT SUMMARY	3rd LEVEL	4th LEVEL	5th LEVEL	UNIT 418	1 BED	\$531 S.F.
PARKING: 61PS				UNIT 419	1 BED	\$578 S.F.
HANDICAPPED PS: 3PS	2 BED			UNIT 420	1 BED	\$578 S.F.
RETAIL RESTAURANT 7,689 SF.	UNIT 301	UNIT 302		UNIT 421	1 BED	\$531 S.F.
	UNIT 302	UNIT 303		UNIT 422	1 BED	\$531 S.F.
	UNIT 304	UNIT 305		UNIT 423	2 BED	\$797 S.F.
	UNIT 306	UNIT 307		UNIT 424	2 BED	\$752 S.F.
	UNIT 308	UNIT 309		UNIT 425	1 BED	\$517 S.F.
	UNIT 310	UNIT 311		UNIT 426	1 BED	\$517 S.F.
	UNIT 312	UNIT 313		UNIT 427	1 BED	\$531 S.F.
	UNIT 314	UNIT 315		UNIT 428	1 BED	\$531 S.F.
	UNIT 316	UNIT 317		UNIT 429	1 BED	\$531 S.F.
	UNIT 318	UNIT 319		UNIT 430	1 BED	\$531 S.F.
	UNIT 320	UNIT 321		UNIT 431	1 BED	\$531 S.F.
	UNIT 322	UNIT 323		UNIT 432	1 BED	\$531 S.F.
	UNIT 324	UNIT 325		UNIT 433	1 BED	\$531 S.F.
	UNIT 326	UNIT 327		UNIT 434	1 BED	\$531 S.F.
	UNIT 328	UNIT 329		UNIT 435	1 BED	\$531 S.F.
	UNIT 330	UNIT 331		UNIT 436	1 BED	\$531 S.F.
	UNIT 332	UNIT 333		UNIT 437	1 BED	\$531 S.F.
	UNIT 334	UNIT 335		UNIT 438	1 BED	\$531 S.F.
	UNIT 336	UNIT 337		UNIT 439	1 BED	\$531 S.F.
	UNIT 338	UNIT 339		UNIT 440	1 BED	\$531 S.F.
	UNIT 340	UNIT 341		UNIT 441	1 BED	\$531 S.F.
	UNIT 342	UNIT 343		UNIT 442	1 BED	\$531 S.F.
	UNIT 344	UNIT 345		UNIT 443	1 BED	\$531 S.F.
	UNIT 346	UNIT 347		UNIT 444	1 BED	\$531 S.F.
	UNIT 348	UNIT 349		UNIT 445	1 BED	\$531 S.F.
	UNIT 350	UNIT 351		UNIT 446	1 BED	\$531 S.F.
	UNIT 352	UNIT 353		UNIT 447	1 BED	\$531 S.F.
	UNIT 354	UNIT 355		UNIT 448	1 BED	\$531 S.F.
	UNIT 356	UNIT 357		UNIT 449	1 BED	\$531 S.F.
	UNIT 358	UNIT 359		UNIT 450	1 BED	\$531 S.F.
	UNIT 360	UNIT 361		UNIT 451	1 BED	\$531 S.F.
	UNIT 362	UNIT 363		UNIT 452	1 BED	\$531 S.F.
	UNIT 364	UNIT 365		UNIT 453	1 BED	\$531 S.F.
	UNIT 366	UNIT 367		UNIT 454	1 BED	\$531 S.F.
	UNIT 368	UNIT 369		UNIT 455	1 BED	\$531 S.F.
	UNIT 370	UNIT 371		UNIT 456	1 BED	\$531 S.F.
	UNIT 372	UNIT 373		UNIT 457	1 BED	\$531 S.F.
	UNIT 374	UNIT 375		UNIT 458	1 BED	\$531 S.F.
	UNIT 376	UNIT 377		UNIT 459	1 BED	\$531 S.F.
	UNIT 378	UNIT 379		UNIT 460	1 BED	\$531 S.F.
	UNIT 380	UNIT 381		UNIT 461	1 BED	\$531 S.F.
	UNIT 382	UNIT 383		UNIT 462	1 BED	\$531 S.F.
	UNIT 384	UNIT 385		UNIT 463	1 BED	\$531 S.F.
	UNIT 386	UNIT 387		UNIT 464	1 BED	\$531 S.F.
	UNIT 388	UNIT 389		UNIT 465	1 BED	\$531 S.F.
	UNIT 390	UNIT 391		UNIT 466	1 BED	\$531 S.F.
	UNIT 392	UNIT 393		UNIT 467	1 BED	\$531 S.F.
	UNIT 394	UNIT 395		UNIT 468	1 BED	\$531 S.F.
	UNIT 396	UNIT 397		UNIT 469	1 BED	\$531 S.F.
	UNIT 398	UNIT 399		UNIT 470	1 BED	\$531 S.F.
	UNIT 400	UNIT 401		UNIT 471	1 BED	\$531 S.F.
	UNIT 402	UNIT 403		UNIT 472	1 BED	\$531 S.F.
	UNIT 404	UNIT 405		UNIT 473	1 BED	\$531 S.F.
	UNIT 406	UNIT 407		UNIT 474	1 BED	\$531 S.F.
	UNIT 408	UNIT 409		UNIT 475	1 BED	\$531 S.F.
	UNIT 410	UNIT 411		UNIT 476	1 BED	\$531 S.F.

[illegible]

ARCHITECTURAL ABBREVIATIONS									
1	2	3	4	5	6	7	8	9	10
1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10
1.11	1.12	1.13	1.14	1.15	1.16	1.17	1.18	1.19	1.20
1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30
1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39	1.40
1.41	1.42	1.43	1.44	1.45	1.46	1.47	1.48	1.49	1.50
1.51	1.52	1.53	1.54	1.55	1.56	1.57	1.58	1.59	1.60
1.61	1.62	1.63	1.64	1.65	1.66	1.67	1.68	1.69	1.70
1.71	1.72	1.73	1.74	1.75	1.76	1.77	1.78	1.79	1.80
1.81	1.82	1.83	1.84	1.85	1.86	1.87	1.88	1.89	1.90
1.91	1.92	1.93	1.94	1.95	1.96	1.97	1.98	1.99	1.100
2	3	4	5	6	7	8	9	10	11
2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	2.10
2.11	2.12	2.13	2.14	2.15	2.16	2.17	2.18	2.19	2.20
2.21	2.22	2.23	2.24	2.25	2.26	2.27	2.28	2.29	2.30
2.31	2.32	2.33	2.34	2.35	2.36	2.37	2.38	2.39	2.40
2.41	2.42	2.43	2.44	2.45	2.46	2.47	2.48	2.49	2.50
2.51	2.52	2.53	2.54	2.55	2.56	2.57	2.58	2.59	2.60
2.61	2.62	2.63	2.64	2.65	2.66	2.67	2.68	2.69	2.70
2.71	2.72	2.73	2.74	2.75	2.76	2.77	2.78	2.79	2.80
2.81	2.82	2.83	2.84	2.85	2.86	2.87	2.88	2.89	2.90
2.91	2.92	2.93	2.94	2.95	2.96	2.97	2.98	2.99	2.100
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3.11	3.12	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20
3.21	3.22	3.23	3.24	3.25	3.26	3.27	3.28	3.29	3.30
3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40
3.41	3.42	3.43	3.44	3.45	3.46	3.47	3.48	3.49	3.50
3.51	3.52	3.53	3.54	3.55	3.56	3.57	3.58	3.59	3.60
3.61	3.62	3.63	3.64	3.65	3.66	3.67	3.68	3.69	3.70
3.71	3.72	3.73	3.74	3.75	3.76	3.77	3.78	3.79	3.80
3.81	3.82	3.83	3.84	3.85	3.86	3.87	3.88	3.89	3.90
3.91	3.92	3.93	3.94	3.95	3.96	3.97	3.98	3.99	3.100
4	5	6	7	8	9	10	11	12	13
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4.21	4.22	4.23	4.24	4.25	4.26	4.27	4.28	4.29	4.30
4.31	4.32	4.33	4.34	4.35	4.36	4.37	4.38	4.39	4.40
4.41	4.42	4.43	4.44	4.45	4.46	4.47	4.48	4.49	4.50
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4.61	4.62	4.63	4.64	4.65	4.66	4.67	4.68	4.69	4.70
4.71	4.72	4.73	4.74	4.75	4.76	4.77	4.78	4.79	4.80
4.81	4.82	4.83	4.84	4.85	4.86	4.87	4.88	4.89	4.90
4.91	4.92	4.93	4.94	4.95	4.96	4.97	4.98	4.99	4.100
5	6	7	8	9	10	11	12	13	14
5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	5.10
5.11	5.12	5.13	5.14	5.15	5.16	5.17	5.18	5.19	5.20
5.21	5.22	5.23	5.24	5.25	5.26	5.27	5.28	5.29	5.30
5.31	5.32	5.33	5.34	5.35	5.36	5.37	5.38	5.39	5.40
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5.91	5.92	5.93	5.94	5.95	5.96	5.97	5.98	5.99	5.100
6	7	8	9	10	11	12	13	14	15
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6.11	6.12	6.13	6.14	6.15	6.16	6.17	6.18	6.19	6.20
6.21	6.22	6.23	6.24	6.25	6.26	6.27	6.28	6.29	6.30
6.31	6.32	6.33	6.34	6.35	6.36	6.37	6.38	6.39	6.40
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6.91	6.92	6.93	6.94	6.95	6.96	6.97	6.98	6.99	6.100
7	8	9	10	11	12	13	14	15	16
7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	7.10
7.11	7.12	7.13	7.14	7.15	7.16	7.17	7.18	7.19	7.20
7.21	7.22	7.23	7.24	7.25	7.26	7.27	7.28	7.29	7.30
7.31	7.32	7.33	7.34	7.35	7.36	7.37	7.38	7.39	7.40
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7.91	7.92	7.93	7.94	7.95	7.96	7.97	7.98	7.99	7.100
8	9	10	11	12	13	14	15	16	17
8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	8.10
8.11	8.12	8.13	8.14	8.15	8.16	8.17	8.18	8.19	8.20
8.21	8.22	8.23	8.24	8.25	8.26	8.27	8.28	8.29	8.30
8.31	8.32	8.33	8.34	8.35	8.36	8.37	8.38	8.39	8.40
8.41	8.42	8.43	8.44	8.45	8.46	8.47	8.48	8.49	8.50
8.51	8.52	8.53	8.54	8.55	8.56	8.57	8.58	8.59	8.60
8.61	8.62	8.63	8.64	8.65	8.66	8.67	8.68	8.69	8.70
8.71	8.72	8.73	8.74	8.75	8.76	8.77	8.78	8.79	8.80
8.81	8.82	8.83	8.84	8.85	8.86	8.87	8.88	8.89	8.90
8.91	8.92	8.93	8.94	8.95	8.96	8.97	8.98	8.99	8.100
9	10	11	12	13	14	15	16	17	18
9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	9.10
9.11	9.12	9.13	9.14	9.15	9.16	9.17	9.18	9.19	9.20
9.21	9.22	9.23	9.24	9.25	9.26	9.27	9.28	9.29	9.30
9.31	9.32	9.33	9.34	9.35	9.36	9.37	9.38	9.39	9.40
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9.51	9.52	9.53	9.54	9.55	9.56	9.57	9.58	9.59	9.60
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9.71	9.72	9.73	9.74	9.75	9.76	9.77	9.78	9.79	9.80
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9.91	9.92	9.93	9.94	9.95	9.96	9.97	9.98	9.99	9.100
10	11	12	13	14	15	16	17	18	19
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10.11	10.12	10.13	10.14	10.15	10.16	10.17	10.18	10.19	10.20
10.21	10.22	10.23	10.24	10.25	10.26	10.27	10.28	10.29	10.30
10.31	10.32	10.33	10.34	10.35	10.36	10.37	10.38	10.39	10.40
10.41	10.42	10.43	10.44	10.45	10.46	10.47	10.48	10.49	10.50
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10.81	10.82	10.83	10.84	10.85	10.86	10.87	10.88	10.89	10.90
10.91	10.92	10.93	10.94	10.95	10.96	10.97	10.98	10.99	10.100
11	12	13	14	15	16	17	18	19	20
11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9	11.10
11.11	11.12	11.13	11.14	11.15	11.16	11.17	11.18	11.19	11.20
11.21	11.22	11.23	11.24	11.25	11.26	11.27	11.28	11.29	11.30
11.31	11.32	11.33	11.34	11.35	11.36	11.37	11.38	11.39	11.40
11.41	11.42	11.43	11.44	11.45	11.46	11.47	11.48	11.49	11.50

The diagram is a technical site plan or map. It features several numbered lots (9-15) with associated area calculations (e.g., "3600 S.F.", "1083 PLAN"). A prominent road runs diagonally across the lower portion of the plan. Other roads and boundaries are indicated by solid and dashed lines. Specific annotations include "APPROXIMATE", "CALC", "STOCKADE FENCE", and "K. KNOX ROAD". The plan uses standard surveying symbols for fences, walls, and other structures.



DATE OF EXPIRATION	DESCRIPTION	AMOUNT
06/30/2025	ISSUED FOR INFORMATION	
05/31/2025	ISSUED FOR INFORMATION	
04/23/2025	ISSUED FOR INFORMATION	
03/26/2025	ISSUED FOR INFORMATION	




**COMMERCIAL  
RESIDENTIAL  
HOSPITALITY**  
320 NEVADA STREET,  
SUITE 301  
NEWTON, MA 02459  
T: 617.448.5872  
E: info@hospitalsupply.com

529 Broadway LLC,  
52 Fairview St.

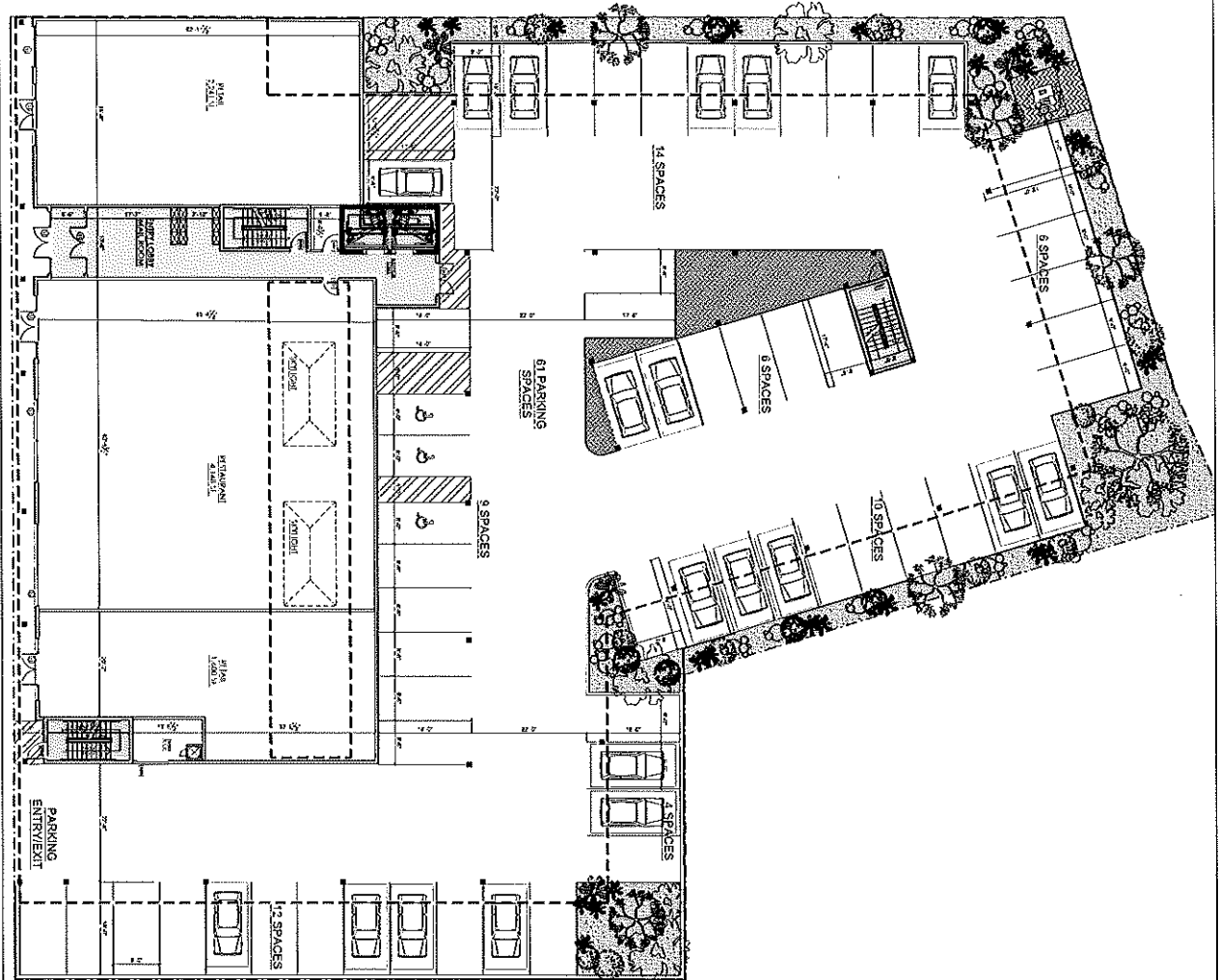
529 Broadway,  
Revere, MA 02151

**DRAWING TITLE:**

LOT PLAN  
BUILDING OVERLAY

DATE	March 2025
REVISION NO.	
DRAWING NO.	CV.2
DRAWN BY	
PROJECT NO.	
VERIFIED BY	





4		06.11.2023	ISSUED FOR INFORMATION
3		06.06.2023	ISSUED FOR INFORMATION
2		04.03.2023	ISSUED FOR INFORMATION
1		03.28.2023	ISSUED FOR INFORMATION
APPROVED BY: [Signature]		DATE: [Date]	SCALE: [Scale]

PROJECT INFORMATION

529 Broadway LLC,  
52 Fairview St.  
529 Broadway,  
Revere, MA 02151

CLIENT INFORMATION

COMMERCIAL  
RESIDENTIAL  
HOSPITALITY  
310 NARADA STREET,  
REVERE, MA 02151

PROJECT LOCATION

529 Broadway,  
Revere, MA 02151

DRAWING TITLE

GRADE LEVEL PLAN

SCALE: 1/8"=1'-0"

PROJECT NO. 171005

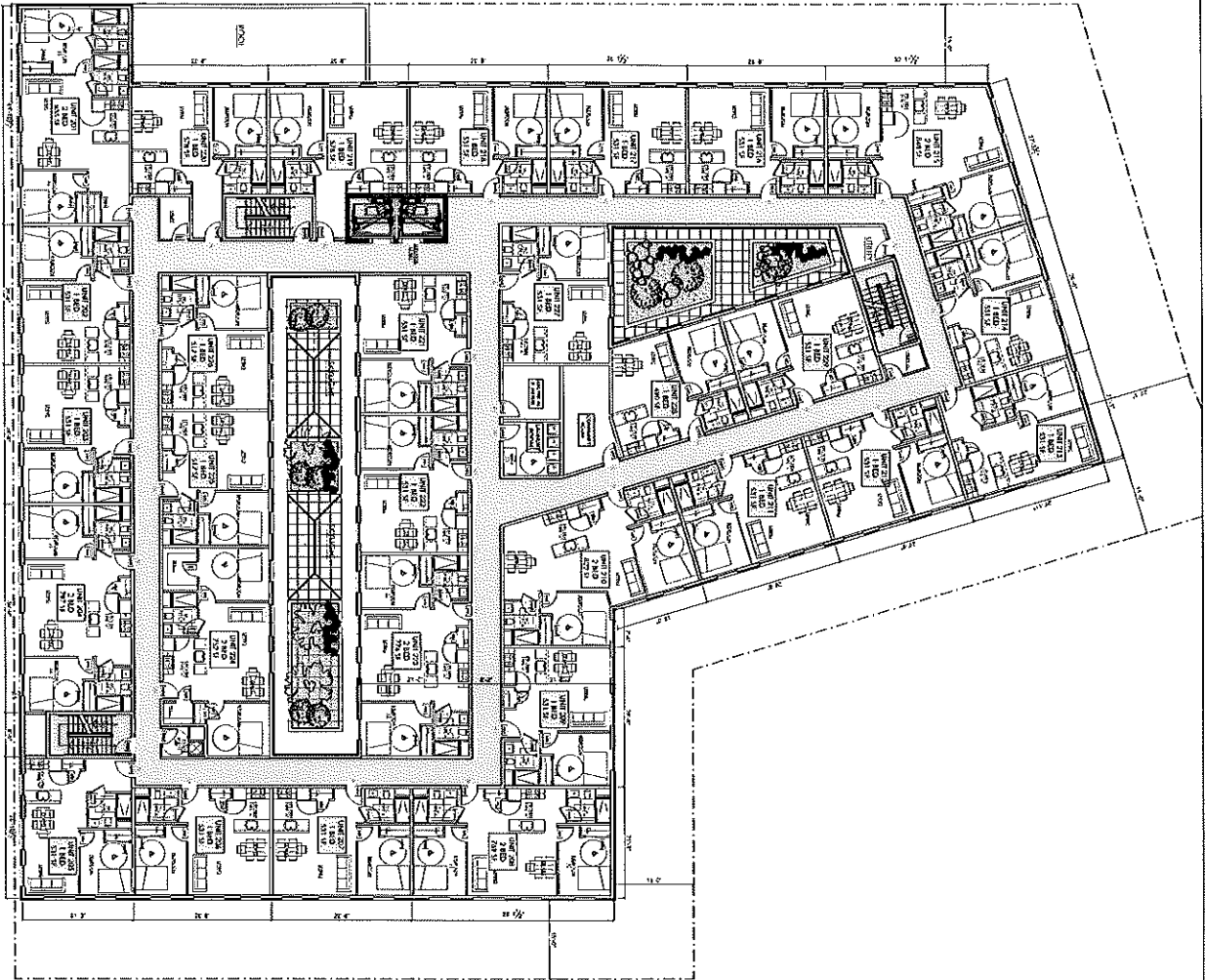
DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 06/11/23

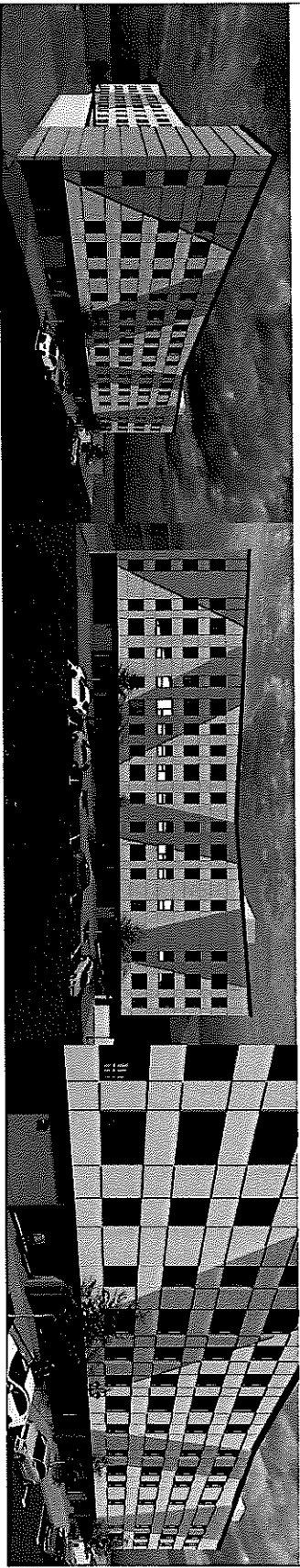
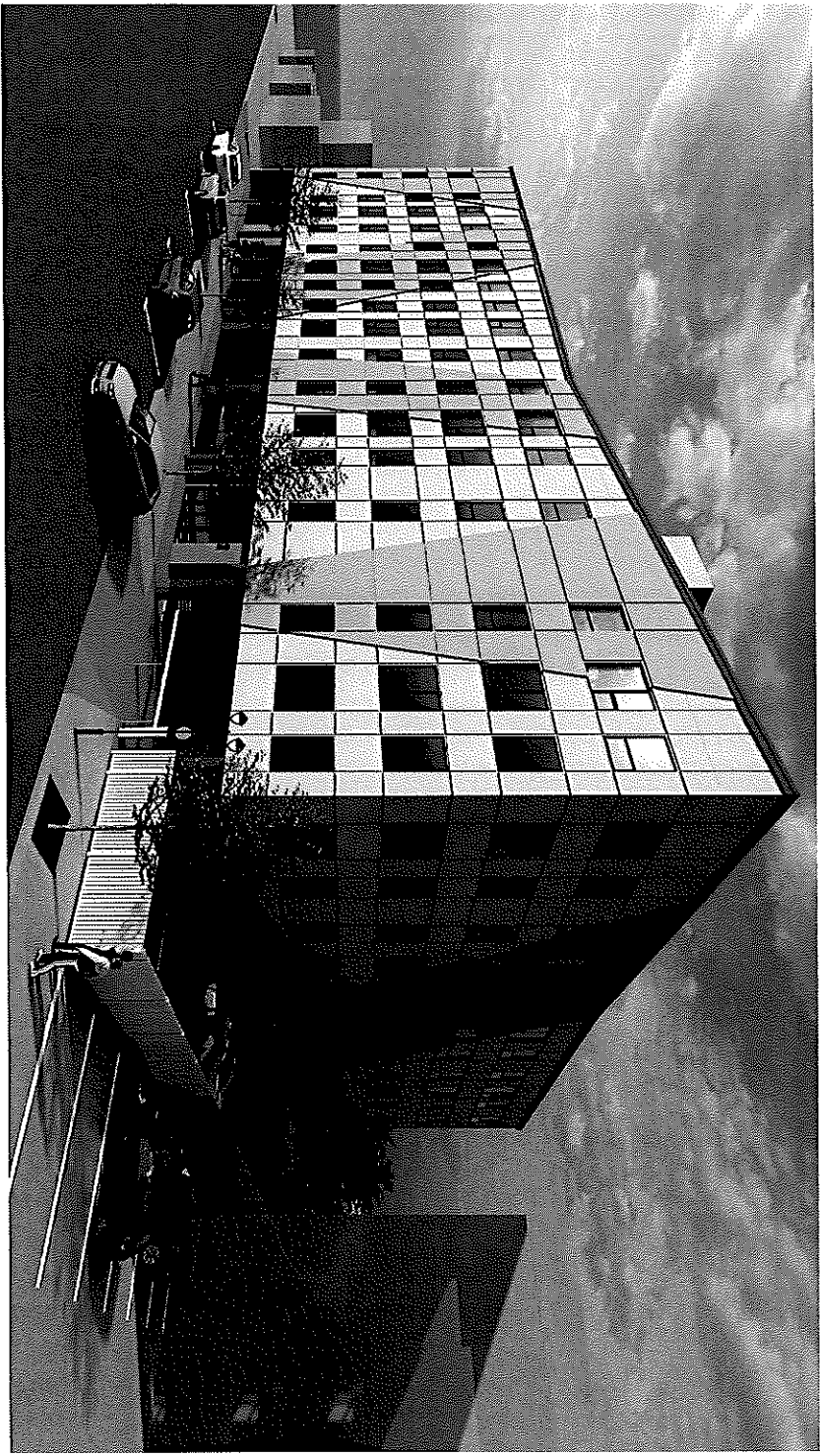
REVISION NO. 1

DRAWING NO. A.100




<b>CLIENT INFORMATION</b> <b>529 Broadway LLC.</b> <b>52 Fairview St.</b>			<b>COMMERCIAL</b> <b>RESIDENTIAL</b> <b>HOSPITALITY</b> <b>529 BROADWAY LLC.</b> <b>52 FAIRVIEW ST.</b> <b>BOSTON, MA 02151</b>												
<b>PROJECT LOCATION</b> <b>529 Broadway,</b> <b>Revere, MA 02151</b>															
<b>DRAWING TITLE</b> <b>2nd LEVEL</b>		<b>ARCHITECT'S SEAL:</b>													
<b>SCALE:</b> 1/8" = 1'-0" <b>PROJECT NO.:</b> 100-100-100 <b>DRAWN BY:</b> J. J. J. <b>CHECKED BY:</b> J. J. J. <b>DATE:</b> 10/10/10		<table border="1"> <tr> <td>1</td> <td>10.10.2010</td> <td>ISSUED FOR INFORMATION</td> </tr> <tr> <td>2</td> <td>10.20.2010</td> <td>ISSUED FOR INFORMATION</td> </tr> <tr> <td>3</td> <td>11.10.2010</td> <td>ISSUED FOR INFORMATION</td> </tr> <tr> <td>4</td> <td>11.20.2010</td> <td>ISSUED FOR INFORMATION</td> </tr> </table>		1	10.10.2010	ISSUED FOR INFORMATION	2	10.20.2010	ISSUED FOR INFORMATION	3	11.10.2010	ISSUED FOR INFORMATION	4	11.20.2010	ISSUED FOR INFORMATION
1	10.10.2010	ISSUED FOR INFORMATION													
2	10.20.2010	ISSUED FOR INFORMATION													
3	11.10.2010	ISSUED FOR INFORMATION													
4	11.20.2010	ISSUED FOR INFORMATION													





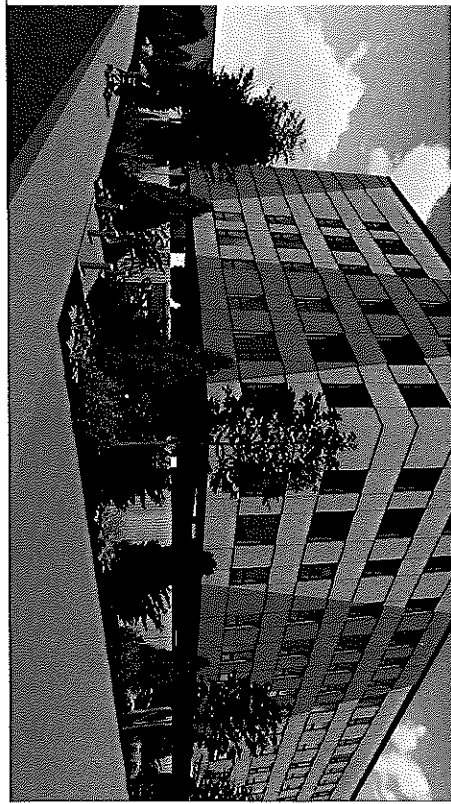
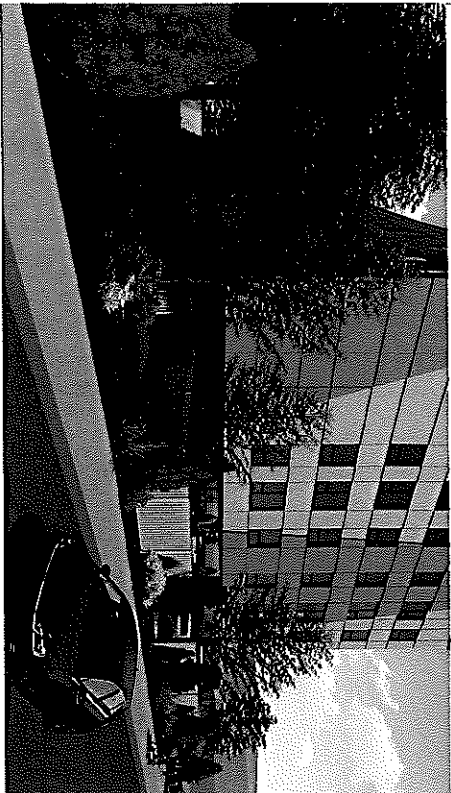
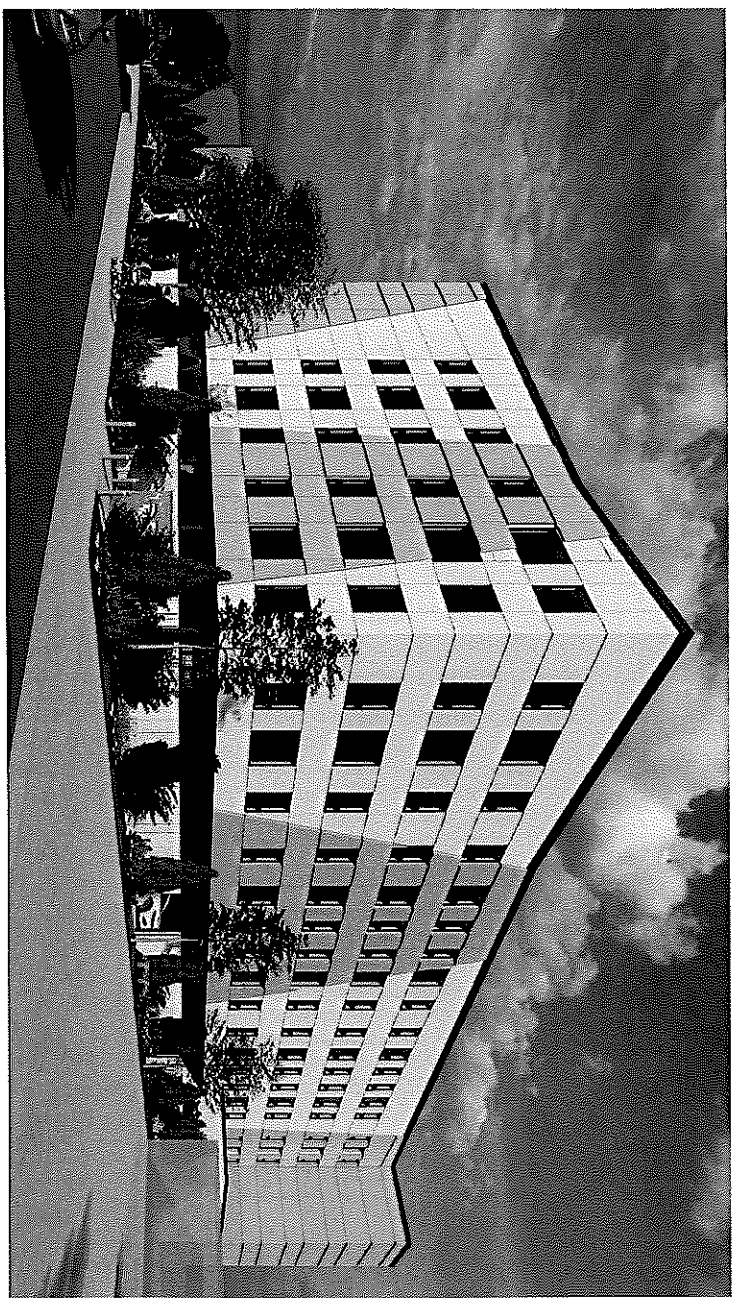
4		06.15.2025	ISSUED FOR INFORMATION
3		05.30.2025	ISSUED FOR INFORMATION
2		04.22.2025	ISSUED FOR INFORMATION
1		03.26.2025	ISSUED FOR INFORMATION
DATE		REVISION NO.	REVISION
ARCHITECT'S SEAL			



COMMERCIAL  
RESIDENTIAL  
HOSPITALITY  
529 BROADWAY  
NEW YORK, NY 10013  
DAVID J. PAPPALARDO  
PE No. 10516  
Mechanical

CLIENT INFORMATION  
529 Broadway LLC,  
52 Fairview St.  
PROJECT LOCATION  
529 Broadway,  
Revere, MA 02151  
DRAWING TITLE  
ARCHITECTURAL  
VISUALIZATION  
SHEET  
DATE  
March 2025  
PROJECT NO.  
REVISION NO.  
DRAWN BY  
CHECKED BY  
VERIFIED BY  
AV





4		06.19.2005	ISSUED FOR INFORMATION
3		06.19.2005	ISSUED FOR INFORMATION
2		04.23.2005	ISSUED FOR INFORMATION
1		03.26.2005	ISSUED FOR INFORMATION

DATE	DATE
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
VERIFIED BY	AV/2

529 Broadway LLC,  
52 Fairview St.  
Revere, MA 02151

529 Broadway,  
Revere, MA 02151

ARCHITECTURAL  
VISUALIZATION







Map Block Lot

Lot2

Lot3

LAKE

1/15/2016

USE VALUE:

788,850/ 788,850/ 788

Parcel

PROPERTY LOCATION

Alt No: BROADWAY, REVERE  
Direction/Street/City

OWNERSHIP

Owner 1: 529 BROADWAY LLC

Owner 2:

Owner 3:

Street 1: 52 FAIRVIEW ST

Street 2:

Town/City: WINTHROP

State/Prov: MA

Postal: 02152

PREVIOUS OWNER

Owner 1: CASTALDO REALTY TRUST -

Owner 2: CASTALDO - JEFFREY TRUSTEE

Street 1: 85 COLONIAL AVE

Town/City: NORTH ANDOVER

State/Prov: MA

Postal: 01845

NARRATIVE DESCRIPTION

This parcel contains .156 Acres of land mainly classified as STORE with a STORE Building built about 1930, having primarily STUCCO Exterior and 5499 Square Feet with 4 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code Description Amount Com. Int

UNKNOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	0.156	344,650	3,200	441,000	788,850

Total Card	0.156	344,650	3,200	441,000	788,850
Total Parcel	0.156	344,650	3,200	441,000	788,850

Source: Market Adj Cost	Total Value per SQ unit (Card): 143.45	Parcel: 143.45
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Legal Description	Entered Lot Size
TOTS 10'11 & 12	

Total Land: 6787	
------------------	--

Land Unit Type: SF	
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Insp Date	07/26/24
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GIS Ref	
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GIS Ref	
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Parcel ID	16-262-263-11
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Notes	
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PRINT	
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Date	12/18/2024
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Date	11/11/2024
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Date	12/26/2023
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Date	06/23/25
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Date	12/24/33
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Date	11/20/2023
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Date	16/2023
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Date	10/21/2022
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Date	12/30/2021
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Date	11/9/2021
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Date	169071
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Date	6907
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 68

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

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Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:









533 BROADWAY	16-262-263-11	25 R MOUNTAIN AVE	16-262-263-3	509 BROADWAY 8	16-262-263-8-11
529 BROADWAY LLC	LUC: 325	OYEBANDE OLUWATOYIN A	LUC: 101	VERA CESAR	LUC: 102
52 FAIRVIEW ST		TOYIN-OYEBANDE ADEDAYO E		ARANGO VIVIANA	
WINTHROP, MA 02152		25 R MOUNTAIN AVE		509 BROADWAY	
		REVERE, MA 02151		APT 8	
				REVERE, MA 02151	
543 BROADWAY	16-262-263-12	SCHOOL ST	16-262-263-30	509 BROADWAY 9	16-262-263-8-1
ALTAVILLE JOANNE	LUC: 106	529 BROADWAY LLC	LUC: 332	RODRIGUEZ NELSON	LUC: 102
BIANCHI MARIE		52 FAIRVIEW ST		RODRIGUEZ TATJANA LUCANOVA	
130 SCHOOL ST		WINTHROP, MA 02152		303 BEACH ST	
REVERE, MA 02151				REVERE, MA 02151	
549 BROADWAY	16-262-263-13	110 SCHOOL ST	16-262-263-32	509 BROADWAY 10	16-262-263-8-1
PLANTATION REALTY TRUST	LUC: 013	PERRY ROSEMARIE	LUC: 101	CORCORAN ROBERT	LUC: 102
ALTAVILLE JOANNE		110 SCHOOL ST		7 LINCOLN HOUSE PT	
130 SCHOOL ST		REVERE, MA 02151		SWAMPSCOTT, MA 01907	
REVERE, MA 02151					
551 BROADWAY	16-262-263-14	100 SCHOOL ST	16-262-263-33	509 BROADWAY 11	16-262-263-8-1
B AND G COLELLA REALTY TRUST	LUC: 013	ARGUETA GERLY S AGUIRRE	LUC: 101	CORCORAN ROBERT	LUC: 102
COLELLA ROBERT D JR TRUSTEE		120 WINTHROP PKWY		CORCORAN ANN M	
551 BROADWAY		REVERE, MA 02151		7 LINCOLN HOUSE PT	
REVERE, MA 02151				SWAMPSCOTT, MA 01907	
BROADWAY	16-262-263-15	SCHOOL REAR ST	16-262-263-33A	509 BROADWAY 12	16-262-263-8-1
B AND G COLELLA REALTY TRUST	LUC: 132	505 BROADWAY REVOCABLE TRUST	LUC: 132	SMB LIVING TRUST	LUC: 102
COLELLA ROBERT D JR TRUSTEE		KANJ-ELASSAFIRI SAMER TRUSTEE		BETTERMAN STEVEN TRUSTEE	
551 BROADWAY		37 HILLTOP AVE		7 PIER VIEW AVE	
REVERE, MA 02151		SAUGUST, MA 01906		UNIT 1	
				REVERE, MA 02151	
557 BROADWAY	16-262-263-16	SCHOOL REAR ST	16-262-263-34	509 BROADWAY B	16-262-263-8-1
BENECCHI FAMILY NOMINEE TRUST	LUC: 031	505 BROADWAY REVOCABLE TRUST	LUC: 132	GIANNONE JOSEPH	LUC: 327
BENECCHI JOHN L TRUSTEE		KANJ-ELASSAFIRI SAMER TRUSTEE		GIANNONE DEBORAH	
262 PROSPECT AVE		37 HILLTOP AVE		49 WALNUT PARK	
REVERE, MA 02151		SAUGUST, MA 01906		LYNN, MA 01905	
140 SCHOOL ST	16-262-263-17	507 BROADWAY	16-262-263-7	509 BROADWAY C	16-262-263-8-1
BENECCHI FAMILY NOMINEE TRUST	LUC: 342	505 BROADWAY REVOCABLE TRUST REMI KANJ	LUC: 013	AAEC HOLDINGS LLC	LUC: 327
BENECCHI JOHN J TRUSTEE		KANJ-ELASSAFIRI SAMER TRUSTEE		ALBA ANTHONY C/O	
262 PROSPECT AVE		37 HILLTOP AVE		18 PINETREE DR	
Revere, MA 02151		SAUGUS, MA 01906		SAUGUS, MA 01906	
9 MOUNTAIN AVE	16-262-263-1A	509 BROADWAY	16-262-263-8-0000	509 BROADWAY 1	16-262-263-8-1
LDRE CORP	LUC: 104	PLEASANT APARTMENT CONDO ASSOC	LUC: N/A	CORCORAN ROBERT	LUC: 102
29 GERALD RD		C/O JOSEPH GIANNONE		CORCORAN ANN M	
MARBLEHEAD, MA 01945		509 BROADWAY		7 LINCOLN HOUSE PT	
		UNIT B		SWAMPSCOTT, MA 01907	
MOUNTAIN AVE	16-262-263-1B	REVERE, MA 02151		509 BROADWAY 2	16-262-263-8-1
APEX CAPITAL PARTNERS, INC	LUC: 130	509 BROADWAY A	16-262-263-8-1	BROADWAY 509 REALTY TRUST II	LUC: 102
1725 REVERE BEACH PKWY		ZAVALA GLENDA	LUC: 102	ALBA ANTHONY G TRUSTEE	
EVERETT, MA 02149		133 BREEDENS LN		18 PINETREE DR	
		REVERE, MA 02151		SAUGUS, MA 01906	
130 SCHOOL ST	16-262-263-27A	509 BROADWAY 7	16-262-263-8-10	509 BROADWAY 3	16-262-263-8-1
PLANTATION REALTY TRUST	LUC: 104	CORCORAN ROBERT S	LUC: 102	BROADWAY 509 REALTY TRUST	LUC: 102
ALTAVILLE JOANNE		7 LINCOLN HOUSE PT		ALBA ANTHONY G TRUSTEE	
130 SCHOOL ST		SWAMPSCOTT, MA 01907		18 PINETREE DR	
REVERE, MA 02151				SAUGUS, MA 01906	

Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)



509 BROADWAY 4 16-262-263-8-7

LUC: 102

CORCORAN JOHN  
CORCORAN ROBERT S  
7 LINCOLN HOUSE PT  
SWAMPSCOTT, MA 01907

509 BROADWAY 5 16-262-263-8-8

LUC: 102

TON AMY  
509 BROADWAY  
UNIT 5  
REVERE, MA 02151

509 BROADWAY 6 16-262-263-8-9

LUC: 102

SMB LIVING TRUST  
BETTERMAN STEVEN TRUSTEE  
7 PIER VIEW AVE  
UNIT 1  
REVERE, MA 02151

529 BROADWAY 16-262-263-9A

LUC: 332

529 BROADWAY LLC  
52 FAIRVIEW ST  
WINTHROP, MA 02152

101 SCHOOL ST 16-264-1A

LUC: 931

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

133 SCHOOL ST 16-265A-1

LUC: 104

MENDOZA WALTER A PINEDA  
PINEDA PASTORA  
133 SCHOOL ST  
REVERE, MA 02151

137 SCHOOL ST 16-265A-2

LUC: 104

NASCIMENTO SUELI  
137 SCHOOL ST  
REVERE, MA 02151

13 BELGRADE ST 16-265A-3

LUC: 104

HIBBARD HUGH F  
81 PLEASANT ST  
WINTHROP, MA 02152

BELGRADE ST 16-265A-4

LUC: 132

MONTIEL OSCAR  
MONTIEL BERTHA  
23 BELGRADE ST  
Revere, MA 02151

23 BELGRADE ST 16-265A-5

LUC: 104

MONTIEL OSCAR  
MONTIEL BERTHA  
23 BELGRADE ST  
Revere, MA 02151

516 BROADWAY 24-392-65

LUC: 332

512 BROADWAY REALTY TRUST  
DEFEO NEVA TRUSTEE  
512 BROADWAY  
REVERE, MA 02151

510 BROADWAY 24-392-66

LUC: 031

Z.P. REALTY TRUST  
PORCARO DIANE TRUSTEE  
200 WILSON RD  
UNIT 2  
NAHANT, MA 01908

540 BROADWAY 24-405-1

LUC: 333

520 BROADWAY REALTY TRUST  
ELKHAOULI ELIAS TRUSTEE  
6 JEFFREY ST  
SAUGUS, MA 01906

15 PROCTOR AVE 24-405-2

LUC: 111

15 PROCTOR AVENUE TRUST  
STEWART ROBERTA TRUSTEE  
17 PROCTOR AVE  
Revere, MA 02151

12 CUMMINGS AVE 24-405-36A

LUC: 101

SIMON BARRY LIFE ESTATE  
BOARDMAN PHILIP T REMAINDERMAN  
12 CUMMINGS AVE  
REVERE, MA 02151

9 CUMMINGS AVE 24-406-1

LUC: 101

GUZMAN HECTOR O  
PORTILLO DELMY D  
9 CUMMINGS AVE  
REVERE, MA 02151

570 BROADWAY 24-406-20

LUC: 326

570 BROADWAY REALTY TRUST  
ABOURJAILI YOUSSEF TRUSTEE  
POST OFFICE BOX 16  
REVERE, MA 02151

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

*Susan Challet*  
DATE: 6-23-25

Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)



## Application Review Comments

From fstringi@revere.org <fstringi@revere.org>

Date Tue 6/24/2025 12:18 PM

To pblaisdell@wsengineers.com <pblaisdell@wsengineers.com>; amelnik@revere.org <amelnik@revere.org>; lsimeonejr@simeonelaw.net <lsimeonejr@simeonelaw.net>; lcavagnaro@revere.org <lcavagnaro@revere.org>

# CITY OF REVERE APPLICATION REVIEW

## City of Revere Site Plan Review Review Comments

From: Frank Stringi

Date: June 24, 2025

Application #: SPR25-000085

Address: 529 BROADWAY

Description: 5 Story Mixed Use Building

Review Status: Denied

Thank you for your recent permit application for 5 Story Mixed Use Building. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

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

Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)

## PUBLIC HEARING

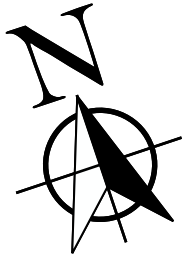
Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, July 28, 2025 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on petition submitted by National Grid to relocated Pole # 556 approximately 10 feet northwest out of the driveway of the property located at 3 True Street, Revere, MA 02151. (Plan # 31127230)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before July 22, 2025.

Attest:

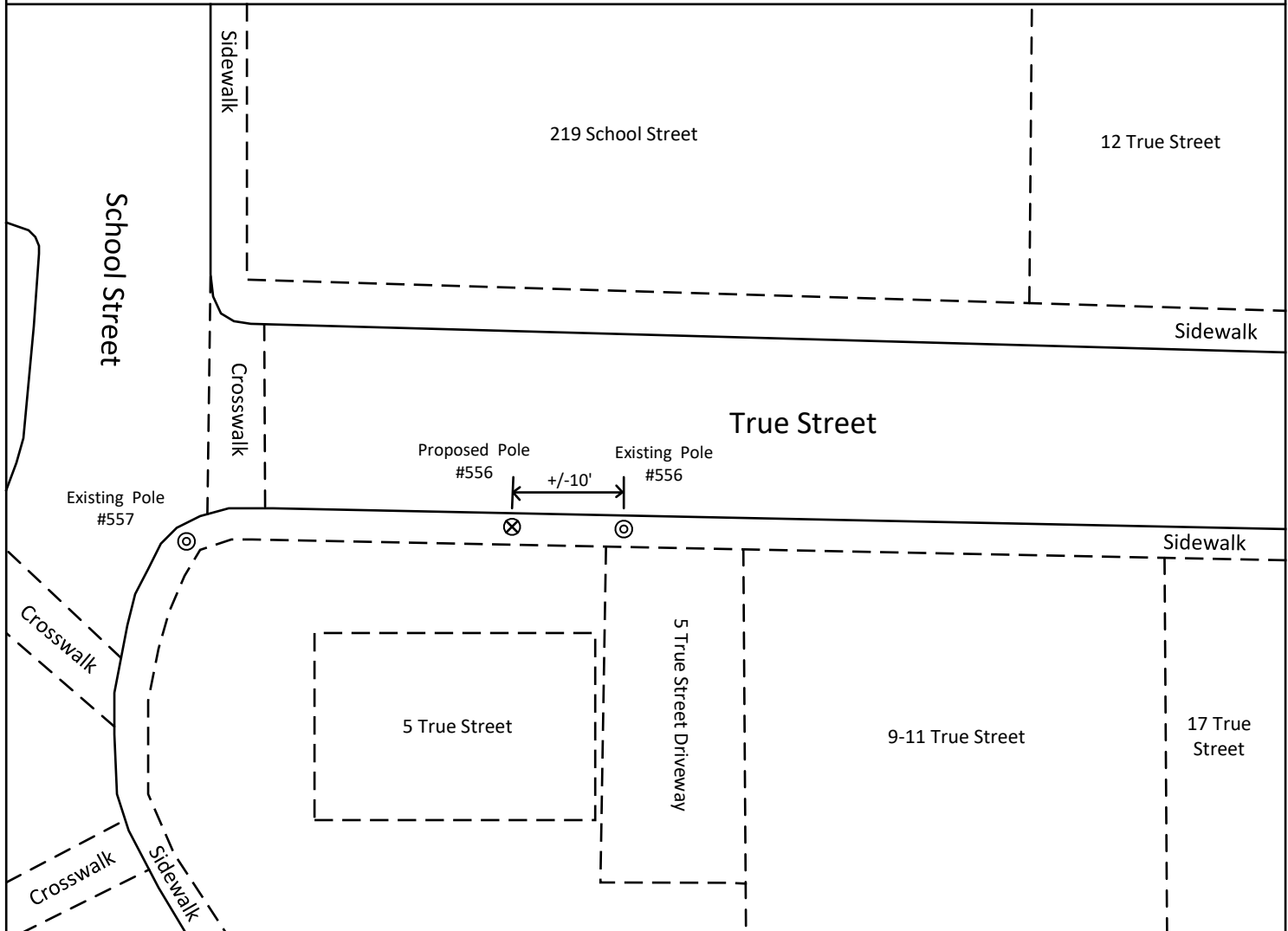
Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
06/26/2025

**EXHIBIT A – NOT TO SCALE**

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

5 True Street  
Revere, MA



NOT TO SCALE

**LEGEND**

⊙ Existing Pole    ⊗ Proposed Pole

--- Property Line    ■ Existing

**PETITION**

5 True Street

Revere, MA

Date: 05.14.2025

Designer: Bo Weng

W/R: 31127230

SKETCH TO ACCOMPANY  
PETITION (1 of 1):

**nationalgrid**

Questions contact - Bo Weng [bohua.chingweng@nationalgrid.com](mailto:bohua.chingweng@nationalgrid.com)

## PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council  
Of Revere, Massachusetts

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

True Street - National Grid to relocate 1 JO pole on True Street beginning at a point approximately 78 feet Southeast of the centerline of the intersection of True Street and School Street and continuing approximately 10 feet in a Northwest direction. National Grid to relocate pole# 556 about 10 feet Northwest to get it out of 3 True Street's driveway. Revere, MA.

Location approximately as shown on plan attached.

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

**No.# 31127230**

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

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

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

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

VERIZON NEW ENGLAND, INC.

BY *[Signature]* \_\_\_\_\_  
Manager / Right of Way

Attachment: PH.NationalGrid3TrueStreet07282025 (25-187 : National Grid Petition - 3 True Street)

June 16, 2025

Questions contact – Central Design Bo Weng [bohua.chingweng@nationalgrid.com](mailto:bohua.chingweng@nationalgrid.com)

## **ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 14th day of May, 2025.

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

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

**No.# 31127230**

Filed with this order:

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

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

True Street - National Grid to relocate 1 JO pole on True Street beginning at a point approximately 78 feet Southeast of the centerline of the intersection of True Street and School Street and continuing approximately 10 feet in a Northwest direction. National Grid to relocate pole# 556 about 10 feet Northwest to get it out of 3 True Street's driveway. Revere, MA.

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

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

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

Attest:  
\_\_\_\_\_  
City/Town Clerk

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

\_\_\_\_\_  
City/Town Clerk.

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

#### CERTIFICATE

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

Attest:  
\_\_\_\_\_  
City/Town Clerk

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
1	9 TRUE ST	NAME: MARIANO ANGELA MAILING: 14 LYNCH ST PEABODY, MA 01960	16-267-12A
2	12 TRUE ST	NAME: MISCI MARY ANN MAILING: 12 TRUE ST REVERE, MA 02151	17-268-11
3	219 SCHOOL ST	NAME: AREVALO OSCAR MAILING: 219 SCHOOL ST REVERE, MA 02151	17-268-12



CZ-25-05

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, July 28, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, July 29, 2025 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**A Zoning Ordinance Further Amending the Revere Revised Ordinances Relative to Minor Corrections to the Accessory Dwelling Unit Regulations**

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

**SECTION 1.** Section 17.25.030(A) of Chapter 17.25 of the Revised Ordinances of the City of Revere is hereby amended by deleting the words following “760 CMR 71.02.”

**SECTION 2.** Section 17.25.040(A) of Chapter 17.25 of the Revised Ordinances of the City of Revere is hereby amended by deleting “Section 17.05.020(C)” and inserting in place thereof “Section 17.25.020(C).”

A copy of the aforementioned zoning ordinance (**CZ-25-05**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. Proponent/opponent testimony will be accepted in writing on or before July 22, 2025. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
7/2/2025  
7/9/2025

Attachment: PH.CZ2505.ADUOrdinanceCorrections (25-178 : ADU Zoning corrections)

## Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, July 28, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE FURTHER AMENDING APPENDIX A – TABLE OF FEES OF THE REVISED ORDINANCES OF THE CITY OF REVERE**

*Be it ordained as follows:*

**SECTION 1.** Section A.010 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

**Appendix A**

**FEE SCHEDULE**

**§ A.010. Fee schedule.**

Affidavit and correction of vital records. The fee which shall be paid to the city clerk for each affidavit and correction of vital records shall be seventy-five dollars. A vital record shall include a birth certificate, death certificate, and marriage certificate.

Appeal to board of appeals under zoning law. The entry fee which shall be paid to the city clerk for each appeal under Chapter 40A, General Laws, to the board of appeals from a refusal, order or decision of an administrative official shall be an administrative fee of one-hundred and eighty dollars, which entry fee shall be exclusive of other charges associated with the processing of the appeal.

Assessor's records, search. The fee of the board of assessors for searching, or causing to be searched, upon request, records, files, documents, plans on papers relating to records of the board of assessor's office shall be the actual expense thereof, but not less than five dollars.

Auctioneer's annual permit for resident. The fee for an auctioneer's license granted by the city council under Section 10, Chapter 100, General Laws, shall be twenty-five dollars.

Auctioneer's special permit for nonresident. The fee for an auctioneer's special permit granted by the local auction permit agent under Section 10, Chapter 100, General Laws, shall be fifty dollars.

Auctioneer's special permit for resident. The fee for an auctioneer's special permit granted by the local auction permit agent under Section 10, Chapter 100, General Laws, shall be twenty-five dollars.

Beverages, nonintoxicating. The fee of the city clerk for the retail sale of beverages derived wholly or in part from cereals or substitutes and other so-called soft drinks under Section 21B, Chapter 140, General Laws, shall be twenty-five dollars.

Blasting bond. The fee of the city clerk for receiving and filing a bond given under Section 19, Chapter 148, General Laws, in connection with a permit to use an explosive in the blasting of rock or other substance shall be two dollars.

#### Building permit fees.

- A. Alterations and Repairs. The permit fees for alterations and repairs, including plan-examination fee, shall be at the rate of eight dollars per one thousand dollars of value. The minimum fee is eight dollars.
- B. New Buildings and Additions. The permit fees for new buildings and additions shall be at the rate of eight dollars per one thousand dollars of value.
- C. Plan-examination Fee. The building commissioner, at the commissioner's option, can assess a maximum five-hundred-dollar plan-examination fee for a consultant for complex conditions requiring technological expertise.
- D. Signs. The fee for erection of signs when a permit is required is two dollars for one thousand dollars of value. The minimum fee is ten dollars.
- E. Re-siding. The permit fee for re-siding of a building or structure shall be ten dollars, plus one dollar per square.
- F. Reroofing. The permit fee for reroofing is ten dollars, plus fifty cents per square. No roof shall have more than two applications of any type of roofing material at any time.
- G. Demolition. The permit fee for the demolition of any residential or commercial building or structure, including but not limited to, barns, sheds, storage facilities, and garages, shall be ten dollars. If the structure to be demolished contains a water meter and/or meter reading device, see also "Water shut-off and turn-on," this table.
- H. Occupancy Permit. The fee for an occupancy permit shall be fifteen dollars.
- I. Work Started Before Permit Obtained. Where work for which a permit is required by this revision is started or proceeded with prior to obtaining the permit, the fee previously specified shall be tripled, but the payment of such triple fee shall not relieve any person from fully complying with the requirements of this revision in the execution of the work nor from any other penalties prescribed in this revision.

Business name, certificate or statement relative to. The fee of the city clerk for receiving, filing and indexing a certificate presented under Section 5, Chapter 110, General Laws, shall be forty dollars, inclusive of notarization.

Business certificate discontinuance. The fee of the city clerk for a discontinuance, withdrawal, or address change of a business certificate shall be fifteen dollars.

City clerk, certification and copies of documents. The fee of the city clerk for furnishing a certified copy of a birth certificate, death certificate, or marriage certificate shall be ten dollars per copy. The fee of the city clerk for furnishing a copy of a document shall be five cents per page. The fee of the city clerk for certifying a document shall be three dollars per document.

Civil fingerprint application. The fee for an applicant, employee, or volunteer seeking to engage in the businesses as described in Section 5.04.110 of the Revised Ordinances of the City of Revere and in accordance with Chapter 6 Section 175B½ of Massachusetts General Laws shall be one hundred dollars.

Closing-out sales. The fee of the city clerk for receiving and filing an inventory, bond and statement under Section 28A, Chapter 93, General Laws, for a sale with any such designation as is set forth in Section 28A shall be two dollars per page.

Commercial code. See Financing statement under Uniform Commercial Code.

Commissions of constables. The fee of the city clerk for issuing the commission of a constable shall be four-hundred and fifty dollars for the residents of the city.

Dog license. The fee for a dog license issued by the city clerk under Section 147, Chapter 140, General Laws, shall be, in the case of a neutered male dog or of a spayed female dog for which the certificate required by Section 139, Chapter 140 has been filed with the city clerk, ten dollars, and in the case of any other male or female dog, twenty-five dollars; except, that any dog licensed after March 15th shall incur an additional late fee of fifteen dollars. A dog license shall be issued without charge in the case of a dog specially trained to lead or serve a blind person if the Division of the Blind of the commonwealth certifies that such a dog is so trained and actually in the service of a blind person.

Dog tag, substitute. The fee for a substitute dog tag furnished by the city clerk under Section 137, Chapter 140, General Laws, shall be five dollars.

Dumpster permit. the fee for a dumpster permit issued by the department of inspectional services in accordance with the provisions of Section 8.04.011 of the Revised Ordinances of the City of Revere shall be fifty dollars.

Eating establishments. See Inns, eating establishments.

#### Electrical fees.

- A. General Maintenance. The yearly fee for a commercial/industrial permit is fifteen dollars.
- B. Minimum. The minimum permit fee is five dollars.
- C. Reinspection. The reinspection fee is fifteen dollars.
- D. Meter. The fee for inspection of a meter is five dollars.
- E. Fire Alarm. The fee for a commercial fire alarm is ten dollars. The fee for a residential fire alarm is five dollars (prefixed detectors, fifty cents).
- F. Defective Work. The inspection fee for defective work is fifteen dollars.
- G. Commercial and Industrial Reinspections. The fee for inspections on commercial and industrial premises, after the first three, is five dollars each.

#### H. Current-consuming Outlet. The fee for current-consuming outlets is as follows:

Number of Outlets	Fee
1 to 5	\$ 2.00
6 to 20	4.00
21 to 50	6.00
51 to 75	8.00
76 to 100	10.00
101 to 200	12.00
201 to 300	16.00

Each twenty-five additional outlets or fractional part thereof in excess of three hundred, one dollar.

#### I. Fixtures. The fees for fixtures are as follows:

Number of Fixtures	Fee
1 to 5	\$ 2.00
6 to 25	4.00
26 to 50	6.00
51 to 75	8.00
76 to 100	10.00

- |  |                              |                |
|--|------------------------------|----------------|
|  | 101 to 125                   | 12.00          |
|  | Each additional 24 lamps     | 1.00           |
|  | Other Fixtures               |                |
|  | Carnivals                    | \$20.00 permit |
|  | Floodlight                   | 2.00           |
|  | Fluorescent                  |                |
|  | First six                    | \$4.00         |
|  | Each additional six          | 2.00           |
|  | Cold cathode                 | 2.00           |
|  | First transformer            | 2.00           |
|  | Each additional unit, 1 to 6 | 4.00           |
|  | Each additional six          | 2.00           |
- J. Wall Switches. The fee for wall switches is as follows:
- |  |        |
|--|--------|
| Number of Switches                     | Fee    |
| 1 to 5                                 | \$2.00 |
| 6 to 20                                | 4.00   |
| 21 to 50                               | 6.00   |
| Each additional 50 or fraction thereof | 2.00   |
- K. Miscellaneous. Miscellaneous electrical fees:
- |                             |        |
|-----------------------------|--------|
| Ground swimming pool        | \$5.00 |
| Siding, metal and vinyl     | 5.00   |
| Air-conditioner             | 5.00   |
| Sub-main                    | 4.00   |
| Sign                        | 5.00   |
| Transformer                 | 3.00   |
| Each additional transformer | 1.00   |
- L. Service. The fee for services is as follows:
- |                          |        |
|--------------------------|--------|
| One meter up to 200 amps | \$5.00 |
| Each additional 100 amps | 4.00   |
| Temporary service        | 5.00   |
| Additional meter         | 4.00   |
- M. Heating Devices. The fees for heating devices are as follows:
- |   |        |
|---|--------|
| First 1,000 watts or under                        | \$3.00 |
| Each additional 1,000 watts or part of a kilowatt | 1.00   |
- 
- |                                 |      |
|---------------------------------|------|
| First motor installed           | 4.00 |
| Each additional motor installed | 2.00 |
| Motors of 15 H.P. or over, add  | 5.00 |
| Heat regulators                 | 2.00 |
| Gas burner                      | 4.00 |
| Oil burner                      | 4.00 |
- N. Work Started Before Permit Obtained. Where work for which a permit is required by this revision is started or proceeded with prior to obtaining the permit, the fee previously specified shall be tripled, but the payment of such triple fee shall not relieve any person from fully complying with the requirements of this revision in the execution of the work nor from any other penalties prescribed in this revision.

Explosives. See Fire prevention licenses and Fire prevention permits.

Federal tax lien. The fee of the city clerk for filing under Section 39B, Chapter 255, General Laws, a notice of a federal tax lien, or a certificate of the discharge of such a lien, or a certificate releasing specific property from such a lien, shall be three dollars.

Fire prevention license fees. The following fees shall be paid to the city clerk for licenses enumerated in Chapter 8.16 of this revision:

	License Fee	Registration Fee
A.	Community garage	\$ 20.00 \$ 10.00
B.	Garage	200.00 100.00
C.	Special garage	400.00 200.00
D.	Service station	200.00 100.00
E.	Self-service station	400.00 200.00
F.	Storage of Class A, B and C fluids	.0100 per gal. .0050 per gal.
G.	Any other liquid	.0100 per gal. .0050 per gal.
H.	Flammable compound	.0100 per lb. .0050 per lb.
I.	Flammable solid	.0100 per lb. .0050 per lb.
J.	Flammable gases	.0100 per cu. ft. .0050 per cu. ft.
K.	Infammable gases	.0100 per cu. ft. .0050 per cu. ft.
L.	Any other license	200.00 100.00
M.	Deleted	
N.	Class A explosives exceeding 100 pounds	300.00 150.00
O.	Class A explosives not exceeding 100 pounds	150.00 75.00
P.	Class B explosives exceeding 100 pounds	80.00 40.00
Q.	Class B explosives not exceeding 100 pounds	40.00 20.00
R.	Oil storage terminal for more than one million gallons of Class A, B or C liquids	20,000.00 20,000.00

Fire prevention permits. The following fees shall be paid to the inspector of the division of fire prevention for the permits enumerated in Chapter 8.16 of this revision:

	Fee
A.	Public display of fireworks \$25.00
B.	Use of toxic fumigants 10.00 per building
C.	Fuel oil storage when used in connection operation of power burner: 5.00 one-time fee for not exceeding 1,000 gals. Light fuel oil. 25.00 for over 1,000 gals. But under 5,000 gals. 50.00 for over 5,000 gals. To 10,000 gals.
D.	Storage or sale of Class A or Class B fluids, compounds, solids or gases as defined in Form S, Rules and Regulations of the State Department of Public Safety, including corrosive liquids, oxidizing materials, organic peroxide, ammonium nitrate, highly toxic material or poisonous gases:  1. Fluids and solids 5.00 for each 1,000 of the first 10,000 gals. 3.00 for each 1,000 of the amount over 10,000 gals. 2. Gases \$5.00 for each 100 of the first 1,000 cu. ft. \$3.00 for each 1,000 of the next 500,000 cu. ft.
E.	Open fire used in connection with the operation of a tar kettle 5.00
F.	Use and handling of explosives in connection with construction operations 25.00 per blast
G.	All other permits issued as may be required by Chapter 148, General Laws, Rules and Regulations of the State Department of Public Safety and ordinances of the city, except such permits as may be issued for open-air fires 5.00

- H. Tank-truck inspections, No. 2 oil, gasoline and diesel fuel, etc. 5.00
- I. Building plans examinations
  - 1. One to ten pages 10.00
  - 2. Each additional page 1.00
- J. Inspection of installation of new tanks 10.00  
Removal or relocation of tanks 10.00
- K. Sprinkler system and standpipe (shut down) 10.00
- L. Alarm installation in business (inspection) 10.00
- M. Hospitals, nursing homes, hotels and inns, inspections done quarterly 10.00
- N. Ammunition, permit to store 25.00
- O. Welding and cutting operations 5.00
- P. L.P.G. installation inspection 5.00
- Q. Individual homeowner's storage of ammunition 10.00
- R. Rocket permit 5.00
- S. Repairs to oil burners 5.00

Fireworks display. See Fire prevention permits.

Flammable materials storage. See Fire prevention licenses, Fire prevention permits.

Food-sales vehicles, license. The fee for a food-sales vehicle license under Section 49, Chapter 140, General Laws, is one hundred dollars.

Fumigants. See Fire prevention permits.

Garages. See Fire prevention licenses.

Gas fees.

- A. The minimum gas fee is ten dollars for up to three fixtures, and two dollars per fixture after three.
- B. Unit heaters, ten dollars.
- C. Roof heaters, ten dollars.
- D. Furnace, ten dollars.
- E. Heating boiler, ten dollars.
- F. Gas burners, ten dollars.
- G. Air-conditioning unit, ten dollars.
- H. Commercial boilers, over five million BTU, one hundred fifty dollars.
- I. Conversion burners, ten dollars.
- J. Automatic heaters, ten dollars.
- K. Duct work must be filed with furnace.
- L. There is a fifteen-dollar fee for reinspection of gas or plumbing which has been installed incorrectly.
- M. Steam boiler without automatic water feeder, 9D not required.
- N. Where work for which a permit is required by this revision is started or proceeded with prior to obtaining the required permit, the fee shall be tripled, but the payment of such tripled fee shall not relieve any person from fully complying with the requirements of this revision in the execution of the work nor from any other penalties prescribed in this revision.

Hawker's and peddler's license. The fee for a hawker's and peddler's license is fifty-two dollars.



Industrial furnace or stationary steam engine license. The fee for an industrial furnace or stationary steam engine license under Section 115, Chapter 140, General Laws, is twenty-five dollars.

Inns and eating establishments, license for. The fee for a license for an inn or eating establishment under Section 2, Chapter 140, General Laws, is one hundred dollars.

Kennel license. The fee for a kennel license granted by the city clerk under Section 137A, Chapter 140, General Laws, shall be ten dollars if four dogs or less are kept in the kennel, twenty-five dollars if more than four but not more than ten dogs are kept in the kennel and fifty dollars if more than ten dogs are kept in the kennel; except, that a kennel license shall be issued without charge to any domestic charitable corporation incorporated exclusively for the purpose of protecting animals from cruelty, neglect or abuse and for the relief of suffering among animals. Dogs under the age of three months shall not be counted in determining the fee for a kennel license.

Kennel transfer license. The fee for the issuance under Section 137A, Chapter 140, General Laws, of a new license in the case of the removal of a kennel to Revere shall be three dollars.

Lodging places, public, license. The fee for a license for a public lodging place under Section 34, Chapter 140, General Laws, is fifty dollars.

L.P.G. installation. See Fire prevention permits.

Marriage license. The fee of the city clerk for entering notice of intention of marriage and issuing certificate thereof shall be fifty dollars.

Marriages. See Birth, marriage and death.

Oil burner repairs. See Fire prevention permits.

Oil storage terminal. See Fire prevention licenses.

Open fire for tar kettle. See Fire prevention permits.

Parking meter fees. See title 10 of this code.

Parking, resident. See title 10 of this code.

Pasteurizing plant inspection. The fee for a pasteurizing plant inspection under Section 48A, Chapter 94, General Laws, is forty dollars.

Pawnbroker license. The fee for a pawnbroker license under Section 77, Chapter 140, General Laws, is one hundred dollars.

Planned unit development. See PUD.

Plumbing fees.

- A. The minimum plumbing fee is ten dollars for up to three fixtures, and two dollars per fixture after three.
- B. The reinspection fee for plumbing is fifteen dollars.
- C. The fee for the plumbing permit for gas hot-water heaters is ten dollars each. Heating boilers require a plumbing permit for backflow preventer.



- D. Where work for which a permit is required by this revision is started or proceeded with prior to obtaining the permit, the fee shall be tripled, but the payment of such tripled fee shall not relieve any person from fully complying with the requirements of this revision in the execution of the work nor from any other penalties prescribed in this revision.

Poolroom license. The fees of the city clerk to keep a billiard, pool or sippio table for hire, gain or reward granted by the city council under Section 177, Chapter 140, General Laws, shall be a fee of seventy five dollars for the first table and an additional fee of fifty dollars for each table plus the cost of advertising.

Proprietors of common property, deposit of records of. The fee of the city clerk for receiving records of the proprietors of common property deposited under Section 15, Chapter 179, General Laws, shall be five dollars.

Public records, furnishing copy of. Except as otherwise expressly provided by this table, the fee for the furnishing under Section 10, Chapter 66, General Laws, by any board or officer of the city a copy of a public record in the board's or officer's custody shall be charged at the hourly rate of the lowest paid employee capable of performing the search. There shall be no charge for the first two hours of search.

Raffle or bazaar, permit for. The fee of the city clerk for receiving under Section 7A, Chapter 271, General Laws, an application for a permit to conduct a raffle or bazaar shall be fifty dollars.

Restaurant license. See Inns and eating establishments.

Rocket. See Fire prevention permits.

Sealing of weights and measures. See Weights and measures, sealing.

Service stations. See Fire prevention licenses.

Shellfish permit. The annual fee for a commercial shellfish permit is one hundred and fifty dollars for Revere and Saugus residents. The annual fee for a shellfish permit is three hundred dollars for a non-resident. The fee for shellfish shucking shall be fifty dollars.

Sign, street occupancy permit. See Street occupancy permit for sign.

Sign, temporary, deposit. See Temporary sign deposit.

Solicitor, door-to-door. See Door-to-door solicitor permit.

Sprinkler system inspection. See Fire prevention permits.

Stable license. The fee for a stable license under Section 155, Chapter 111, General Laws, is forty dollars.

Storage of flammables. See Fire prevention permits.

Street opening. The permit application fee for opening a street (breaking pavement, digging, etc.), as provided in Section 12.04.080, is five hundred dollars.

Tank, tank truck. See Fire prevention permits.

Tar kettle fire. See Fire prevention permits.

Transient vendor's license. The fee for a license issued to a transient vendor by the city clerk under Section 5, Chapter 101, General Laws, and Chapter 5.13.020, is five hundred dollars.

Vehicle, sale of food from. See Food-sale vehicles.

Water shut-off and turn-on, backflow, use of hydrants, and demolition with meters.

- A. There is no fee for shutting off or turning on City water for residential or commercial uses during the hours of 7:00 a.m. to 3:00 p.m. Monday through Friday. The fee for shutting off or turning on City water during the hours of 3:01 p.m. to 6:59 a.m. Monday through Friday, or anytime weekends and holidays, is one hundred dollars.
- B. Water system backflow prevention. The annual permit fee for a reduced pressure backflow preventer or double check valve assembly is seventy-five dollars per device. The fee for the semiannual certified inspection performed on a reduced pressure backflow preventer or double check valve assembly is one hundred dollars per inspection (two inspections required per year).
- C. Water used from city hydrants for construction or other purposes. The fee for using a city hydrant for obtaining water for construction or other purposes is ten dollars, plus the cost of the water as based on usage determined from a temporary water meter obtained from the superintendent of public works. The refundable deposit fee for the use of a temporary water meter is four thousand dollars.
- D. If a structure to be demolished (see Building Permit Fees, Demolition, this Table) contains a water meter and/or meter reading device, a refundable deposit of two hundred dollars shall be assessed by the superintendent of public works, refundable only after the water meter and/or meter reading device is removed by a qualified City employee and is returned to the superintendent of public works in satisfactory, working condition.

Weights and measures, sealing. The following fees shall be charged for sealing weights and measures:

Service Fee		
A.	Scale with capacity over 10,000 lbs.	\$50.00
B.	Scale with capacity of 5—10,000 lbs.	30.00
C.	Scale with capacity of 1—5,000 lbs.	20.00
D.	Scale with capacity of 100—1,000 lbs.	10.00
E.	Scales/balances of 10—100 lbs. capacity	6.00
F.	Scales/balances under 10 lbs. capacity	5.00
G.	Liquid measure, capacity of more than one gallon and measures on pumps	2.00
H.	Liquid measuring meter, 1/2—1 in. diameter	5.00
I.	Liquid measuring meter, over 1 in. diameter:	
	1. Vehicle tank, pump	16.00
	2. Vehicle tank, gravity	20.00
	3. Bulk storage	40.00
	4. Bulk storage with cert. prover	20.00
J.	Taximeter	8.00
K.	Device to determine length or area	5.00
L.	Milk bottle or jar	8.00

- M. Vehicle tanks used in sale of commodities by liquid measure, per 100 gallons 5.00
- N. Separate tanks, same vehicle, each 5.00
- O. All other weights and measures 1.0)

Welding and cutting operations. See Fire prevention permits.

Wetlands projects.

A. Rules.

1. Permit fees are payable at the time of application and are nonrefundable.
2. Permit fees shall be calculated by this department as per the schedule in subsection B.
3. City, county, state or federal projects are exempt from fees.
4. No fee is charged for Requests of Determination under the law or extensions of Orders of Condition.
5. Failure to comply with the law after official notification shall result in fees twice those normally assessed.

B. Fees.

1. Wetlands hearing, twenty-five dollars;
2. Multiple dwelling units, twenty-five dollars per dwelling unit;
3. Commercial and industrial projects, twenty-five dollars plus ten dollars per ten thousand dollars of established general construction cost over one hundred thousand dollars.

Wood alcohol handling license. The fee for a wood alcohol handling license under Section 303B, Chapter 94, General Laws, is five dollars.

Zoning amendment application. The fee of the city clerk for the filing of a zoning amendment application under Section 5, Chapter 40A, General Laws, and Chapter 17.56 of this revision, shall be one hundred and eighty hundred dollars plus all actual costs of the hearing.

Zoning appeal. See Appeal to board of appeals under zoning law.

Zoning permit application, special. The fee of the city clerk for the filing of a special zoning permit application under Chapter 40A, General Laws, and Chapters 17.48 and 17.52 of this revision, shall be four hundred dollars plus all actual costs of the hearing.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before July 22, 2025.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal

Bill to: [amelnik@revere.org](mailto:amelnik@revere.org)

July 2, 2025

Public Hearing  
Revocation of Licenses for the  
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 28, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts for the purpose of revoking, for cause, Chapter 148 license #651 granted to 22 Naples Road, Revere, MA 02151 on January 24, 2022.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
July 2, 2025  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)

Attachment: PH.22NaplesRoadChapter148LicenseRevocation (25-186 : Chapter 148 License Revocation - 22 Naples Road)

JAMES J. CIPOLETTA  
Attorney at Law  
5 Fremont Street  
Winthrop, MA 02152  
Telephone 781.289.7777  
[jim@cipoletta.com](mailto:jim@cipoletta.com)

July 14, 2025

Louis Cavagnaro  
Building Inspector  
Legion Building - Rear  
Revere, MA 02151

Re: 22 Naples Road, Revere  
Permit # B25-000401

For and on behalf of Mario S. Marengi, principal in the ownership of the property at 22 Naples Road, Revere, we are hereby surrendering and vacating all rights in Building Permit No. B25-000401 issued on June 16, 2025 for the construction of a canopy at the premises. Mr. Marengi will not be constructing the canopy or any other structure at the premises at this time. The permit is attached hereto. Please record the permit as canceled.

Please contact me should you have any questions or require further information. Thank you for your kind attention.

Very truly yours,

/s/ *James J. Cipoletta*

James J. Cipoletta

JJC: lt  
Enc.



# CITY OF REVERE

BUILDING INSPECTION DEPARTMENT

## BUILDING PERMIT

### 22 NAPLES RD

Permit: B25-000401

Issue Date: 06/12/2025

Cost of Construction: 21780.00

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

THIS CERTIFIES THAT Tom Marmiani Citywide Services Inc. has permission to Canopy at 22 NAPLES RD providing that the person accepting this permit shall, in every respect, conform to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to the Construction of Buildings in the City of Revere. Any violation of any of these terms shall result in the immediate revocation of this permit.

No Building, Structure, or Land shall be used or occupied until a certificate of use or occupancy is applied for and issued. This permit shall expire in six months unless work has commenced and proceeds continuously to completion.

Work Hours are Monday thru Saturday from 8:00 am to 9:00 pm

Work is not permitted on Sundays & Holidays

Any work outside of these hours is prohibited except by Special Permit of the Building Commissioner

Louis Cavagnaro  
Building Commissioner

#### THE FOLLOWING INSPECTIONS ARE MANDATORY

PLUMBING	Underground: _____	Rough: _____	Final: _____
GAS	Underground: _____	Rough: _____	Final: _____
WIRE	Underground: _____	Rough: _____	Final: _____
MECHANICAL	Rough: _____	Final: _____	
BUILDING	Barehole: _____	Foundation: _____	Frame: _____
		Insulation: _____	Finish: _____

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE VISIBLE TO THE PUBLIC AND NOT TORN DOWN OR REMOVED.

NO SHEETROCK TO BE HUNG UNTIL SIGNED BY THE INSPECTOR.



JAMES J. CIPOLETTA  
Attorney at Law  
5 Fremont Street  
Winthrop, MA 02152  
Telephone 781.289.7777  
[jim@cipoletta.com](mailto:jim@cipoletta.com)

July 14, 2025

Louis Cavagnaro  
Building Inspector  
Legion Building - Rear  
Revere, MA 02151

Re: 22 Naples Road, Revere  
Permit # B25-000401

For and on behalf of Mario S. Marengi, principal in the ownership of the property at 22 Naples Road, Revere, we are hereby surrendering and vacating all rights in Building Permit No. B25-000401 issued on June 16, 2025 for the construction of a canopy at the premises. Mr. Marengi will not be constructing the canopy or any other structure at the premises at this time. The permit is attached hereto. Please record the permit as canceled.

Please contact me should you have any questions or require further information. Thank you for your kind attention.

Very truly yours,

/s/ *James J. Cipoletta*

James J. Cipoletta

JJC: lt  
Enc.



# CITY OF REVERE

BUILDING INSPECTION DEPARTMENT

## BUILDING PERMIT

### 22 NAPLES RD

Permit: B25-000401

Issue Date: 06/12/2025

Cost of Construction: 21780.00

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

THIS CERTIFIES THAT **Tom Marmiani Citywide Services Inc.** has permission to **Canopy** at **22 NAPLES RD** providing that the person accepting this permit shall, in every respect, conform to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to the Construction of Buildings in the City of Revere. Any violation of any of these terms shall result in the immediate revocation of this permit.

No Building, Structure, or Land shall be used or occupied until a certificate of use or occupancy is applied for and issued. This permit shall expire in six months unless work has commenced and proceeds continuously to completion.

Work Hours are Monday thru Saturday from 8:00 am to 9:00 pm

Work is not permitted on Sundays & Holidays

Any work outside of these hours is prohibited except by Special Permit of the Building Commissioner

*[Signature]*  
 Louis Cavagnaro  
 Building Commissioner

#### THE FOLLOWING INSPECTIONS ARE MANDATORY

PLUMBING	Underground: _____	Rough: _____	Final: _____
GAS	Underground: _____	Rough: _____	Final: _____
WIRE	Underground: _____	Rough: _____	Final: _____
MECHANICAL	Rough: _____	Final: _____	
BUILDING	Barehole: _____	Foundation: _____	Frame: _____ Insulation: _____ Finish: _____

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE VISIBLE TO THE PUBLIC AND NOT TORN DOWN OR REMOVED.

NO SHEETROCK TO BE HUNG UNTIL SIGNED BY THE INSPECTOR.

JAMES J. CIPOLETTA  
Attorney at Law  
5 Fremont Street  
Winthrop, MA 02152  
Telephone 781.289.7777  
[jim@cipoletta.com](mailto:jim@cipoletta.com)

July 11, 2025

Ashley Melnik, Clerk  
Revere Board of Appeals  
Revere City Hall  
281 Broadway  
Revere, MA 02152

Re: 22 Naples Road, Revere  
No: A-25-16

Dear Clerk Melnik:

Please note my appearance of counsel for Mario S. Marenghi in the above-referenced case.

Additionally, please note by this letter that my client is simultaneously surrendering and vacating all rights pursuant to Building Permit No. B25-000401 issued on June 16, 2025 for the construction of a canopy at the premises. Mr. Marenghi will not be constructing the canopy or any other structure at the premises at this time.

Please contact me should you have any questions or require further information. Thank you for your kind attention.

Very truly yours,

/s/ *James J. Cipoletta*

James J. Cipoletta

JJC: lt

Enc.

cc: Louis Cavagnaro, Building Inspector  
Client

Attachment: 20250714132707608 (25-186 : Chapter 148 License Revocation - 22 Naples Road)



# CITY OF REVERE

BUILDING INSPECTION DEPARTMENT

## BUILDING PERMIT

### 22 NAPLES RD

Permit: B25-000401

Issue Date: 06/12/2025

Cost of Construction: 21780.00

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

THIS CERTIFIES THAT Tom Marmiani Citywide Services Inc. has permission to Canopy at 22 NAPLES RD providing that the person accepting this permit shall, in every respect, conform to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to the Construction of Buildings in the City of Revere. Any violation of any of these terms shall result in the immediate revocation of this permit.

No Building, Structure, or Land shall be used or occupied until a certificate of use or occupancy is applied for and issued. This permit shall expire in six months unless work has commenced and proceeds continuously to completion.

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Louis Cavnaro  
Building Commissioner

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PLUMBING	Underground: _____	Rough: _____	Final: _____
GAS	Underground: _____	Rough: _____	Final: _____
WIRE	Underground: _____	Rough: _____	Final: _____
MECHANICAL	Rough: _____	Final: _____	
BUILDING	Barehole: _____	Foundation: _____	Frame: _____
		Insulation: _____	Finish: _____

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE VISIBLE TO THE PUBLIC AND NOT TORN DOWN OR REMOVED.  
NO SHEETROCK TO BE HUNG UNTIL SIGNED BY THE INSPECTOR.



**Ashley Melnik**

**From:** fstringi@revere.org  
**Sent:** Wednesday, July 23, 2025 2:20 PM  
**To:** Ashley Melnik; Frank Stringi  
**Subject:** Application Review Comments

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

**From:** Frank Stringi  
**Date:** July 23, 2025  
**Application #:** SPR25-000060  
**Address:** 114 SHIRLEY AVE  
**Description:** New 78 residential unit building  
**Review Status:** Pending

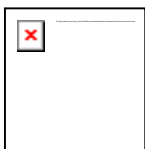
Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit application for the construction of a 78 unit mixed use development at 114 Shirley Ave. and offers the following findings and conditions should the City Council vote to approve the special permit:

1. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan and erosion control plan.
2. The plans must be reviewed and approved by the Fire Dept.
3. Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.
4. The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. Based on the proposed 86 bedrooms, the sewer mitigation fee shall be \$122,980 (this fee shall be adjusted to subtract the existing sewer discharge from the existing structures to be demolished). The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
5. Concrete sidewalks with granite curbing shall be installed along the full frontage of the property including the planting of 3 additional street trees along the Shirley Ave. frontage of the building.
6. All existing drains, water lines and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
7. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee. All open parking areas shall maintain a 6 ft. landscaped buffer between the parking area and the lot line.
8. All rooftop mechanical units shall be set back from building's perimeter in a manner that limits visibility from the street level and include acoustical mitigation and/or noise baffle devises.

9. The developer shall establish a Transportation Demand Management (TDM) Program for the proposed project to be approved by the Site Plan Review Committee. The elements of the TDM program shall include: (a) off street parking shall be limited by leasehold agreements with tenants to the number of off-street parking spaces approved with the project; (b) Prior to leasing, building management will commit to exploring available T-pass programs for residents without vehicles; (c) the leasehold agreements with tenants shall state that the parking charge will be included in the apartment lease; (d) the project shall provide for bicycle parking in the garage at no additional charge to the tenants; (e) In accordance with Section 10.34.020 (G), this residential building shall not be eligible under the residential parking sticker program..
10. In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area. For the purpose of the special permit, 3% of the construction costs shall be based on the increased density of the project as a result of the proposed FAR of 3.72. Therefore, the CIT fee is established at \$97,101.
11. The grading of the lot shall be such that no runoff is diverted to abutting properties and a demolition permit must be obtained in compliance with the Board of Health, DPW, and Fire Dept. regulations for the demolition of the existing structures on the site.

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

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



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## CITY OF REVERE

Patrick M. Keefe Jr.

Mayor

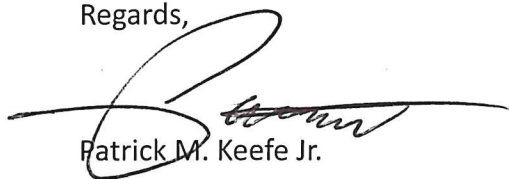
June 14, 2024

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

Dear Honorable Members of the Revere City Council,  
I write to inform you of my appointment of Maria LaVita as Chief of the Revere Police Department, in accordance with Revere Ordinance Chapter 2.60.

After thorough interviews and assessments, I am confident in this decision and that Interim Chief LaVita can maintain the integrity of the Revere Police Department and the City of Revere as a whole. If you have any questions or concerns, please contact my office at [revere\\_mayor@revere.org](mailto:revere_mayor@revere.org) or 781-286-8111.

Regards,



Patrick M. Keefe Jr.



## CITY OF REVERE

Patrick M. Keefe Jr.

Mayor

June 26, 2025

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

Dear Honorable members of the Revere City Council,

I write to inform you of my appointment of Danny Hernandez as Director of the Veterans' Service Office (VSO), in accordance with MGL Chapter 115 Section 10 and Revere Ordinance Chapter 2.69.

Mr. Hernandez has demonstrated the experience and ability to help maintain this department and assist veterans of the City of Revere. If you have any further questions, please feel free to contact my office at [revere\\_mayor@revere.org](mailto:revere_mayor@revere.org) or 781-286-8111.

Regards,



Patrick M. Keefe Jr.

# Danny Hernandez

295 Crescent Ave, Revere, MA 02151 M: (617) 304-6982 specialist\_d@yahoo.com

8 years of Active-Duty service U.S. Army	Transportation Manager – Railroad
Bachelor's degree in Economics	VFW Post 6712 – Chaplin
Bachelor's degree in Management	Military L.I.F.E. – New Hope Assembly
Bi-lingual	Combat Veteran – Operation Iraqi Freedom

## **EXPERIENCE:**

- Develop training strategies and materials to address deficiencies and/or conduct training activities.
- Conduct focused evaluations and reviews to determine authorization quality and accuracy.
- Provide advice, counsel, and instruction to team members on technical and administrative matters.
- Maintain accurate records and documentation in compliance with federal regulations and agency standards.

## **VOLUNTEER:**

- Assisted veteran of all evidence requirements needed to further process of claims with completion of the application and other forms.
- Explains complex benefit program and entitlement criteria to veterans and their representatives, fostering understanding and trust.
- Participated in community outreach initiatives to educate veterans about available services and support.
- Partnered with Revere Veterans Food Pantry.
- Partnered with Saugus Veterans Food Pantry.

## **SKILLS:**

- Proficient oral and written communication skills in combination to administer effective presentations.
- Solid leadership and decision-making skills.
- Solid organization and problem-solving skills.
- Collaborates with multidisciplinary teams to enhance service delivery.

## **EDUCATION:**

- Bachelor of Science (B.S.) in Economics University of Massachusetts Boston, MA – 2009
- Bachelor of Science (B.S.) in Management University of Massachusetts Boston, MA – 2009

## **HISTORY:**

- Keolis Commuter Rail Services – Night Transportation Manger July 2010 – Present
- University of Massachusetts Boston – Student January 2005-May 2009
- United States Army – Soldier June 1997 – March 2005



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

June 26, 2025

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

Dear Honorable members of the Revere City Council,

I write to inform you of my appointment of Victor Pelatere to the Human Rights Commission, in accordance with Revere Ordinance Chapter 9.28. Mr. Pelatere will be filling a commission vacancy that is set to expire on December 6, 2027.

Mr. Pelatere is a lifelong Revere resident and a recent graduate from the Political Science program at Boston University. Victor displays the motivation and eagerness to make a positive impact on the City of Revere through the Human Rights Commission.

Regards,

Patrick M. Keefe Jr.

# Victor Pelatere

pelatere@bu.edu

www.linkedin.com/in/victorpelatere

Boston, MA

## ACADEMIC EXPERIENCE

### **Boston University — Boston, MA**

**September 2022 - May 2026**

*BA candidate Political Science & minor in Philosophy | GPA: 3.5/4.00 | Dean's List Honors spring 24', 25', Fall 25'*

**Clubs and Organizations:** Volunteer Committee Member in Boston University Pre-Law Society, Boston University Undergraduate Philosophy Association, Phi Kappa Tau Fraternity Brotherhood Chair, Outdoor Head Chair for Boston University Rock Climbing, Incoming President of Greater Boston Academic Advancement

## PROFESSIONAL EXPERIENCE

### **Human Resources ADP Summer Analyst at J.P. Morgan Chase & Co. - Jersey City NJ**

**June 2024 - August 2024**

- Supported HR operations through data analysis and reporting, contributing to strategic decision-making processes.
- Gained practical experience into various HR functions such as talent acquisition, and performance management, through shadowing and hands-on learning.
- Contributed to DEI initiatives, fostering an inclusive workplace culture aligned with industry best practices.
- Participated in team initiative to create a case study on employee engagement strategies, showcasing analytical skills and teamwork.

### **Retail Associate at The North Face — Boston, MA**

**August 2023 - January 2025**

- Apply product knowledge to assist customers in finding the right products based on their needs and preferences.
- Efficiently operate cash registers, process sales transactions accurately, and handle returns and exchanges.
- Exceptional customer service, engagement and addressing inquiries, ensuring a positive shopping experience.

### **Immigration Legal Intern at the Law Office Of Alba N. Contreras — Boston MA**

**June 2023 - August 2023**

- Created various legal forms and documents for use in immigration trials, ensuring accuracy with legal standards.
- Demonstrated strong communication skills, providing a supportive environment for clients in the immigration process.
- Worked with attorneys and legal professionals, offering support in various immigration related tasks, and contributing to a positive and productive work environment.
- Conducted legal research and analysis, providing for the preparation of case materials and reports.

### **Teacher's Assistant at Boston University Build Program, Boston MA**

**September 2022 - August 2023**

- Help students from grades 1-5th with math, reading, writing, and science with a 15% class average grade increase by creating creative & digestible lesson plans throughout the year.
- Accompany and supervise students at recess, create trust and relatability with students that allows for more efficient teaching, and enjoy time with them during their lunch.

### **Canvasser for Joe Gravelle for MA House of Representatives, 16th Suffolk District**

**December 2020 - March 2021**

### **Canvasser for Juan Jaramillo for MA House of Representatives, 19th Suffolk District**

**May 2020 - September 2020**

- Actively engaged with voters through door-to-door canvassing, effectively communicating the candidates' platforms, and addressing voter concerns and questions.
- Utilized persuasive communication skills to build rapport and foster connections with a diverse range of community members, resulting in increased voter awareness and support for the candidates.
- Assisted in organizing and executing successful campaign events, including rallies and community forums, contributing to enhanced visibility and voter participation.

## ADDITIONAL SKILLS

- Languages: English (fluent), Portuguese (fluent), Spanish (advanced)
- MS Office Suite
- Project Management

Attachment: Resume\_Victor Pelatere (25-190) : Appointment of Victor Pelatere to the Human Rights Commission)

- Retail experience
- Conflict Management
- Public Speaking & Effective Communication





## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

June 26, 2025

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

Dear Honorable members of the Revere City Council,

I write to inform you of my appointment of Albert Tecci to the Human Rights Commission, in accordance with Revere Ordinance Chapter 9.28. Mr. Tecci will be filling a commission vacancy that is set to expire on September 2, 2027.

Mr. Tecci is a lifelong Revere resident with experience working with diverse populations both personally and professionally. He displays the knowledge and skillset to meaningfully contribute to the Human Rights Commission.

Regards,



Patrick M. Keefe Jr.

## Albert Tecci, LMFT

197 Cushman Ave  
 Revere, MA 02151  
 (781)492-2765  
[A.tecci@gmail.com](mailto:A.tecci@gmail.com)

### EDUCATION

<b>University Of Massachusetts-Boston, Boston, MA</b> <i>CAGS Family Therapy</i>	<b>Sept. 2010-June 2013</b>
<b>University Of Massachusetts-Boston, Boston, MA</b> <i>M.S. Vocational Rehabilitation Counseling</i>	<b>Sept. 2005-June 2007</b>
<b>Sacred Heart University, Fairfield, CT</b> <i>B.S. Psychology</i>	<b>1999-2003</b>

### LICENSING

<b>Marriage and Family Therapist</b> <i>State - Massachusetts</i> <i>License number - 1525</i>	<b>issued June 2015</b>
--	-------------------------

### PROFESSIONAL EXPERIENCE

<b><u>Tufts Health Plan and Point32health</u></b> <b>Utilization Management, Behavioral Health (Outpatient Team)</b> <ul style="list-style-type: none"> <li>Conduct clinical reviews for authorization of service</li> <li>Collaborate with providers to evaluate medical necessity and level of need</li> <li>Coordinate delivery of integrated services</li> <li>Support with management and placement of members waiting for emergent care</li> </ul>	<b>2018-present</b>
<b><u>Independent Private Practice</u></b> <i>Licensed Marriage and Family Therapist</i> <ul style="list-style-type: none"> <li>Provide private counseling for individuals, couples, and families</li> <li>Manage billing for provided services with health insurance plans</li> </ul>	<b>2016-present</b>
<b><u>Children Services of Roxbury</u></b> <b>Interim Outpatient Supervisor (2018-2018)</b> <ul style="list-style-type: none"> <li>Provide clinical support to Outpatient Therapists</li> <li>Manage workflow of documents</li> <li>Support clinicians in tracking insurance authorizations</li> <li>Review assessments</li> </ul> <b>Community Services Agency (2016-2018)</b> <i>Senior ICC</i> <ul style="list-style-type: none"> <li>Supervise team of Intensive Care Coordinators</li> <li>Support Coordinators and families during crises</li> <li>Manage all notes, assessments, and care plans completed by team</li> <li>Coordinate services and billing within CBHI guidelines</li> </ul>	<b>2016-2018</b>
<b><u>The Home for Little Wanderers</u></b> <b>Safe at Home</b> <i>In Home Clinician (2013-2016)</i>	<b>2012-2016</b>

*In Home Therapy Intern (2012-2013)*

- Facilitate in home family therapy visits
- Assist family in developing treatment plan and goals
- Complete CANS and CAFAS assessments
- Coordinate services with other providers
- Supervise interns

**Best Buddies****Audi Best Buddies Challenge****2008-2011***Ride Coach*

- Support event participants with fundraising and training programs
- Manage participant spreadsheets and fundraising database
- Organize services provided for top fundraisers
- Establish an employment support program in cities without a formal Best Buddies Jobs Program

**Best Buddies Massachusetts****2007-2008***Jobs Program Supervisor*

- Provide job development and job coaching support to participants
- Coordinate services with DMR representatives and families
- Supervise Jobs Program team
- Maintain employment data

**North Shore Education Consortium****2006-2007****Embark Program***Vocational Rehabilitation Intern*

- Instruct Vocational/Job Readiness classes
- Develop employment sites for students
- Lead adjustment group for transitional aged students
- Administer assessments

**PROFESSIONAL MEMBERSHIPS**

- CANS Certified
- CAFAS Certified
- AAMFT

**VOLUNTEER EXPERIENCE****Camp Fatima-Exceptional Citizens Week****2009-2014***Assistant Boys Division Head*

- Manage applications and database for volunteers and campers
- Match volunteers with campers
- Supervise interactions for week of camp

**AN ORDINANCE ESTABLISHING ZONING PROVISIONS FOR BATTERY  
ENERGY STORAGE SYSTEMS IN THE CITY OF REVERE**

*Be it ordained as follows:*

**SECTION 1.** Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section:

**§ 17.08.092 Battery energy storage system.**

“Battery energy storage system” or “BESS” shall mean one or more structures on a lot containing batteries and related equipment, assembled together, capable of storing electrical energy in order to supply electrical energy to a power grid at a future time. This includes all accessory equipment on said lot necessary for energy storage including but not limited to inverters, transformers, cooling equipment, switching gear, metering equipment, transmission tie-lines, and other power interconnection facilities and/or a project substation, but does not include public utility owned and operated equipment, regardless of location, or other interconnection equipment to be located on the real property of the public utility or within its right of way, deemed to be necessary by the public utility to facilitate the BESS interconnection with the power grid. This definition and use shall apply to BESS which have an aggregate energy capacity greater than or equal to thirty megawatts (30 MW) and shall not apply to a stand-alone 12-volt vehicle battery or an electric motor vehicle.

**SECTION 2.** Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new row below “Small wind energy facilities” in the Table of Uses:

<b>F. OTHER USES:</b>	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	II
Fill & excavation	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp
Commercial wind energy facilities	no	no	no	no	no	no	no	no	sp	sp	no	no	no	no	sp	yes	sp	sp
Small wind energy facilities	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	yes	sp	sp
Battery energy storage systems	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp	sp	no	n

**SECTION 3.** Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter:

**Ch. 17.30 BATTERY ENERGY STORAGE SYSTEMS**

**§ 17.30.010 Purpose.**

Attachment: Title 17 BESS \_ Council Submission (25-192 : BESS Zoning)

The purpose of this chapter is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of battery energy storage systems. This chapter is intended to be used in conjunction with other regulations adopted by the city, including general Zoning regulations and other controls designed to encourage appropriate land use and the provision of adequate infrastructure development in the city of Revere. This chapter shall be further construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, the State Building Code, State Fire Code, and State Electrical Code. All battery energy storage systems shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems. In the event of any conflict between the provisions of this chapter and the provisions of state law or regulations, the state law and regulations shall prevail.

#### **§ 17.30.020 Definitions.**

“ANSI” shall mean the American National Standards Institute.

“Battery energy storage system” or “BESS” is defined in § 17.08.092 of this title.

“Building Code” shall mean the Massachusetts Building Code, 780 CMR.

“Fire Code” shall mean NFPA 1 and 527 CMR 1.00.

“HazMat” shall mean hazardous materials.

“NFPA” shall mean the National Fire Protection Association.

“NFPA 70” shall mean “National Electric Code” or “NEC” and shall refer to the set of standards for the safe installation of electrical wiring and equipment in the United States.

“NFPA 855” shall mean the Standard for the Installation of Stationary Energy Storage Systems.

“UL 9540” shall mean the standard for Energy Storage Systems and Equipment set by the Underwriters Laboratory.

#### **§ 17.30.030. Use.**

- A. Provided that the use complies with all requirements set forth in this chapter, the construction of a BESS shall be subject to the issuance of a special permit by the city council only in the HB and TED districts. In all other districts, BESS are prohibited.

- B. The applicant shall be required to comply with the site plan review process set forth in Chapter 17.17 of this title as part of their application for a special permit. The site plan review committee shall complete its review of a completed application for a BESS and issue its findings to the city council, who shall then review the completed application pursuant to Article III of Chapter 17.48 of this title.

**§ 17.30.040. Dimensional controls.**

All battery energy storage systems and any building or structure containing or otherwise associated with a battery energy storage system shall comply with the requirements of the applicable provisions of the State Building Code, State Fire Code, State Electrical Code, and NFPA 855. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855.

- A. Height. Each BESS and its associated equipment shall comply with the building height provisions of the zoning district in which it is located.
- B. Setbacks. Each BESS and its associated equipment shall comply with the building setback provisions of the zoning district in which it is located.
- C. Lighting. Each BESS and its associated equipment shall comply with NFPA 855 requirements related to lighting. Other lighting requirements for electrical infrastructure specified in this title, state statute, or code shall be applied so long as they do not conflict with NFPA 855.
- D. Signage. The signage shall comply with ANSI Z535 and shall include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of the BESS, and 24-hour emergency contact information, including reach-back phone number.
  - 1. As required by the State Electrical Code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
  - 2. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.
- E. Security and screening. A BESS shall have a perimeter fence of at least eight (8) feet in height, consistent with requirements established in NFPA 70. A BESS shall also comply with specifications established in NFPA 855 relating to barriers and buffering.
- F. Utility connections. All utility connections from the BESS shall be underground to the nearest utility pole or transformer, unless the applicant demonstrates by substantial evidence that the construction of



such underground facilities would be unreasonable owing to circumstances relating to the soil conditions, shape, or topography of such a site or if the utility provider requires the connections to be above ground. The electrical transformer for the utility interconnections may be above ground if required by the utility provider.

- G. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed not less than thirty (30) days after deemed failed by the BESS operator or cell/module manufacturer. The operator shall notify the Revere Fire Chief in advance if the type of battery or batteries used onsite is to be changed.

#### **§ 17.30.050. Commissioning and safety standards.**

##### **A. Commissioning plan.**

Prior to issuance of a building permit, BESS applicants shall submit a commissioning plan that includes, but is not limited to:

1. An electrical diagram detailing the BESS layout, associated components, and electrical interconnection methods, with all National Electric Code compliant disconnects and over current devices.
2. A preliminary equipment specification sheet that documents the proposed BESS components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to issuance of a building permit.
3. Name, address, and contact information of the proposed system installer and the owner and/or operator of the BESS. Such information of the final system installer shall be submitted prior to the issuance of a building permit. For so long as the system is in use, the operator of the BESS shall provide the Revere Fire Department, Revere Police Department and Building Commissioner with contact information for personnel that can be reached 24-hours a day, and this contact information shall be updated by the operator whenever there is a change in the information.
4. A commissioning report meeting the requirements of NFPA 855 § 6.1.5 shall be submitted prior to final inspection.

##### **B. Safety requirements.**

A BESS shall comply with the latest published version of NFPA 855 at the date of the submission of the application.

Prior to issuance of a building permit, BESS applicants are required to:

1. Submit an emergency response plan as an appendix to the project application which shall be approved by the Revere Fire Chief. A copy of

the approved plan shall be provided to the Revere Fire Department and Revere Police Department.

- a. This plan shall include, but not be limited to, procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions; procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing; procedures to be followed in response to notifications that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to first responders for potentially hazardous conditions in the event of a system failure; and other procedures as determined necessary by the city to provide for the safety of occupants, neighboring properties, and first responders.
2. Submit a plan as an appendix to the project application for offering site-specific training to the local fire department and emergency personnel prior to commencing operation.
  - a. This plan shall include, but not be limited to, training on emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions; training to sound the alarm, evacuate personnel, de-energize equipment, and control and extinguish the fire; and procedures and schedules for conducting drills of these procedures with local first responders.
3. Conduct hazard mitigation analyses if specified by NFPA 855.
- C. Equipment certification.  
All batteries integrated within the BESS shall be listed under UL 1973. The BESS shall be listed in accordance with UL 9540, either from the manufacturer or by field evaluation.
- D. No hazardous materials or waste shall be discharged on the site of any BESS. If any hazardous materials or wastes are to be used on site, there shall be provisions for full containment of such materials or waste. An enclosed containment area may be required to meet this requirement. The BESS shall also be designed to prevent unauthorized access.
  1. For so long as the system is in use, the BESS shall have on file with the Revere Fire Department procedures for the safe disposal of BESS equipment damaged in a fire or other emergency event, including maintaining contact information for HazMat personnel available 24-

hours a day to safely remove damaged BESS equipment from the site. The expense of such service shall be borne by the owner of the BESS where the removal occurred.

- E. The operator of a BESS shall be required to have an official representative onsite at the BESS not later than two hours after notification by the Fire Chief, Police Chief, or their designee.

**§ 17.30.060. Abandonment or discontinuation of use.**

- A. Removal requirements. Any BESS that has reached the end of its useful life or has been abandoned shall be removed in a way that ensures the return of the property to a useful condition. When the BESS is scheduled to be decommissioned, the applicant shall notify the city by certified mail of the proposed date of discontinued operations and plans for removal. The owner/operator of the BESS shall physically remove the BESS no more than one hundred and fifty (150) days after the date of discontinued operations. At the time of removal, the BESS site shall be restored to the state it was in before the system was constructed or any other legally authorized use. More specifically, decommissioning shall include, but is not limited to, the following:
  - 1. Physical removal of all battery energy storage systems, equipment, security and fencing barriers, and transmission lines from the site.
  - 2. Disposal of all solid and hazardous waste in accordance with local and state waste disposal regulations.
- B. Abandonment. Absent notice of a proposed date of decommissioning, the BESS shall be considered abandoned when the system fails to operate for more than one year without the written consent of the city council. If the applicant fails to remove the BESS in accordance with the requirements of this subsection within one hundred and fifty (150) days of abandonment or the proposed date of decommissioning, the city shall have the authority to enter the property and physically remove the system.
- C. The city council may require the applicant to provide, at the time of issuance of the special permit, a form of surety, either through an escrow account, bond or otherwise, to cover the cost of removal in the event the city must remove the system, in an amount and form determined to be reasonable by the city council, but in no event in the excess of one hundred and twenty-five percent (125%) of the cost of removal and compliance with the requirements of this subsection. Such surety shall not be required for municipally- or state-owned systems. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer.

**§ 17.30.070 Independent consultants.**

Upon submission of an application for a special permit, the city council may hire outside consultants for a peer review of the application, whose services shall be paid for by the applicant.

**SECTION 4.** This ordinance shall take effect upon its passage.

# City of Revere, Massachusetts

**Tom Skwierawski**

*Chief of Planning and Community Development*

Department of Planning and Community Development

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



**Patrick M. Keefe Jr.**

*Mayor*

**July 23, 2025**

**TO:** Revere City Council

**FR:** Tom Skwierawski, Chief of DPCD *TS*

**RE:** **Zoning for battery energy storage systems.**

**CC:** Acting Chief Cullen, Revere Fire Department  
Louis Cavagnaro, Building Commissioner  
Claire Inzerillo, Policy Writer and Analyst

Councilors:

I write to request a public hearing on the attached Zoning amendments which provide regulations for the use of Battery energy storage systems (BESS) in the TED and HB districts of the City of Revere. The electric energy system in our region is undergoing dramatic changes, with new technologies and infrastructural investment occurring rapidly. Grid-connected BESS are being deployed as part of utility substations and transmission systems and as part of solar and wind electric generation projects, and it is a land use that can have value at any point on the electric grid.

Revere already hosts various energy storage land uses, most notably in the form of gas stations (underground tanks storing thousands of gallons of volatile fuel) and propane storage. As a use, BESS would be regulated not only through these Zoning amendments, but by National Fire Prevention Association standard 855 (NFPA 855), the National Electric Code (NFPA 70), the Fire Code (NFPA 1 and 527 CMR) the Building Code (780 CMR), the American National Standards Institute (ANSI), and the Underwriters Laboratory (specifically UL 9540). The Zoning before you tonight regulate BESS with an aggregate energy capacity greater than or equal to 30 MW and excludes stand-alone 12-volt car batteries and electric cars. These provisions were crafted with input from industry experts, the Revere Fire Department, and the Solicitor's Office to ensure compliance with BESS' protected use under M.G.L. c. 40A, § 3. I can assure this Council that safety of our first responders is prioritized at every step of the application process, from Site Plan Review to final issuance of a building permit. I look forward to a thorough and thoughtful review by the Council.

Attachment: Title 17 - Council Submission Letter signed (25-192 : BESS Zoning)





# City of Revere

## CFO/City Auditor/Budget Director

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

Richard Viscay  
CFO/City Auditor/Budget Director

July 23, 2025

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

RE: FY2025 Year End – Free Cash Appropriations

Dear Council President Silvestri,

Please find attached a copy of a verification of available funds for the following requests for Free Cash appropriations. A summary of the reasoning for the requests is listed below.

- Police Details Account: \$300,000
  - a. This appropriation is to fund the police detail account as per the latest collective bargaining agreement between the city and the police department. This will allow us to pay officers in a timely manner as we await payment from the respective vendors who are billed for said details.
- DPW Street Lighting: \$270,000
  - a. This appropriation is needed to ensure that the street lighting account will close without an appropriation deficit. The Superintendent of Public Works and City Auditor will be working closely in FY2026 to ensure that this line item is funded properly going forward for a 12-month cycle of utility costs for all the streetlights throughout the City.
- Workers' Compensation Trust: \$431,074
  - a. This appropriation will cover the deficit incurred for workers compensation cases for FY2025, as well as provide funding for claims in FY2026. The City recently has switched vendors to help control these costs and manage cases more closely and efficiently.

I will be attending Monday's meeting to answer any questions that may arise, however, in the meantime, please do not hesitate to contact me in advance if you have any questions.

Best regards,

Richard Viscay  
Chief Financial Officer/City Auditor/Budget Director

Cc: Patrick M. Keefe, Jr., Mayor  
Assunta Newton, Assistant Budget Director

Attachment

Attachment: Year End Free Cash Appropriations (25-193 : FY2025 Year End-Free Cash Appropriations)





# City of Revere

## Chief Financial Officer/City Auditor

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

Richard Viscay  
CFO/City Auditor

### MEMORANDUM

To: Mayor Patrick M. Keefe, Jr.  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: July 23, 2025  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM: General Fund Free Cash (01001-596000)	\$1,001,074
Available Balance:	\$1,001,074
TO: Police Details Account (89210-497000)	\$300,000
TO: Street Lighting (014242-520400)	\$270,000
TO: Workers' Compensation Trust (84041-497000)	\$431,074

Based on the amount available as of July 23, 2025, there are sufficient funds to support such a transfer.

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

Reviewed by \_\_\_\_\_

For Audit Use Only:

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



# City of Revere

## CFO/City Auditor/Budget Director

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

**Richard Viscay**  
CFO/City Auditor/Budget Director

July 23, 2025

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

RE: FY2025 Year End – Water/Sewer Stabilization Fund transfer

Dear Council President Silvestri,

Please find attached a copy of a verification of available funds to allocate \$2,000,000 from the City's Water/Sewer Stabilization Fund to balance the FY2025 Water/Sewer Enterprise Fund.

As you may recall, as part of the FY2025 Water/Sewer Enterprise Fund budget approval, the City informed the Council that this subsidy would be necessary to avoid a revenue deficit which the City would be required to cover as part of setting the City's FY2026 tax rate.

Preliminary revenue figures for FY2025 without this transfer fall short by approximately \$1,850,000. This shortfall was anticipated due to the city holding the rate increase for FY2025 to 4.25%, which was the last year of a three-year rate structure that held increases at 4.25% for FY2023, 2024, and 2025.

By approving this transfer, we will avoid any revenue deficit in the Water/Sewer Enterprise Fund that would otherwise need to be raised as part of certifying the tax rate for FY2026, and, as such, I strongly urge favorable action to this transfer request.

I will be attending Monday's meeting to answer any questions that may arise, however, in the meantime, please do not hesitate to contact me in advance if you have any questions.

Best regards,

Richard Viscay  
Chief Financial Officer/City Auditor/Budget Director

Cc: Patrick M. Keefe, Jr., Mayor  
Chris Ciaramella, Superintendent of Public Works  
Assunta Newton, Assistant Budget Director

Attachment

Attachment: Year End Water\_Sewer Stabilization Fund Transfer (25-194 : FY2025 Year End Water & Sewer Stabilization Fund Transfer)



# City of Revere

## Chief Financial Officer/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

### MEMORANDUM

To: Mayor Patrick M. Keefe, Jr.  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: July 23, 2025  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Water Sewer Stabilization Fund (84401-596000)	\$2,000,000
	<i>Available Balance:</i>	<i>\$5,630,609.90</i>
TO:	FY2026 Water Sewer Enterprise Fund (60001-497000)	\$2,000,000

Based on the amount available as of July 23, 2025, there are sufficient funds to support such a transfer.

Account verified by XU

Reviewed by My

For Audit Use Only:

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





**City of Revere**  
**CFO/City Auditor/Budget Director**  
281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor/Budget Director**

July 23, 2025

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

RE: FY2025 Year End Transfers

Dear Council President Silvestri,

Please find attached a copy of General Fund and Enterprise Fund transfers necessary to ensure that the City closes fiscal year 2025 with no appropriation deficits.

I will be attending Monday's meeting to answer any questions that may arise, however, in the meantime, please do not hesitate to contact me in advance if you have any questions.

Best regards,

Richard Viscay  
Chief Financial Officer/City Auditor/Budget Director

Cc: Patrick M. Keefe, Jr., Mayor  
Assunta Newton, Assistant Budget Director

Attachment

Attachment: Year End Transfers (25-195 : FY2025 Year End Transfers)

**General Fund****Transfer From:**

011211	510100	Mayor	PERM SAL	47,500
011217	572200	Mayor	MAYOR MUN	26,500
011457	572100	Collector/ Treasurer	BANKING SR	30,000
011654	540000	License Commission	OFF SUPP	1
011841	510100	Engineering	PERM SAL	105,500
011842	525000	Engineering	CONT SRVS	25,000
012202	520800	Fire	GAS & OIL	87,000
012202	524500	Fire	MAINT/REPR	26,000
012302	525000	MNRECC	CONT SRVS	423,400
012411	512301	Municipal Inspections	ED INCENTV	36,000
012951	510100	Parking	PERM SAL	20,000
012951	517100	Parking	CROSS GDS	123,500
014222	527800	DPW Highway	INFRA	44,500
015221	510100	Public Health	PERM SAL	51,000
015431	510100	Veterans	PERM SAL	34,000
015437	571500	Veterans	VETS BENEF	275,000
016107	573500	Library	LOC MATCH	10,000
016511	510101	Health & Wellness	OTHER SAL	63,000
016917	570000	Historical & Cultural	OTHER EXPS	10,000

**1,437,901****Transfer To:**

011251	510100	Human Resources	PERM SAL	14,500
011351	516600	Auditing	SICK LEAVE	17,500
011381	516600	Purchasing	SICK LEAVE	3,500
011384	540000	Purchasing	OFF SUPP	15,000
011402	525000	IT	CONT SRVS	50,000
011411	510100	Assessors	PERM SAL	14,000
011451	510100	Collector/ Treasurer	PERM SAL	21,500
011511	516600	Solicitor	SICK LEAVE	6,200
011517	571300	Solicitor	SETTLEMENT	154,000
011611	516600	City Clerk	SICK LEAVE	5,500
011651	510100	License Commission	PERM SAL	1
011711	510100	Conservation Commission	PERM SAL	5,500
011821	510100	Community Development	PERM SAL	28,000
012201	510100	Fire	PERM SAL	232,000
012954	540000	Parking	OFF SUPP	74,000
014201	510100	DPW General	PERM SAL	26,000
014201	516600	DPW General	SICK LEAVE	8,200
014221	510100	DPW Highway	PERM SAL	92,000
014231	510100	DPW Parks	PERM SAL	57,000
014241	510100	DPW Facilities	PERM SAL	26,500
016501	510103	Parks & Recreation	CUST	33,000
019001	512100	Unclassified	MEDICARE T	319,000
019407	570900	Unclassified	INSURANCE	180,000
019111	511800	Unclassified	CONTRIB	55,000

**1,437,901**

Attachment: Year End Transfers (25-195 : FY2025 Year End Transfers)

**Water Sewer Enterprise Fund****Transfer From:**

604302	521200	DPW - WATER/SEWER	MWRA SEWER	91,452	
604302	521300	DPW - WATER/SEWER	MWRA WATER	13,750	

105,202

**Transfer To:**

604309	591200	DPW - WATER/SEWER	NOTES AND BONDS	105,202	
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105,202

**Solid Waste Enterprise Fund****Transfer From:**

624232	521450	DPW - Solid Waste	RECYCDISP	9,000	
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9,000

**Transfer To:**

624231	510100	DPW - Solid Waste	PERM SAL	9,000	
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9,000





# Revere City Council

281 BROADWAY, REVERE, MASSACHUSETTS 02151

**Jon Vander Ark**  
**CEO, Republic Services**  
**18500 N Allied Way,**  
**Phoenix, AZ 85054**

July 17, 2025

Dear Mr. Vander Ark,

We are writing to you as the elected representatives of the City of Revere, Massachusetts where Republic Services houses one of its facilities. Our city of over 60,000, sits just outside of our state's capital and has historically been a working class city. Home to the country's first public beach, we pride ourselves on the public services and spaces and the private partnerships that exist here. **However, of late, we are wholly disappointed that a company, your company, which functions within our jurisdiction has turned its back on the blue collar values that make our city great.**

This august body has been paying close attention to the contract negotiations between your company and your workers, represented by Teamster's Local 25. Many of us have walked the strike line with them in the past few weeks and heard loud and clear some of their concerns, which we share, and what you are offering at the table: **health insurance hell-bent on denying and delaying quality affordable care, some of the lowest wages in the waste management industry, and the creation of a dystopian surveillance state within your own company with the intent of retaliating against workers and sowing division and distrust amongst your rank and file workers.**

The inequitable conditions that your negotiation team has forced on workers through these contract negotiations has now led to an increasingly alarming public health concern as hospital and restaurant dumpsters overflow, rodents over take streets across Eastern, Massachusetts, and homes in the region go days, even weeks without waste pick up.

Attachment: Local 25 (3) (25-196 : Letter of Support for Teamsters Local 25 - Republic Services)

Now, these issues may not mean much to you and your \$13-million compensation package, roughly 150 times more than the compensation package you offer your average Massachusetts worker, but for us here in the City of Revere and to the members of Teamsters Local 25, resolving these issues is about dignity in the workplace and for our community.

**We urge you to respect the work and the dignity of your workers and return to the table prepared to do right by the hardworking members of Local 25 and the communities they serve and settle this contract immediately by addressing these issues.**

Sincerely,

**Council President, Marc Silvestri  
Ward 4 Councilor, Paul Argenzio  
Ward 3 Councilor, Anthony Cogliandro  
Ward 6 Councilor, Chris Giannino  
Ward 5 Councilor, Angela Guarino-Sawaya  
Councillor At-Large, Robert Haas III  
Councilor At-Large, Juan Pablo Jaramillo  
Councilor At-Large, Michelle Kelley  
Ward 1 Councilor, Joanne McKenna  
Ward 2 Councilor, Ira Novoselsky  
Councilor At-Large, Anthony Zambuto**