



CITY COUNCIL  
Regular Meeting

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

Calendar

Monday, August 23, 2021, 6:00 PM

**5:30PM Legislative Affairs Sub-Committee Meeting**

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

**Salute to the Flag**

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of July 12, 2021

3. **21-241** That the Revere City Council award Certificates of Appreciation to the Momentum Athletic Club for their outstanding performances at the National Youth Outdoor Championship in Georgia.

4. **21-246** National Grid, Verizon, RCN, and Comcast will address the City Council relative to ongoing utility work and double poles.

**Public Hearings**

5. **21-247** Hearing called as ordered on the application of The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, 1 Congress Street, Boston, MA 02114 requesting an amendment to Title 17 of the Revised Ordinances of the City of Revere relative to the Suffolk Downs Overlay District.

6. **21-248** Hearing called as ordered on the application of The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, 1 Congress Street, Boston, MA 02114 requesting an amendment to a master plan PUD special permit allowing for redevelopment within the Suffolk Downs Overlay District created pursuant to Chapter 17.26 of the Revised Ordinances of the City of Revere.

7. **21-249** Hearing called as ordered on the application of Mikeith, LLC, 74 Regina Road, Lynn, MA seeking permission from the Revere City Council to modify and expand a nonconforming eight (8) unit apartment structure by establishing and confirming the existing ten (10) units within the apartment structure at 565-567 Beach Street, Revere, MA 02151.

**Unfinished Business**

8. **21-243** Motion presented by Council President Zambuto: That Rule 20 - Presentation of Awards of City Council Rules of Order be amended as follows: The maker of the motion offering the certificate(s) shall be responsible for the cost of materials for the certificate(s) at \$5.00 per certificate. The cost includes 1 presentation folder, 1 certificate, and 1 gold seal. Total cost shall be paid in full prior to the presentation and shall be paid to the Office of the City Clerk Office Materials Account.

**Legislative Affairs Sub-Committee Report**

9. **21-211** An Ordinance Further Amending the Short-Term Rental Ordinance.

**Appointments Sub-Committee Report**

10. **21-174** Comm. from the Mayor relative to the Appointment of Sara Boukdad to Zoning Board of Appeals
11. **21-213** Communication from the Mayor relative to the Appointment of Earthwork Industries as Licensed Drain Layer

**Communications**

12. **21-250** Communication from the Election Commissioner requesting approval for early voting in person.
13. **21-251** Communication from the Election Commissioner requesting approval of the Warrant for the Preliminary Election on Tuesday, September 14, 2021.
14. **21-252** Communication from the Chief of Police presenting the Fiscal Year 2021 Edward Byrne Memorial Justice Assistance Grant Program.
15. **21-253** Communication from Anthony Cogliandro, 105 Newman St., Revere, MA requesting that the City of Revere provide small business owners with free metered parking at their business locations.
16. **21-254** Communication from Anthony Cogliandro, 105 Newman St., requesting that the City of Revere install two crosswalks on Ward Street.
17. **21-255** Communication from the City Auditor relative to the RevereTV appropriation.
18. **21-256** Communication from the City Auditor relative to the Transportation Network Infrastructure Fund appropriation.
19. **21-257** Communication from the City Auditor relative to bond authorizations for the Fiscal Year 2022 Capital Improvement Plan.
20. **21-258** Communication from the Mayor regarding an appropriation from the Community Improvement Trust Fund for the Northern Strand Trail underpass art improvements.
21. **21-259** Communication from the Mayor regarding an appropriation from the Community Improvement Trust Fund for a mural project on the MBTA building adjacent to Butler Circle.
22. **21-260** Communication from the Mayor regarding a Resolution designating Costa Park for conservation and recreational use in perpetuity.

- 23. **21-261** Communication from the Mayor relative to Appointment of John Shue to Conservation Commission
- 24. **21-262** Communication from the Mayor regarding the appointment of Dr. Drew Bunker to Board of Health.
- 25. **21-263** Communication from the Mayor regarding the appointment of Anayochukwu Osueke to the Affordable Housing Trust Fund.

**Motions**

- 26. **21-264** Motion presented by Councillor Rotondo: That the City Council order to a public hearing the following amendment to the Revised Ordinances of the City of Revere: Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding a new Chapter 17.27 Affordable Housing and Section 17.27.010 Percentage of Rental Units Designated for Affordable Housing - Any new development of housing with 100 units or more must designate at least 15% of all units as affordable rental units per state and federal guidelines.
- 27. **21-265** Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of a public/private partnership to convert the Municipal Parking lot on Central Avenue into affordable housing with commercial space and parking.
- 28. **21-266** Motion presented by Councillor Rotondo: That the City of Revere provide public wifi at city-owned parks and squares utilizing ETP funds, online advertisers, and donations.
- 29. **21-267** Motion presented by Councillor Rotondo: That the Mayor request the Superintendent of Public Schools, Director of Finance, City Engineer, Chief of Planning & Community Development, the City Planner, School Committeeman Ferrante, and a representative from Left Field Group to provide an update on the new High School Building project to include plans, potential location selection sites, cost of takings, and cost (approximate \$300,000,000).
- 30. **21-268** Motion presented by Councillor Rotondo: That the Mayor direct the DPW to clear Grayson Path from 58 Haskell Avenue to the Everett Line.
- 31. **21-269** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of dedicating \$2 million for home improvement infrastructure.
- 32. **21-270** Motion presented by Councillor Morabito: That the Mayor be requested to investigate the feasibility of installing and funding kids play sprinklers or spray fountains in all wards throughout the City.
- 33. **21-271** Motion presented by Councillor McKenna: That the Mayor be requested to proceed with the taking of McMackin Field by eminent domain in accordance with the provisions of Massachusetts General Laws Chapter 79.
- 34. **21-272** Motion presented by Councillor Serino: That the Mayor or appropriate department be requested to communicate to Amazon that it is expected that their delivery drivers follow the rules of the road and obey local traffic ordinances.

35. **21-273** Motion presented by Councillor Rotondo: That the Mayor request the City Solicitor to draft special legislation to permit the City to charge driverless vehicles a fee for every mile driven in the City.
36. **21-274** Motion presented by Councillor Rotondo: That the Mayor request the Chief of Police to increase patrol and traffic enforcement, particularly relating to the use of dirt bikes.
37. **21-275** Motion presented by Councillor Rotondo: That the Mayor request the High School Building Committee to televise its meetings. Further, that all preliminary scope of work from the committee be provide to the Revere City Council.
38. **21-276** Motion presented by Councillor Keefe, Councillor Morabito, Council Vice-President Visconti: That the City Council award a Certificate of Commendation to Kayla & Jordan Martelli for holding their 10th annual Alex's Lemonade Stand to raise funds for childhood cancer research and treatment. To date, the Martelli's have raised over \$50,000 through their fundraiser.
39. **21-277** Motion presented by Councillor Keefe: That the following ordinance amendment be ordered to a public hearing: An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere Section 1. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Residential use”. Section 2. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Commercial use”. Section 2. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence.
40. **21-278** Motion presented by Councillor Rotondo: That the Mayor request the Traffic Commission to provide resident parking passes for the residents of the Jack Satter House and that ten (10) home care provider parking passes be provided to the administration of the Jack Satter House for their use. Further, that the Mayor request our State Delegation to request that DCR investigate the feasibility of providing visitor passes for residents at the Jack Satter House and other properties located on Revere Beach Boulevard.
41. **21-279** Motion presented by Councillor McKenna: That the Mayor request the DPW to widen a section of Bellingham Avenue from #2 - #178. In order for the City to comply with ADA laws, sidewalk parking on Bellingham Avenue was prohibited and therefore, during the recent fire in Beachmont, fire apparatuses could not maneuver down Bellingham Avenue due to the new curb to curb parking. In addition, residents parked along this section of Bellingham Avenue frequently experience car damage because of how narrow this section is.



42. **21-280** Motion presented by Councillor McKenna: That the Mayor request the Traffic Commission to designate four (4) 24-hour resident only parking spaces in the Central Avenue Municipal Parking Lot for the residents of Aucella Court and Central Avenue Rear. The Traffic Commission overlooked the residents living on these streets when metered parking was established in the Central Avenue Municipal Parking Lot.
43. **21-281** Motion presented by Councillor Serino: That the Mayor instruct National Grid to install street lamps on Poles 3960, 3960 1/2, and 3961 on Salem Street in North Revere, before Sully's Curve opposite the entrance to Overlook Ridge. At night, particularly in bad weather, this stretch of roadway is dark and poses a safety issue.
44. **21-282** Motion presented by Councillor Powers: That the Mayor direct the DPW to repair the seawall in front of 131 Rice Avenue. Further, that an assessment of the entire wall be made to detect any other portions of the wall that may be deteriorating. Further, that the City Solicitor and City Engineer make a determination as to who is responsible for maintaining the wall.
45. **21-283** Motion presented by Councillor Novoselsky: That the Mayor request DCR Traffic Engineering to redesign the intersection of Revere Beach Parkway and Campbell Avenue to change the contour to restrict the turning of traffic onto Campbell Avenue from the Revere Beach Parkway and reduce the length of the crosswalk across Campbell Avenue for the safety of pedestrians.
46. **21-284** Motion presented by Councillor Novoselsky: That the Mayor request DCR Traffic Engineering to redesign the intersection of Revere Beach Parkway and Hillside Avenue to change the configuration reduce the length of the crosswalk across Hillside Avenue for the safety of pedestrians and paint the appropriate crosswalk.
47. **21-285** Motion presented by Councillor Novoselsky: That the Mayor request DCR to provide a copy of the DCR Master Plan for Revere Beach Boulevard and the length of Ocean Avenue from Revere Street to Revere Beach Parkway.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, July 12, 2021

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

**Salute to the Flag**

1 Roll Call of Members

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

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

**RESULT: ACCEPTED**

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

Councillor Rotondo awarded Certificates of Merit to the Covid-19 Vaccine Ambassadors.

**RESULT: PLACED ON FILE**

**Communications**

4 21-230 Communication from the City Auditor relative to FY21 Year End Transfers

Rich Viscay, Director of Finance addressed the City Council on the end of year transfers for the purpose of closing out the books for Fiscal Year 2021.

**"SHALL THE CITY COUNCIL APPROVE THE 2021 FISCAL YEAR END**

Minutes Acceptance: Minutes of Jul 12, 2021 6:00 PM (Salute to the Flag)

**TRANSFERS AS REPORTED IN THE CITY AUDITOR'S JULY 12, 2021 REPORT?"**

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

- 5      21-232      Communication from the City Auditor relative to Free Cash Appropriations - Year End

Rich Viscay, Director of Finance addressed the City Council on the end of year Free Cash transfers.

**"SHALL THE CITY COUNCIL APPROVE A TRANSFER FROM FREE CASH IN THE AMOUNT OF \$550,000 TO VARIOUS FUNDS AS REPORTED IN THE JULY 7, 2021 VERIFICATION OF FUNDS AS FOLLOWS: \$100,000 Affordable Housing Trust Fund, \$125,000 Sand Sculpting Festival, \$350,000 Solid Waste Fund - Trash Disposal"**

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

**Public Hearings**

- 6      21-211      Hearing called as ordered on An Ordinance Further Amending the Short-Term Rental Ordinance.

**Proponents**

Nick Catinazzo, Director of Inspectional Services

**Opponents**

none

Reuben Kantor, Chief of Data and Innovation addressed the Council and indicated that the software used to track short-term rentals will scrape information for all available short-term rental websites (i.e. AirBnB and VRBO).

<b>RESULT:</b>	<b>REFERRED TO LEGISLATIVE AFFAIRS</b>
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- 7      21-227      Hearing called as ordered on the application of Revere Hotel Realty, LLC, 405 American Legion Highway, Revere, MA 02151 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 4,455 gallons of flammable liquids and 146 gallons of combustible liquids to be contained within 81 vehicles parked underneath a hotel structure at 405 American Legion Highway, Revere, MA 02151.

**Proponents**

Paul Moan, P.E. Consultant  
Code Red Consultants, LLC

**Opponents**

none

**“SHALL THE CITY COUNCIL GRANT A CHAPTER 148 LICENSE FOR A PARKING GARAGE AT 405 AMERICAN LEGION HIGHWAY?”**

Mr. Moan indicated during his presentation, clarified that the number of vehicles parked underneath the structure is 22, and that the total number of available parking spaces which includes open air parking is 81.

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Reconsideration fails.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [7 TO 4]</b>
<b>AYES:</b>	Keefe, McKenna, Morabito, Novoselsky, Powers, Visconti, Zambuto
<b>NAYS:</b>	Giannino, Guinasso, Serino, Rotondo

- 8      21-228      Hearing called as ordered on the application of 90 Ocean Owner, LLC, One Beacon Street, 15th Floor, Boston, MA 02108 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 1,500 gallons of flammable liquids to be contained within 75 vehicles parked underneath a multifamily residential structure at 90 Ocean Avenue, Revere, MA 02151.

**Proponents**

Kari-Ann Greene, Esq.  
Attorney for the Applicant

**Opponents**

none

**“SHALL THE CITY COUNCIL GRANT A CHAPTER 148 LICENSE FOR A PARKING GARAGE AT 90 OCEAN AVENUE?”**

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

**Legislative Affairs Sub-Committee Report**

The Legislative Affairs Sub-Committee met on Monday evening at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members presented were Councillors Keefe, Novoselsky, Powers, Visconti, Zambuto (ex-officio), and Chairman Morabito.

There were three matters before the committee:

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

Councillor Serino offered an amendment to the proposed ordinance as follows: Section 6.01.170(A)(iii) is hereby amended by striking, ",and no doggie daycare or similar pet sitting personnel shall be permitted to utilize the park with clients' dogs when the number of dogs exceeds two per handler."

Councillor Novoselsky offered an amendment to the proposed ordinance as follows: Ordinance Title and Chapter is amended to apply to all Dog Parks in general as opposed to solely applying to the West Revere Dog Park. Councillor Novoselsky is anticipating the construction of a dog park in Ward Two.

Both amendments were received favorably by the committee and the ordinance as amended will be reported to the City Council with a favorable recommendation.

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

Councillor Rotondo addressed his motion and is requesting that it be approved as similar services are offered in hospitals. The committee offered a favorable recommendation for approval to the City Council. Councillor Giannino is recorded as recused from discussion on this motion.

**21-172** An Ordinance Establishing the Affordable Housing Trust Fund. (This item will be discussed in a joint meeting with the Zoning Sub-Committee, Chaired by Councillor Keefe)

The Zoning Sub-Committee members joined the Legislative Affairs Sub-Committee members to discuss this ordinance. Zoning Sub-Committee members present were Councillors Giannino, Guinasso, Serino, Visconti, Zambuto (ex-officio), and Chairman Keefe.

Several residents addressed the joint sub-committee and spoke in favor of the proposed ordinance. Marc Silvestri, 501 Revere Beach Parkway - Pam Ross, 211 Lantern Road - Valentina, 370 Ocean Avenue - David DeMattia, 226 Cooledge Street - Jose Guzman, 157 Shirley Avenue - and Manuel Carrero, Jr., 17 Waverly Avenue.

The committee offered a unanimous favorable recommendation to the City Council on the ordinance to be approved as submitted.

- 9      **21-128** Motion presented by Councillor Rotondo: That the City council request the State Delegation amend the Open Meeting Law through legislation in which translation of multiple foreign languages are used in the notification process on all spectrums of medium used to comply with the current legislation.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [9 TO 0]</b>
<b>AYES:</b>	Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Rotondo, Visconti, Zambuto
<b>RECUSED:</b>	Giannino, Serino

10      21-172      An Ordinance Establishing an Affordable Housing Trust Fund.

**I.      AN ORDINANCE FURTHER AMENDING TITLE 2 OF THE ORDINANCES OF THE CITY OF REVERE ESTABLISHING THE AFFORDABLE HOUSING TRUST FUND.**

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

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

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

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

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

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

#### **2.90.20 - Powers and duties.**

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

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

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

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

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

### **2.90.030 - Records; annual report.**



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

**2.90.040 - Affordable housing trust fund.**

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

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

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

- June 21, 2021            Ordered to first reading.
- July 12, 2021            Ordered on a second reading.
- July 12, 2021            Ordered on a third and final reading.
- July 12, 2021            Ordered Engrossed and Ordained on a Roll Call.

Councillor Morabito requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Reconsideration fails.

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

11            21-195            21-195 : An Ordinance Establishing Rules and Regulations for Dog Parks

**An Ordinance Establishing Rules and Regulations for Dog Parks**

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

6.01.170 - Dog Parks

Whereas, the provisions of this section are intended to be rules and regulations for maintaining order at Dog Parks in the City of Revere, Massachusetts:

A. Rules and Regulations

Minutes Acceptance: Minutes of Jul 12, 2021 6:00 PM (Salute to the Flag)

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

#### B. Enforcement

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

#### C. Penalties

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

June 21, 2021	Ordered to first reading.
July 12, 2021	Ordered to a second reading, as amended.
July 12, 2021	Ordered on a second reading, as amended.
July 12, 2021	Ordered on a third and final reading, as amended.

July 12, 2021

Ordered Engrossed and Ordained, as amended on a Roll Call.

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

### Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday evening at 5:45PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, Zambuto (ex-officio), and Chairman Guinasso.

There were several appointments before the committee for consideration:

**21-107** Re-appointment of Tufts Construction as a Licensed Drain Layer.

Tufts Constructions appeared before the committee and received a favorable recommendation, which will be reported out as such to the City Council.

**21-212** Appointment of J.R. Vinagro as a Licensed Drain Layer.

J.R. Vinagro appeared before the committee and received a favorable recommendation, which will be reported out as such to the City Council.

**21-213** Re-appointment of Earthwork Industries as a Licensed Drain Layer.

Earthwork Industries did not appear before the committee. Under the instruction of the Chairman, this appointment will remain in committee. Failure of the appointee to appear at the next meeting will result in a recommendation to deny the appointment request.

**21-231** Appointment of Commonwealth Construction & Consulting as a Licensed Drain Layer.

Commonwealth Construction & Consulting appeared before the committee and received a favorable recommendation, which will be reported out as such to the City Council.

**21-233** Appointment of Zachary Bisconti to the Conservation Commission.

Mr. Bisconti addressed the committee via Zoom. Due to several members recently resigning from the Conservation Commission it was imperative that this appointment be confirmed. Mr. Bisconti received a favorable recommendation and will be reported to the City Council for confirmation.

**21-234** Appointment of Nathalie Pardo to the Conservation Commission.

Ms. Pardo addressed the committee via Zoom. Due to several members recently resigning from the Conservation Commission it was imperative that this appointment be confirmed. Ms. Pardo received a favorable recommendation and will be reported to the City Council for confirmation.

- 12      21-107      Communication from the Mayor relative to the appointment of Tufts Construction as Licensed Drain Layer.

**"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF TUFTS CONSTRUCTION AS A LICENSED DRAIN LAYER?"**

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

- 13      21-212      Communication from the Mayor relative to the Appointment of J.R. Vinagro as Licensed Drain Layer

**"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF J.R. VINAGRO AS A LICENSED DRAIN LAYER?"**

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

- 14      21-213      Communication from the Mayor relative to the Appointment of Earthwork Industries as Licensed Drain Layer

**RESULT:**            **REFERRED TO APPOINTMENTS**

- 15      21-231      Communication from the Mayor relative to the Appointment of Commonwealth Construction & Consulting as Licensed Drain Layer

**"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF COMMONWEALTH CONSTRUCTION & CONSULTING AS A LICENSED DRAIN LAYER?"**

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

- 16      21-233      Communication from the Mayor relative to the appointment of Zachary Bisconti to the Conservation Commission

**"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF ZACHARY BISCONTI TO THE CONSERVATION COMMISSION?"**

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

- 17      21-234      Communication from the Mayor relative to the appointment of Nathalie Pardo to the Conservation Commission

**"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF NATHALIE PARDO TO THE CONSERVATION COMMISSION?"**

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

### Communications

- 18      21-229      Communication from Wayne Rose, 19 Thorndike Street, requesting that the City Council establish repeal powers for any board or commission.

Wayne Rose, 19 Thorndike Street addressed the City Council on his request that the City Council pass an ordinance which would give repeal powers to the City Council for any board or commission member.

President Zambuto explained to Mr. Rose that what he is asking for cannot be accomplished by way of a City Ordinance and would require a home rule petition as repeal powers are dictated by Massachusetts General Laws.

Except for the License Commission and the City Solicitor, which do not require City Council approval for removal, the Mayor may remove any department head or board member (non-elected) at his request subject to majority vote of the City Council. The Mayor has the power to initiate removal subject to approval by the City Council, not the other way around as Mr. Rose was requesting in his communication. Changes to any of the laws listed below would require a home rule petition amending Massachusetts General Laws, not amendment to the Revised Ordinances of the City of Revere.

License      Commission:  
<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleXX/Chapter138/Section5>

Plan      B      Form      of      Government      City      Solicitor:  
<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter43/Section60>

Plan B Form of Government for department heads and any board member:  
<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter43/Section61>

After this matter was placed on file, Gina Castiello, 46 Nell Road approached the podium and addressed the City Council on the Constitution, a matter which is not currently before the City Council or under the jurisdiction of the City Council.

**RESULT: PLACED ON FILE**

**Motions**

- 19      21-235      Motion presented by Councillor Keefe: That the Mayor be requested to utilize free cash or seek out grant funding to install water features at the City's parks.

**RESULT: ORDERED - VOICE VOTE**

- 20      21-236      Motion presented by Council President Zambuto, Councillor Novoselsky, Councillor Rotondo: That the Mayor investigate the feasibility of remodeling and repairing the Veterans' Memorial on the American Legion Lawn as requested by Veteran Affairs Director Silvestri.

**RESULT: REFERRED TO VETERANS AFFAIRS**

- 21      21-237      Motion presented by Councillor Rotondo: That the Mayor request the Chief of Police to provide traffic enforcement at the intersections of Fenno/Borden, Dale/Park, Malden/Patriot Parkway, Revere/Sagamore, and Asti/Sargent.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

- 22      21-238      Motion presented by Councillor Rotondo: That the Mayor investigate the feasibility of installing elevated crosswalks in high traffic areas including Washington Avenue, North Shore Road, and Campbell Avenue at the intersection of James Street.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

- 23      21-239      Motion presented by Councillor Rotondo: That the Mayor request the Department of Planning and Development to investigate the feasibility of creating inclusionary zoning and an affordable housing overlay district to extend from Route 60 to Revere Beach Boulevard.

**RESULT: REFERRED TO ZONING**

- 24      21-240      Motion presented by Councillor Rotondo: That the City of Revere establish a linkage fee for any housing development with over 75 units. Furthermore, that the City look into the feasibility of including commercial properties of 30,000 square feet or greater. Said linkage fee contribution would be based square footage of developments greater than 75 units and appropriated to the City's Affordable Housing Trust Fund.

This matter was referred to a joint committee of Zoning and Ways & Means.

**RESULT: REFERRED TO ZONING**

- 25      21-241      Motion presented by Councillor Novoselsky: That the Revere City Council award Certificates of Appreciation to the Momentum Athletic Club for their outstanding performances at the National Youth Outdoor Championship in Georgia.

The Certificates of Appreciation will be awarded at the August 23rd meeting of the Revere City Council.

**RESULT: ORDERED - VOICE VOTE**

### Late Motions

- 26      21-242      Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of providing space at the McKinley School or other city-owned building to non-profits in the City of Revere which educate, advocate, and advance the rights of immigrants, refugees, low income women, and their families through organizing leadership development and service delivery.

**RESULT: REFERRED TO ECONOMIC DEVELOPMENT**

- 27      21-243      Motion presented by Council President Zambuto: That Rule 20 - Presentation of Awards of City Council Rules of Order be amended as follows: The maker of the motion offering the certificate(s) shall be responsible for the cost of materials for the certificate(s) at \$5.00 per certificate. The cost includes 1 presentation folder, 1 certificate, and 1 gold seal. Total cost shall be paid in full prior to the presentation and shall be paid to the Office of the City Clerk Office Materials Account.

**RESULT: TABLED [UNANIMOUS]**      **Next: 8/23/2021 6:00 PM**  
**AYES:**      Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 28      21-244      Motion presented by Councillor Novoselsky: That the Mayor direct the City Engineer and the Water and Sewer Department to work with the MBTA, Northeast Mosquito Control, DEP, our State delegation and any other necessary agency to dredge the County Ditch/Sales Creek south along the MBTA blue line tracks from Shirley Avenue to Standish Road and parallel to Standish Road west from Porter Avenue to North Shore Road. This is a health hazard to the residents with flooding, mosquitoes and rodents.



<b>RESULT:</b>	<b>ORDERED - ROLL CALL [10 TO 0]</b>
<b>AYES:</b>	Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
<b>RECUSED:</b>	Giannino

### Late Communications

29      21-245      Communication from the Mayor relative to a PARC Resolution for Gibson, Harrmon, and Costa Parks

**A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITION AND RENOVATIONS FOR COMMUNITIES PROGRAM FOR REVERE’S ACCESSIBILITY AND INCLUSION PARK RENOVATION PROJECT FOR COSTA PARK, HARMON PARK, AND GIBSON PARK.**

WHEREAS: Gibson Park, Costa Park and Harmon Park are community- wide assets and improvements to the parks is a priority as to advance accessibility, equity, and inclusion in public spaces throughout the city; and

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

WHEREAS: The renovation of the playground safety surfaces from playground mulch to poured in place rubber to accommodate individuals with mobility challenges provides enhanced accessibility advancing the cities goals for equity and inclusion for all park users.

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

WHEREAS: The Costa Park, Harmon Park Gibson Park renovation project will cost a total of \$485,208. which will be reimbursed to the City with \$155,266 in Community Development Block Grant funds and \$329,942 in PARC grant funds.

NOW, THEREFORE, BE IT THAT:

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



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

Ordered adjourned at 7:40 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jul 12, 2021 6:00 PM (Salute to the Flag)

CZ-21-03

**CITY OF REVERE, MA  
PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, August 23, 2021 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 concurrently conduct a public hearing, also on Monday, August 23, 2021 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to a proposed amendment of the Zoning Ordinances of the City of Revere, as follows:

*Applicant The McClellan Highway Development Company, LLC, which is an affiliate of The HYM Investment Group, LLC and is the owner of that certain approximately 161-acre site located in Revere and Boston, Massachusetts, commonly known as the Suffolk Downs Site, with a street address of 525 William F McClellan Highway, Boston, MA 02128 (the "Site"), of which approximately 52.062 acres are located in the City of Revere, has applied for a zoning amendment to the Suffolk Downs Overlay District (the "SDOD") respecting the portion of the Site located within the City of Revere. Such zoning amendment will provide for the modification of certain height setbacks for a small portion of the approved SDOD Height Zone Map (as defined in Section 17.26050.A of the Zoning Ordinance), and also provides for language changes to clarify certain signage matters. As noted below, a copy of the aforementioned application will be on file and available for public inspection.*

The boundaries of the proposed SDOD are as described below.

A certain Parcel or Parcels of Land in the Commonwealth of Massachusetts, County of Suffolk, City of Revere, situated off Winthrop Avenue and Washburn Avenue, more particularly bounded and described as follows:

Beginning at the most northeasterly corner of the premises, said point being the southwesterly sideline of Winthrop Avenue and northwesterly sideline of Washburn Avenue, thence running;

- S 25° 50' 12" W            1594.82 feet to a point, being the municipal line between the City of Revere and the City of Boston, said last course being by the northwesterly sideline of Washburn Avenue, thence turning and running;
- N 39° 23' 08" W            110.41 feet to a point, thence turning and running;
- N 24° 47' 58" W            93.47 feet to a point, thence turning and running;
- N 15° 44' 48" W            299.35 feet to a point, thence turning and running;
- N 09° 08' 28" W            231.61 feet to a point, thence turning and running;
- N 31° 01' 03" W            106.28 feet to a point, thence turning and running;
- N 47° 38' 08" W            90.14 feet to a point, thence turning and running;

- N 54° 47' 43" W 115.28 feet to a point, thence turning and running;
- N 64° 00' 33" W 346.13 feet to a point, thence turning and running;
- N 73° 05' 33" W 89.69 feet to a point, thence turning and running;
- N 89° 53' 08" W 109.48 feet to a point, thence turning and running;
- S 78° 35' 32" W 239.43 feet to a point, thence turning and running;
- S 83° 20' 52" W 190.40 feet to a point, thence turning and running;
- S 89° 49' 19" W 74.99 feet to a point, thence turning and running;
- S 78° 09' 14" W 49.37 feet to a point, said last fourteen courses being by the municipal line between the City of Revere and the City of Boston, thence turning and running;
- N 37° 08' 31" E 1203.44 feet to a point, thence turning and running;
- N 19° 45' 35" W 533.10 feet to a point on the historic thread of Sales Creek, said last two courses being by land now or formerly of Revere DINER REALTY LLC, thence turning and running;
- EASTERLY by Sales Creek 366 feet more or less to a point at the southwesterly sideline of Winthrop Avenue, thence turning and running;
- S 50° 48' 13" E 1663.00 feet by the southwesterly sideline of Winthrop Avenue to the point of beginning.

Containing 2,267,810 square feet more or less, or 52.062 acres more or less.

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

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Louis Ciarlone  
Planning Board, Chairman

Revere Journal  
Check attached:  
August 4, 2021  
August 11, 2021

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

THE  
**HYM**  
 INVESTMENT GROUP, LLC

July 29, 2021

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

Via: FedEx and email to [amelnik@revere.org](mailto:amelnik@revere.org)

Reference: Application for Change of Zoning Ordinance and Zoning Map  
 Suffolk Downs Redevelopment:  
 220 Revere Beach Parkway  
Revere, Massachusetts  
 B+T Project No. 2854.27

Dear Councilors:

The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC (the Proponent), respectfully submits this Application for Change of Zoning Ordinance and Zoning Map. This filing is submitted in accordance with the Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030.

As the Council is aware, the Proponent previously obtained a zoning amendment to create the Suffolk Downs Overlay District (SDOD), which included provisions that provided for approved uses, approved maximum heights, approved floor area ratio limitations, approved parking requirements, and provisions for other regulations applicable to property within the SDOD. The SDOD will facilitate the creation of the portion of Suffolk Downs Redevelopment Project in Revere, a mixed-use community with a substantial amount of commercial development as well as residential uses. This amendment was approved by the Council on March 19, 2018 and by the Mayor on March 27, 2018.

The current zoning amendment application is in furtherance of the proposed development of new buildings in the SDOD that are planned to include lab uses, known as buildings R-10/R-11, and calls for the modification of certain height setbacks for a small portion of the approved SDOD Height Zone Map (as defined in Section 17.26050.A of the Zoning Ordinance) where a portion of R-10/R-11 will be located, and also provides for language changes to clarify certain signage matters. A description of the proposed modifications is included on the enclosed Form A.

As required, enclosed is an electronic copy of the submission package. A check payable to the City of Revere in the amount of \$180.00 for the appropriate filing fee was provided to your office under separate cover.

FILED  
 2021 JUL 30 AM 11:12  
 OFFICE CITY CLERK  
 REVERE, MASS

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

THE  
**HYM**  
INVESTMENT GROUP, LLC

The Proponent is concurrently submitting to the City Clerk's Office a copy of a notice of public hearing, for publication, respecting a joint public hearing to be held by the Revere City Council and Revere Planning Board on August 23, 2021 regarding the Proponent's Application for Change of Zoning Ordinance and Zoning Map. We understand that the Council will place the required orders of notice in the Revere Journal, as required by the Ordinance. An additional check in the amount of \$140.00 was included for this purpose.

Should you have any questions regarding this matter or require additional information, please contact Jeff Heidelberg at Beals and Thomas, Inc. via email at [jheidelberg@bealsandthomas.com](mailto:jheidelberg@bealsandthomas.com) or via telephone at (508) 366-0560. We look forward to working closely with Mayor's Office, City Council, Revere, Planning Board, and the Revere community during the review of the Project.

Very truly yours,



Thomas N O'Brien, Managing Director  
The McClellan Highway Development Company, LLC  
c/o The HYM Investment Group, LLC

Enclosures

FORM A

APPLICATION NO. \_\_\_\_\_

DATE: July 30, 2021

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

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

Applicant The McClellan Highway Development Company, LLC, an affiliate of The HYM Investment Group, LLC ("Applicant"), is the owner of the approximately 161-acre Suffolk Downs site in Revere and East Boston, Massachusetts (the "Suffolk Downs Property"), of which approximately 52.062 acres are within Revere (such Revere portion, the "Site").

The public process respecting the planned redevelopment of the Site has involved many meetings with stakeholders that include Mayor Arrigo, the City Council, staff from various Revere departments (including the Department of Strategic Planning and Economic Development, Department of Public Works, Engineering Department, Building Department, Fire Department, Police Department, and Parks and Recreation), as well as the Project Review Board and the Suffolk Downs Project Advisory Group. This public process has resulted in various actions that include enactment of a prior amendment to the Revised Revere Zoning Ordinance (the "Zoning Ordinance") creating the Suffolk Downs Overlay District ("SDOD") as a new overlay zoning district within Revere pursuant to Section 17.26 of the Zoning Ordinance, and establishing the Project Review Board to oversee certain aspects of redevelopment of the Site, which zoning amendment was approved by the Revere City Council and was signed by the Mayor on March 27, 2018. Following adoption of the SDOD zoning, the City Council approved the issuance of a Master Plan PUD Special Permit (the "Special Permit") respecting redevelopment of the Site, on December 20, 2018, which Special Permit was recorded in Book 60572, Page 291 of the Suffolk County Registry of Deeds.

The SDOD zoning and Special Permit are intended to encourage the orderly redevelopment of the Site with an appropriate mix of uses, including office, lab space, retail, hotel, residential, and other uses, that will be attractive to large-scale employers of growing industries, and that will advance the goals of promoting the common good, improving the quality of life of all residents of Revere, enhancing and expanding job creation, open space, housing development, and transportation, securing public safety from fire, flood, and other natural catastrophes, providing sufficient light and air, making adequate provision for transportation, water, water supply, drainage, sewerage, parks, open space, and preservation of natural resources, preserving or increasing public amenities, and providing adequate net tax revenue to offset any effects posed by large-scale development.

This zoning amendment application is in furtherance of the proposed development on the Site of new buildings that are planned to include lab uses, known as buildings R10/R11, and calls for the modification of certain height setbacks for a small portion of the approved SDOD Height Zone Map (as defined in Section 17.26050.A of the Zoning Ordinance) where a portion of R10/R11 will be located, and also

provides for language changes to clarify certain signage matters. To allow for the development of buildings R10/R11, the Applicant seeks to update certain height setbacks on the SDOD Height Zone Map as it applies within a limited portion of the Site near Washburn Avenue, to change the area in which certain provisions call for stepped-down building height areas. Currently, pursuant to the terms of Section 17.26.050.B of the Zoning Ordinance, maximum heights for portions of buildings are reduced to (i) fifty (50) feet, within seventy five (75) feet, and one hundred (100) feet, within one hundred twenty (120) feet, of certain portions of the SDOD boundary line that abut Washburn Avenue, as shown on the existing SDOD Height Zone Map (the "Washburn Height Stepdown Area"), a copy of which existing SDOD Height Zone Map is enclosed herewith as Exhibit A. This amendment seeks to facilitate the development of buildings R10/R11 by updating the existing SDOD Height Zone Map to adjust the boundaries of the Washburn Height Stepdown Area with respect to buildings R10/R11 only, using the updated version of the SDOD Height Zone Map attached hereto as Exhibit B. Other than modifying the boundaries for a portion of the Washburn Height Stepdown Area, there are no changes being proposed in the new SDOD Height Zone Map.

The Applicant also seeks to clarify that signage within the SDOD may include signage for uses, businesses or establishments that are located outside the SDOD but that share access from a roadway within the SDOD (e.g., the "Stop & Shop" retail plaza near the intersection of Tomasello road and Winthrop Avenue is outside the SDOD but shares access from a roadway within the SDOD and has existing signage that's located within the SDOD).

Please note that the Applicant is also filing an application to amend the Special Permit, to reflect findings that the Applicant has made substantial use of the Special Permit such that the Applicant's rights thereunder have been vested, that the Applicant may proceed with the development of buildings R10/R11, and that the minor changes to the SDOD Height Zone Map are incorporated into the Special Permit by reference.

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

With respect to this application for a zoning amendment, the Applicant hereby requests a hearing before the Revere City Council for the following:

- A. Amendment of the SDOD Height Zone Map attached as Exhibit B to Chapter 17.26 (Suffolk Downs Overlay District) of the Revised Revere Zoning Ordinance, by replacing the current existing SDOD Height Zone Map with the version attached to and included in this application as Exhibit B hereto.
- B. Amendment of Section 17.26.040(X) of the Revised Revere Zoning Ordinance, to revise the text as follows (with underlined bold text inserted): "Telephone exchange, transformer station, substation, gas regulator station; microwave and telephone communications facilities; central plant facilities serving more than one building for heating and cooling or other building services; small wind energy facilities, standing accessory sign, standing accessory multi-use sign, in each case for uses, businesses or establishments located within or adjacent to the SDOD (including signs for uses, businesses or establishments that share access from a roadway that also provides access to land within the SDOD)."



1. Applicant submitting this application is:

Name: The McClellan Highway Development Company, LLC

Address: c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114

Tel. #: (617) 248-8905

2. Applicant is:

- City Council
- Individual (Entity) Owning Land Affected by Change
- Request by Registered Voters
- Planning Board
- Regional Planning Agency

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

Name: Thomas N. O'Brien

Title: Authorized Signatory, The McClellan Highway Development Company, LLC; Managing Director, The HYM Investment Group, LLC

Address: c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114

Tel. #: (617) 248-8905

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

Name: The McClellan Highway Development Company, LLC

Address: c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114

Tel. #: (617) 248-8905

5. The land described in this application was acquired by The McClellan Highway Development Company by deed dated as of May 26, 2017, recorded with the Suffolk County Registry of Deeds on May 30, 2017 in Book 57996, Page 314 and filed with the Suffolk Registry District of the Land Court as Document No. 870416.



6. Plans describing and defining the proposed modification to the Revised Revere Zoning Ordinance are included herewith and made a part hereof and are attached as Exhibit B hereto.

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

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

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

yes

no

do not know

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

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

do not know;  no.

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

The Site contains approximately 52.062 acres and currently contains improvements related to the Suffolk Downs thoroughbred racetrack facility, which opened in 1935 and has been operated since as a thoroughbred racetrack. Development of the Site is currently underway, with the Applicant completing the demolition of a number of the original structures, including maintenance buildings and horse barns (many of which were dilapidated and in danger of falling), as well as securing required Site Plan and Subdivision approvals with respect to various components of the first phase of redevelopment.

The western side of the Site is bordered by a retail shopping plaza, properties containing fuel storage tanks owned by Irving Oil Terminals Inc. and Global Petroleum, and McClellan Highway (Route 1A). Winthrop Avenue is located to the north of the Site. The neighborhood north of Winthrop Avenue is Crescent Beach, which in turn borders Revere Beach and the Atlantic Ocean. The Beachmont neighborhood, the MBTA Blue Line and Bennington Street lie east of the Site. Beyond Bennington Street lies the Belle Isle Reservation where the Massachusetts Department of Conservation and Recreation manages a 28-acre park with pathways, benches, and an observation tower; the reservation is part of the 241-acre Belle Isle Marsh.

Sales Creek crosses the Site along the East Boston and Revere municipal border line. The creek is primarily a manmade drainage channel that runs from approximately the northwest corner of the Site through the

northern portion of the racing track infield and continues east of the Site and connects to the Belle Isle Inlet and Rumney Marshes Area.

The main access points to the Site are from Route 1A to the west in Boston and Tomasello Road (aka Tomasello Drive), as well as from Winthrop Avenue at the north end of the Site. A secondary access from Route 1A is available via Diner Road (aka Furlong Drive) providing access to the retail center located northwest of the Site. The site is served by the Beachmont Station mass transit stop on the MBTA Blue Line.

The Site is currently served by the Revere municipal sewer system. The Revere DPW maintains and operates the local wastewater collection system near the Site. An existing 8-inch gravity sewer in Winthrop Avenue currently serves the Site. All existing wastewater flow from the Site discharges to the Massachusetts Water Resources Authority ("MWRA") system and the Caruso Pump Station ("CPS"). From the CPS, flow is pumped to the MWRA North Metropolitan Trunk Sewer, which conveys flows to the MWRA Deer Island Wastewater Treatment plant.


The Site is currently served by the Revere municipal water distribution system. The MWRA operates transmission water mains near the Site. The Revere DPW purchases finished water (fluoridated and disinfected) from the MWRA. The City of Revere owns and operates the remaining two mains consisting of 14-inch and 12-inch water mains. Existing water service to the Site originates from the 14-inch water main and serves the stable areas from multiple locations. An existing 8-inch City of Revere water main in Tomasello Drive also exists.

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

As noted above, the Applicant is seeking a zoning amendment to modify the SDOD Height Zone Map and signage language set forth in Chapter 17.26 (Suffolk Downs Overlay District) of the Revised Revere Zoning Ordinance.

[signature page follows]

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



07/30/2021

Signature of Applicant/Owner  
Thomas N. O'Brien as authorized signatory and  
designated representative for The McClellan Highway  
Development Company

Date

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

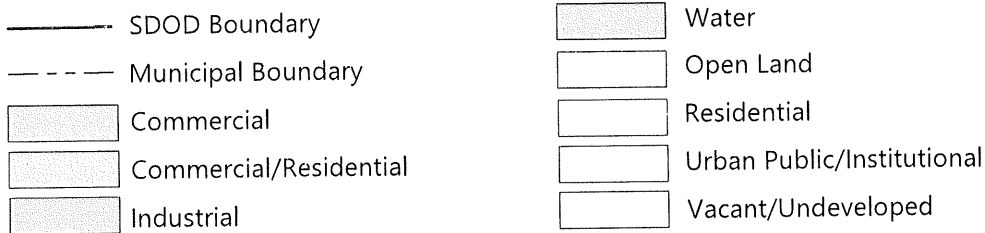
\_\_\_\_\_

Date Submitted to the Revere Planning Board:

\_\_\_\_\_

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)





Sources:  
 Land use based on available MassGIS information from May 14, 2018. Information supplemented with on-site observations.  
 Digital orthophotograph, MassGIS 2019.

Exhibit 1.3  
 Surrounding Land Use Map

**Suffolk Downs Redevelopment  
 Revere, Massachusetts**



5.a

285402P083A-008 08/08/18

The map displays the Suffolk Downs Station site locus in Revere, Massachusetts. The locus is a shaded area bounded by several streets, including Suffolk Downs Blvd and various residential streets. Surrounding areas include Revere, Suffolk Downs, Orient Heights, Winthrop, and Beachmont. Major roads like I-93 and I-95 are also visible. A scale bar at the bottom left indicates distances up to 2,000 feet.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Source: ArcGIS World Topo Map

— Revere Project Site

Exhibit 1.1

Locus Map

**Suffolk Downs Redevelopment  
Revere, Massachusetts**

Prepared by Beals and Thomas, Inc.

Packet Pg. 33

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

**DRAFT LEGAL NOTICE  
OF PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the [ ] Committee of the Revere City Council will conduct a public hearing on [August 23, 2021 at 6:00 P.M.] 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 concurrently conduct a public hearing, also on [August 23, 2021 at 6:00 P.M.] in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to a proposed amendment of the Zoning Ordinances of the City of Revere, as follows:

*Applicant The McClellan Highway Development Company, LLC, which is an affiliate of The HYM Investment Group, LLC and is the owner of that certain approximately 161-acre site located in Revere and Boston, Massachusetts, commonly known as the Suffolk Downs Site, with a street address of 525 William F McClellan Highway, Boston, MA 02128 (the "Site"), of which approximately 52.062 acres are located in the City of Revere, has applied for a zoning amendment to the Suffolk Downs Overlay District (the "SDOD") respecting the portion of the Site located within the City of Revere. Such zoning amendment will provide for the modification of certain height setbacks for a small portion of the approved SDOD Height Zone Map (as defined in Section 17.26050.A of the Zoning Ordinance), and also provides for language changes to clarify certain signage matters. As noted below, a copy of the aforementioned application will be on file and available for public inspection.*

The boundaries of the proposed SDOD are as described below.

A certain Parcel or Parcels of Land in the Commonwealth of Massachusetts, County of Suffolk, City of Revere, situated off Winthrop Avenue and Washburn Avenue, more particularly bounded and described as follows:

Beginning at the most northeasterly corner of the premises, said point being the southwesterly sideline of Winthrop Avenue and northwesterly sideline of Washburn Avenue, thence running;

- S 25° 50' 12" W      1594.82 feet to a point, being the municipal line between the City of Revere and the City of Boston, said last course being by the northwesterly sideline of Washburn Avenue, thence turning and running;
- N 39° 23' 08" W      110.41 feet to a point, thence turning and running;
- N 24° 47' 58" W      93.47 feet to a point, thence turning and running;
- N 15° 44' 48" W      299.35 feet to a point, thence turning and running;

N 09° 08' 28" W 231.61 feet to a point, thence turning and running;

N 31° 01' 03" W 106.28 feet to a point, thence turning and running;

N 47° 38' 08" W 90.14 feet to a point, thence turning and running;

N 54° 47' 43" W 115.28 feet to a point, thence turning and running;

N 64° 00' 33" W 346.13 feet to a point, thence turning and running;

N 73° 05' 33" W 89.69 feet to a point, thence turning and running;

N 89° 53' 08" W 109.48 feet to a point, thence turning and running;

S 78° 35' 32" W 239.43 feet to a point, thence turning and running;

S 83° 20' 52" W 190.40 feet to a point, thence turning and running;

S 89° 49' 19" W 74.99 feet to a point, thence turning and running;

S 78° 09' 14" W 49.37 feet to a point, said last fourteen courses being by the municipal line between the City of Revere and the City of Boston, thence turning and running;

N 37° 08' 31" E 1203.44 feet to a point, thence turning and running;

N 19° 45' 35" W 533.10 feet to a point on the historic thread of Sales Creek, said last two courses being by land now or formerly of Revere DINER REALTY LLC, thence turning and running;

EASTERLY by Sales Creek 366 feet more or less to a point at the southwesterly sideline of Winthrop Avenue, thence turning and running;

S 50° 48' 13" E 1663.00 feet by the southwesterly sideline of Winthrop Avenue to the point of beginning.

Containing 2,267,810 square feet more or less, or 52.062 acres more or less.

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

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

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Louis Ciarlone  
Planning Board,  
Chairman

Revere Journal Publication Dates:

August 4, 2021

August 11, 2021

DRAFT

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)







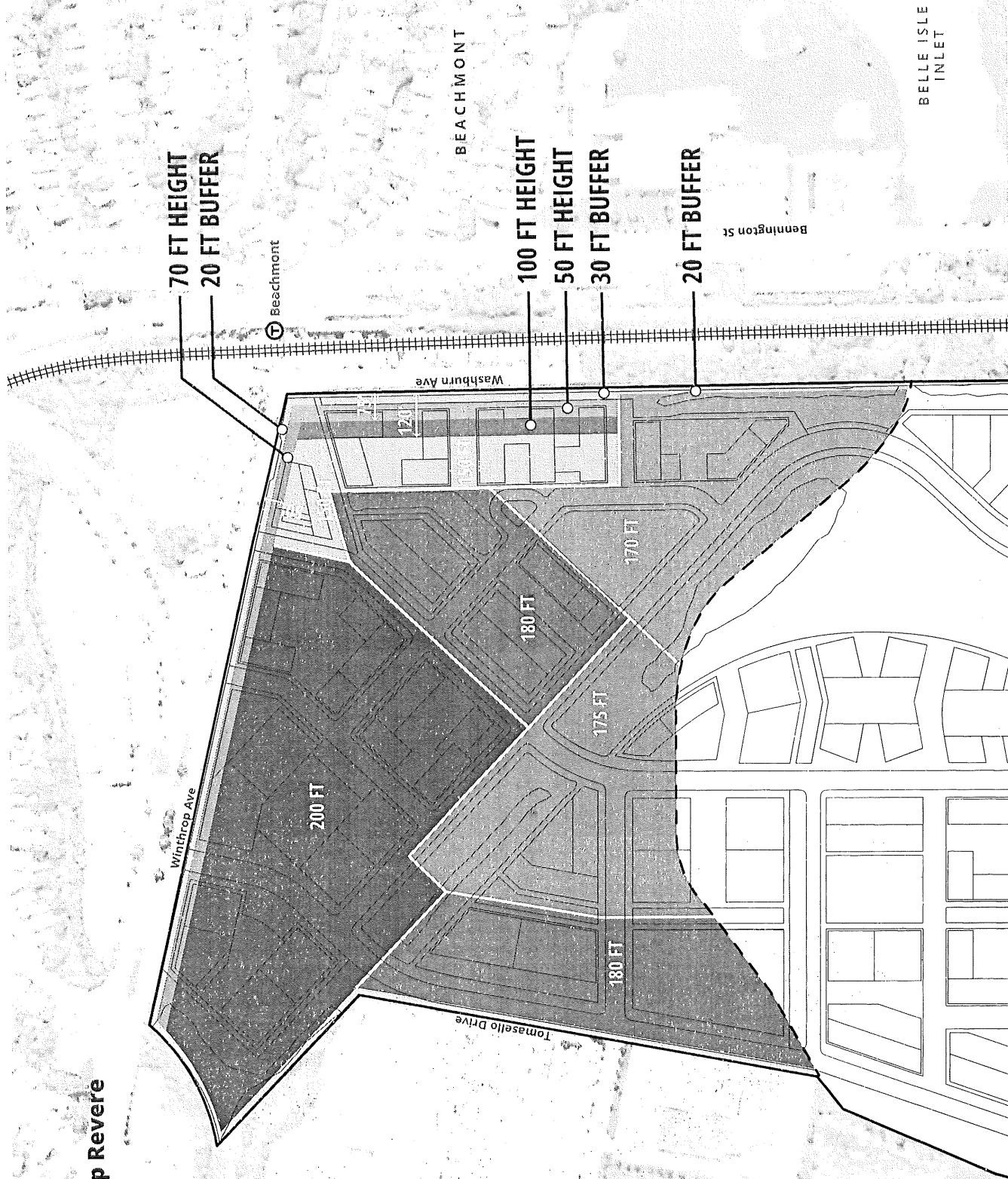
EXHIBIT A  
CURRENT SDOD HEIGHT ZONE MAP

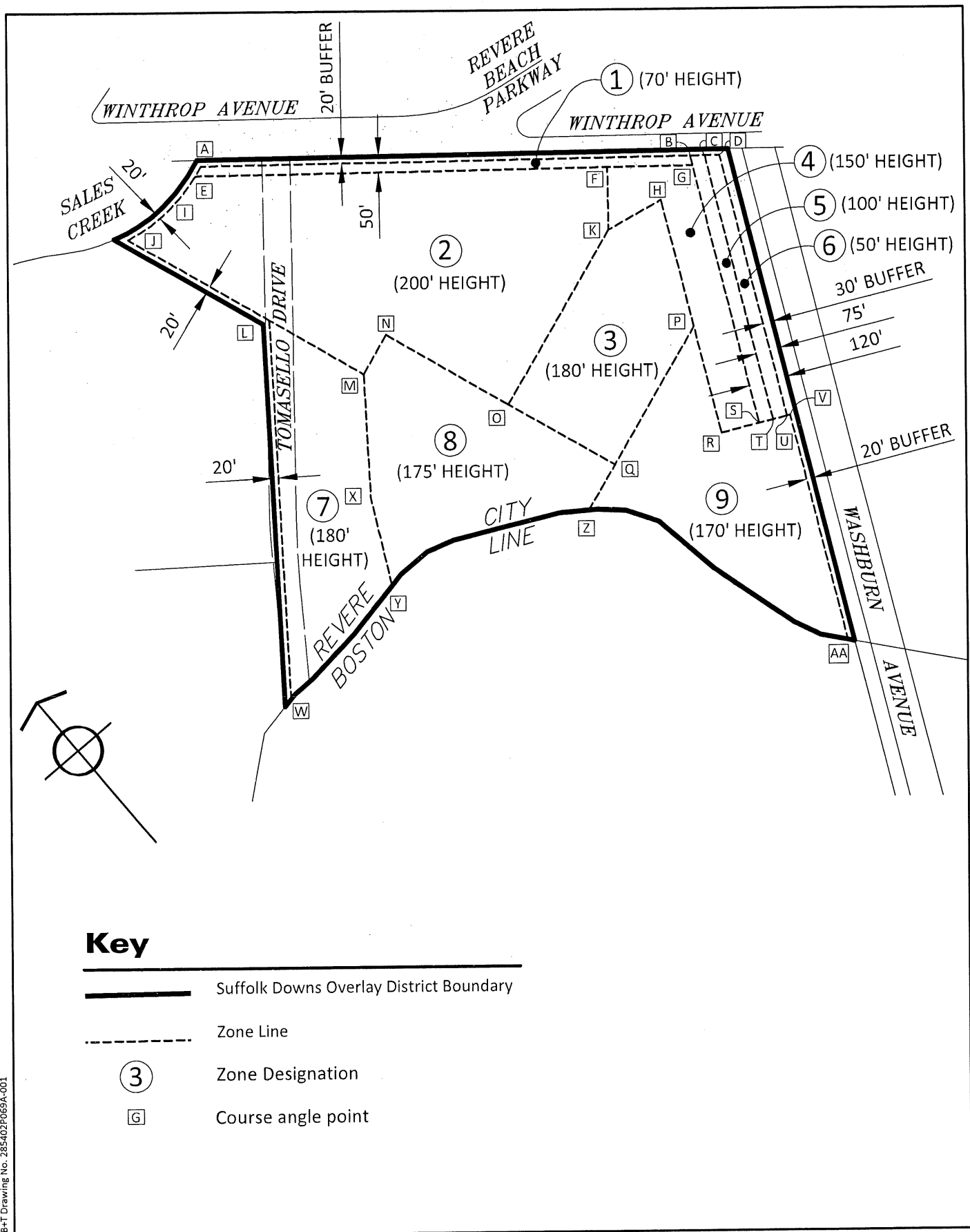
[see attached]

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

### Exhibit B: Height Map Reverse

- LEGEND**
-  BUFFER ZONE
  -  50 FT HEIGHT LIMIT
  -  70 FT HEIGHT LIMIT
  -  100' HEIGHT LIMIT





Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

**Exhibit B (continued)**

Height Map Revere  
Dimensions

B+T Drawing No. 285402P069A-001

ZONE 1 (70' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
A-B	S50° 48' 13"E	1558.13		
B-G	S25° 50' 12"W	30.83		
G-E	N50° 48' 13"W	1532.69		
E-A		35.15	626.80	3' 12' 48"
		Chord=N70° 35' 55"E 35.15'		

ZONE 2 (200' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
E-F	S50° 48' 13"E	1291.06		
F-K	S39° 11' 47"W	196.32		
K-O	S70° 02' 16"W	629.81		
O-N	N19° 57' 44"W	444.60		
N-M	S70° 02' 16"W	142.65		
M-J	N19° 45' 35"W	846.82		
J-I		150.16	476.53	18° 03' 16"
		Chord=S85° 51' 24"E 149.54'		
I-E		141.54	626.80	12° 56' 19"
		Chord=N78° 40' 28"E 141.24'		

ZONE 3 (180' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
H-P	S25° 50' 12"W	409.58		
P-Q	S70° 02' 16"W	498.55		
Q-O	N19° 57' 44"W	382.50		
O-K	N70° 02' 16"E	629.81		
K-H	S79° 07' 15"E	189.11		

B-T Drawing No. 285402P069A-002

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

**~~Exhibit B~~ (continued)**

Height Map Reverse

Dimensions

ZONE 4 (150' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
G-S	S25° 50' 12"W	834.84		
S-R	N64° 09' 48"W	122.50		
R-H	N25° 50' 12"E	754.35		
H-K	N79° 07' 15"W	189.11		
K-F	N39° 11' 47"E	196.32		
F-G	S50° 48' 13"E	267.07		

ZONE 5 (100' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
B-C	S50° 48' 13"E	46.25		
C-T	S25° 50' 12"W	865.67		
T-S	N64° 09' 48"W	45.00		
S-B	N25° 50' 12"E	854.99		

ZONE 6 (50' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
C-D	S50° 48' 13"E	46.25		
D-U	S25° 50' 12"W	854.99		
U-T	N64° 09' 48"W	45.00		
T-C	N25° 50' 12"E	844.30		

ZONE 7 (180' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
L-M	S19° 45' 35"E	341.54		
M-X	S37° 04' 47"W	387.23		
X-Y	S26° 51' 40"W	285.66		
Y-W	S78° 35' 32"W	193.44		
	S83° 20' 52"W	190.40		
	S89° 49' 19"W	74.99		
	S78° 09' 14"W	18.89		
W-L	N37° 08' 31"E	1191.28		

B+T Drawing No. 285403P069A-003

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

**Exhibit B (continued)**

Height Map Reverse  
Dimensional

ZONE 8 (175' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
Y-X	N26° 51' 40"E	285.66		
X-M	N37° 04' 47"E	387.23		
M-N	N70° 02' 16"E	142.65		
N-Q	S19° 57' 44"E	827.10		
Q-Z	S70° 02' 16"W	163.70		
Z-Y	N54° 47' 43"W	90.10		
	N64° 00' 33"W	346.13		
	N73° 05' 33"W	89.69		
	N89° 53' 08"W	109.48		
	S78° 35' 32"W	45.99		

ZONE 9 (170' HEIGHT)				
Line #/Curve #	Bearing	Length	Radius	Delta
P-R	S25° 50' 12"W	344.77		
R-V	S64° 09' 48"E	222.50		
V-AA	S25° 50' 12"W	727.85		
AA-Z	N39° 23' 08"W	88.38		
	N24° 47' 58"W	93.47		
	N15° 44' 48"W	299.35		
	N9° 08' 28"W	231.61		
	N31° 01' 03"W	106.28		
	N47° 38' 08"W	90.14		
	N54° 47' 43"W	25.18		
Z-P	N70° 02' 16"E	662.25		

B+T Drawing No. 285402P069A-004

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

~~Exhibit B~~ (continued)

Height Map Reverse  
Dimension





EXHIBIT B  
REVISED SDOD HEIGHT ZONE MAP

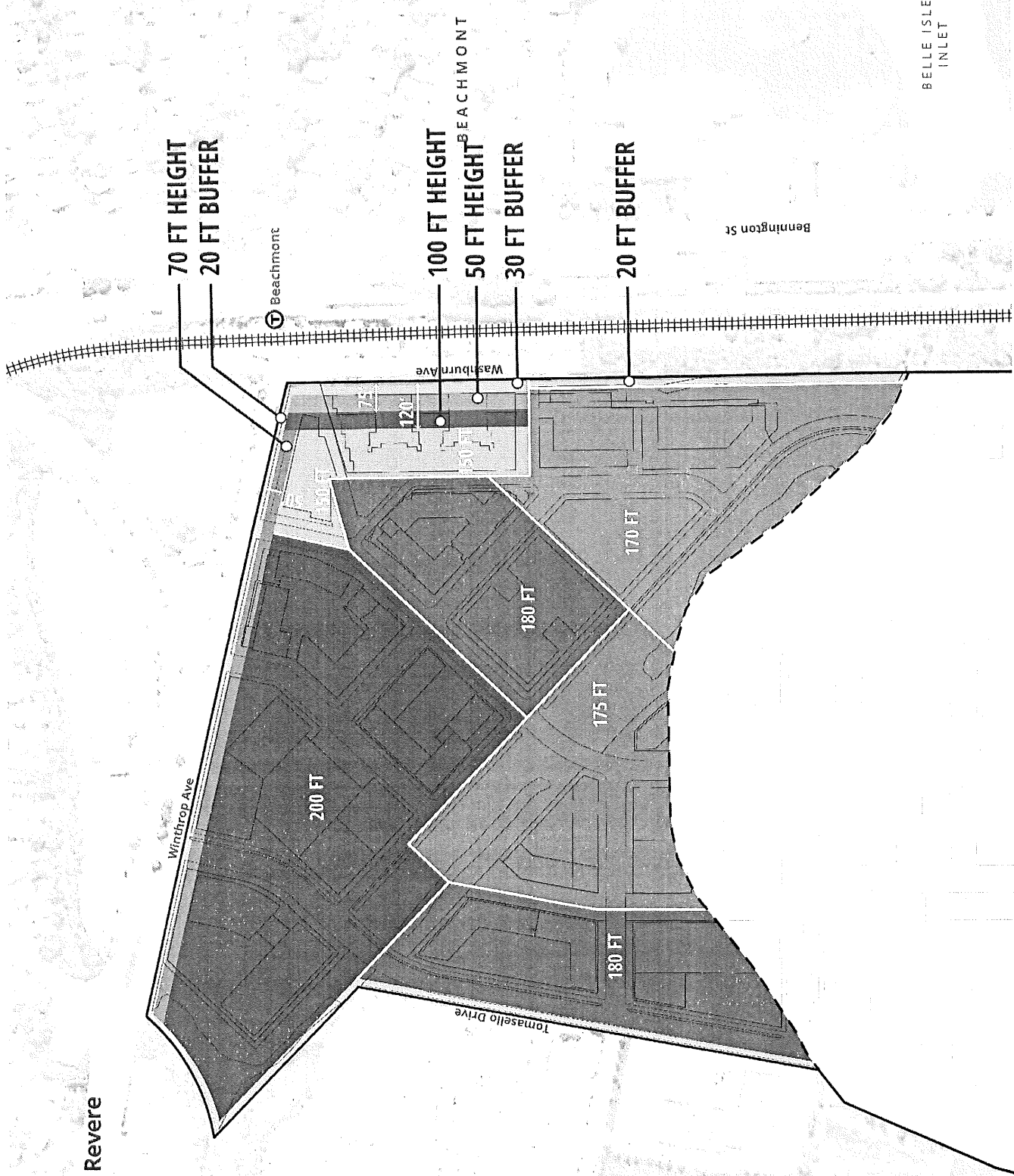
[see attached]

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

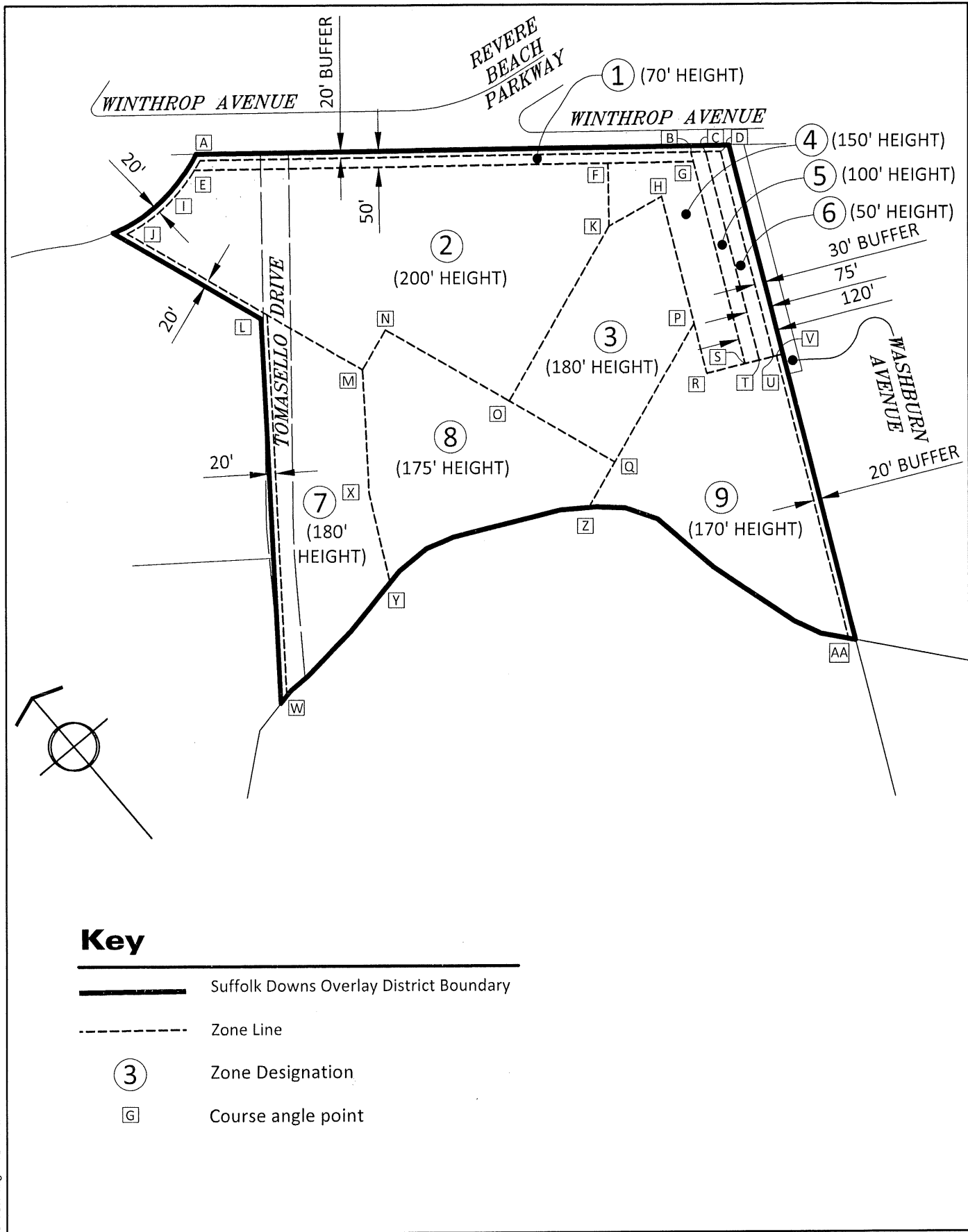


Exhibit B: Height Map Reverse





- LEGEND
-  BUFFER ZONE
  -  50 FT HEIGHT LIMIT
  -  70 FT HEIGHT LIMIT
  -  100' HEIGHT LIMIT







**Key**

-  Suffolk Downs Overlay District Boundary
-  Zone Line
-  Zone Designation
-  Course angle point

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

**Exhibit B (continued)**

Height Map Revere  
Dimension

B+T Drawing No. 285402P069B-001

ZONE 1 (70' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
A-B	S50° 48' 13"E	1558.13'		
B-G	S25° 50' 12"W	30.83'		
G-E	N50° 48' 13"W	1532.69'		
E-A		35.15'	626.80'	3' 12' 48"
		Chord=N70° 35' 55"E 35.15'		

ZONE 2 (200' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
E-F	S50° 48' 13"E	1291.06'		
F-K	S39° 11' 47"W	196.32'		
K-O	S70° 02' 16"W	629.81'		
O-N	N19° 57' 44"W	444.60'		
N-M	S70° 02' 16"W	142.65'		
M-J	N19° 45' 35"W	846.82'		
J-I		150.16'	476.53'	18° 03' 16"
		Chord=S85° 51' 24"E 149.54'		
I-E		141.54'	626.80'	12° 56' 19"
		Chord=N78° 40' 28"E 141.24'		

ZONE 3 (180' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
H-P	S25° 50' 12"W	409.58'		
P-Q	S70° 02' 16"W	498.55'		
Q-O	N19° 57' 44"W	382.50'		
O-K	N70° 02' 16"E	629.81'		
K-H	S79° 07' 15"E	189.11'		

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

B+T Drawing No. 285402P069B-002

**Exhibit B (continued)**

Height Map Revere

Dimension

ZONE 4 (150' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
G-S	S25° 50' 12"W	651.41'		
S-R	N64° 09' 48"W	122.50'		
R-H	N25° 50' 12"E	570.92'		
H-K	N79° 07' 15"W	189.11'		
K-F	N39° 11' 47"E	196.32'		
F-G	S50° 48' 13"E	267.07'		

ZONE 5 (100' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
B-C	S50° 48' 13"E	46.25'		
C-T	S25° 50' 12"W	682.24'		
T-S	N64° 09' 48"W	45.00'		
S-B	N25° 50' 12"E	671.56'		

ZONE 6 (50' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
C-D	S50° 48' 13"E	46.25'		
D-U	S25° 50' 12"W	671.56'		
U-T	N64° 09' 48"W	45.00'		
T-C	N25° 50' 12"E	660.87'		

ZONE 7 (180' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
L-M	S19° 45' 35"E	341.54'		
M-X	S37° 04' 47"W	387.23'		
X-Y	S26° 51' 40"W	285.66'		
Y-W	S78° 35' 32"W	193.44'		
	S83° 20' 52"W	190.40'		
	S89° 49' 19"W	74.99'		
	S78° 09' 14"W	18.89'		
W-L	N37° 08' 31"E	1191.28'		

B+T Drawing No. 285402P069B-003

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

**Exhibit B (continued)**Height Map Revere  
Dimensio

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ZONE 8 (175' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
Y-X	N26° 51' 40"E	285.66'		
X-M	N37° 04' 47"E	387.23'		
M-N	N70° 02' 16"E	142.65'		
N-Q	S19° 57' 44"E	827.10'		
Q-Z	S70° 02' 16"W	163.70'		
Z-Y	N54° 47' 43"W	90.10'		
	N64° 00' 33"W	346.13'		
	N73° 05' 33"W	89.69'		
	N89° 53' 08"W	109.48'		
	S78° 35' 32"W	45.99'		

ZONE 9 (170' HEIGHT)				
Line #/Curve #	Bearing	Length	Radius	Delta
P-R	S25° 50' 12"W	161.34'		
R-V	S64° 09' 48"E	222.50'		
V-AA	S25° 50' 12"W	911.28'		
AA-Z	N39° 23' 08"W	88.38'		
	N24° 47' 58"W	93.47'		
	N15° 44' 48"W	299.35'		
	N9° 08' 28"W	231.61'		
	N31° 01' 03"W	106.28'		
	N47° 38' 08"W	90.14'		
	N54° 47' 43"W	25.18'		
Z-P	N70° 02' 16"E	662.25'		

B+T Drawing No. 285402P069B-004

Attachment: CZ2103.SuffolkDownsZoningAmendment (21-247 : CZ-21-03: Suffolk Downs Overlay District)

**Exhibit B (continued)**Height Map Reverse  
Dimensio

Packet Pg. 48

PUD-21-01  
also see  
18-362

**CITY OF REVERE, MA  
PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Sections 9 and 11 of Chapter 40A of the Massachusetts General Laws and Title 17, and Chapter 17.26, Section 17.26.070 of the Revised Ordinances of the City of Revere, that the Revere City Council will conduct a public hearing on Monday, August 23, 2021 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151 relative to a proposed amendment to a master plan PUD special permit allowing for redevelopment within the Suffolk Downs Overlay District created pursuant to Title 17, Chapter 17.26 of the Revised Ordinances of the City of Revere. The purpose of this hearing will be to receive public comments concerning the following:

*Applicant The McClellan Highway Development Company, LLC, which is an affiliate of The HYM Investment Group, LLC and is the owner of that certain approximately 161-acre site located in Revere and Boston, Massachusetts, commonly known as the Suffolk Downs Site, with a street address of 525 William F McClellan Highway, Boston, MA 02128 (the "Site"), of which approximately 52.062 acres are located in the City of Revere, seeks an amendment to the master plan PUD special permit under Title 17, Chapter 17.26, Section 17.26.070 of the Revised Ordinances of the City of Revere, respecting a multi-lot mixed use development proposal on the approximately 52.062 acres of the Site which are located within the Suffolk Downs Overlay District (the "SDOD") created pursuant to Title 17, Chapter 17.26 of the Revised Ordinances of the City of Revere. The subject of the hearing will be the application for an amended master plan PUD special permit. The relief requested will be the issuance of an amended master plan PUD special permit under Title 17, Chapter 17.26.070 of the Revised Ordinances of the City of Revere, allowing for a finding that the Applicant has made substantial use of the Special Permit such that the Applicant's rights thereunder have been vested, and a finding that any references to height limits and the SDOD Height Zone Map reflect any updates thereto approved by the Revere City Council pursuant to a zoning amendment.*

The boundaries of the land for which the master plan PUD special permit is sought are as described below.

A certain Parcel or Parcels of Land in the Commonwealth of Massachusetts, County of Suffolk, City of Revere, situated off Winthrop Avenue and Washburn Avenue, more particularly bounded and described as follows:

Beginning at the most northeasterly corner of the premises, said point being the southwesterly sideline of Winthrop Avenue and northwesterly sideline of Washburn Avenue, thence running;

- |                 |   |
|-----------------|---|
| S 25° 50' 12" W | 1594.82 feet to a point, being the municipal line between the City of Revere and the City of Boston, said last course being by the northwesterly sideline of Washburn Avenue, thence turning and running; |
| N 39° 23' 08" W | 110.41 feet to a point, thence turning and running;   |
| N 24° 47' 58" W | 93.47 feet to a point, thence turning and running;  |
| N 15° 44' 48" W | 299.35 feet to a point, thence turning and running;   |

N 09° 08' 28" W 231.61 feet to a point, thence turning and running;  
 N 31° 01' 03" W 106.28 feet to a point, thence turning and running;  
 N 47° 38' 08" W 90.14 feet to a point, thence turning and running;  
 N 54° 47' 43" W 115.28 feet to a point, thence turning and running;  
 N 64° 00' 33" W 346.13 feet to a point, thence turning and running;  
 N 73° 05' 33" W 89.69 feet to a point, thence turning and running;  
 N 89° 53' 08" W 109.48 feet to a point, thence turning and running;  
 S 78° 35' 32" W 239.43 feet to a point, thence turning and running;  
 S 83° 20' 52" W 190.40 feet to a point, thence turning and running;  
 S 89° 49' 19" W 74.99 feet to a point, thence turning and running;  
 S 78° 09' 14" W 49.37 feet to a point, said last fourteen courses being by the municipal line between  
 the City of Revere and the City of Boston, thence turning and running;  
 N 37° 08' 31" E 1203.44 feet to a point, thence turning and running;  
 N 19° 45' 35" W 533.10 feet to a point on the historic thread of Sales Creek, said last two courses  
 being by land now or formerly of Revere DINER REALTY LLC, thence turning  
 and running;  
 EASTERLY by Sales Creek 366 feet more or less to a point at the southwesterly sideline of  
 Winthrop Avenue, thence turning and running;  
 S 50° 48' 13" E 1663.00 feet by the southwesterly sideline of Winthrop Avenue to the point of  
 beginning.

Containing 2,267,810 square feet more or less, or 52.062 acres more or less.

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

Attest:  
 Ashley E. Melnik  
 City Clerk

Revere Journal  
 Check attached:  
 August 4, 2021  
 August 11, 2021

THE  
**HYM**  
 INVESTMENT GROUP, LLC

July 29, 2021

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

Via: FedEx and email to [amelnik@revere.org](mailto:amelnik@revere.org)

Reference: Application for Amended Master Plan PUD Special Permit  
 Suffolk Downs Redevelopment:  
 220 Revere Beach Parkway  
Revere, Massachusetts  
 B+T Project No. 2854.27

Dear Councilors:

The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC (the Proponent), respectfully submits this Application for Amended Master Plan Planned Unit Development (PUD) Special Permit related to the proposed Suffolk Downs Redevelopment Project located at 220 Revere Beach Parkway in Revere, Massachusetts. This filing is submitted in accordance with Section 17.26 of the Revised Code of Ordinances of the City of Revere.

As the Council is aware, the Proponent previously received a Master Plan PUD Special Permit pursuant to the requirements of the Suffolk Downs Overlay District (SDOD). This Special Permit authorized redevelopment of a multi-phase mixed-use project with a variety of approved uses, approved maximum heights, approved floor area ratio limitations, approved parking requirements, and approved open space requirements, with mitigation to address anticipated impacts of the Suffolk Downs Redevelopment Project (collectively, the "Project"), all in accordance with the SDOD Zoning. This Special Permit was approved by the Council and filed with the City Clerk on November 29, 2018.

The Applicant is seeking an amendment of the Special Permit with respect to the SDOD to allow for certain findings related to substantial use of the permit, and the applicability under the Special Permit of the updated SDOD Height Zone Map (which modifies the boundaries for a portion of a building height stepdown area near Washburn Avenue) that is being incorporated into the SDOD zoning. . A description of the proposed modifications is included on the enclosed Form B.

As required, enclosed is an electronic copy of the submission package. A check payable to the City of Revere in the amount of \$260.00 for the appropriate filing fee was provided to your office under separate cover.

FILED  
 2021 JUL 30 AM 11:12  
 OFFICE CITY CLERK  
 REVERE, MASS

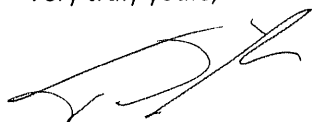
Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

THE  
**HYM**  
INVESTMENT GROUP, LLC

The Proponent is concurrently submitting to the City Clerk's Office a copy of a notice of public hearing, for publication and distribution to parties in interest, respecting a joint public hearing to be held by the Revere City Council and Revere Planning Board on August 23, 2021 regarding the Proponent's master plan PUD special permit application pursuant to the SDOD Zoning. A list of parties in interest, including abutters within 300 feet as well as the Planning Boards of abutting municipalities, is enclosed. A check in the amount of \$80.00 for certification of the list of abutters was also submitted under separate cover. We understand that the Council will place the required orders of notice in the Revere Journal and provide notice to parties in interest. An additional check in the amount of \$140.00 was included for this purpose.

Should you have any questions regarding this matter or require additional information, please contact Jeff Heidelberg at Beals and Thomas, Inc. via email at [jheidelberg@bealsandthomas.com](mailto:jheidelberg@bealsandthomas.com) or via telephone at (508) 366-0560. We look forward to working closely with Mayor's Office, Revere City Council, Revere, Planning Board, and the Revere community during the review of the Project.

Very truly yours,



Thomas N O'Brien, Managing Director  
The McClellan Highway Development Company, LLC  
c/o The HYM Investment Group, LLC

Enclosures



FORM B

APPLICATION NO. \_\_\_\_\_  
 DATE: July 30, 2021

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

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

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

Applicant The McClellan Highway Development Company, LLC, an affiliate of The HYM Investment Group, LLC ("Applicant"), is the owner of the approximately 161-acre Suffolk Downs site in Revere and East Boston, Massachusetts (the "Suffolk Downs Property"), of which approximately 52.062 acres are within Revere (such Revere portion, the "Site").

The public process respecting the planned redevelopment of the Site has involved many meetings with stakeholders that include Mayor Arrigo, the City Council, staff from various Revere departments (including the Department of Strategic Planning and Economic Development, Department of Public Works, Engineering Department, Building Department, Fire Department, Police Department, and Parks and Recreation), as well as the Project Review Board and the Suffolk Downs Project Advisory Group. This public process has resulted in various actions that include enactment of a prior amendment to the Revised Revere Zoning Ordinance (the "Zoning Ordinance") creating the Suffolk Downs Overlay District ("SDOD") as a new overlay zoning district within Revere pursuant to Section 17.26 of the Zoning Ordinance, and establishing the Project Review Board to oversee certain aspects of redevelopment of the Site, which zoning amendment was approved by the Revere City Council and was signed by the Mayor on March 27, 2018. Following adoption of the SDOD zoning, the City Council approved the issuance of a Master Plan PUD Special Permit (the "Special Permit") respecting redevelopment of the Site, on December 20, 2018, which Special Permit was recorded in Book 60572, Page 291 of the Suffolk County Registry of Deeds.

The SDOD zoning and Special Permit are intended to encourage the orderly redevelopment of the Site with an appropriate mix of uses, including office, lab space, retail, hotel, residential, and other uses, that will be attractive to large-scale employers of growing industries, and that will advance the goals of promoting the common good, improving the quality of life of all residents of Revere, enhancing and expanding job creation, open space, housing development, and transportation, securing public safety from fire, flood, and other natural catastrophes, providing sufficient light and air, making adequate provision for transportation, water, water supply, drainage, sewerage, parks, open space, and preservation of natural resources, preserving or increasing public amenities, and providing adequate net tax revenue to offset any effects posed by large-scale development.

Concurrently with this Special Permit amendment application, the Applicant has filed a separate application to amend the SDOD zoning (the “SDOD Zoning Amendment Application”), in furtherance of the proposed development on the Site of new buildings that are planned to include lab uses, known as buildings R10/R11. The SDOD Zoning Amendment Application calls for the modification of a certain height setbacks for a small area of the approved SDOD Height Zone Map (as defined in Section 17.26050.B of the Zoning Ordinance) where a portion of R10/R11 will be located, and also provides for language changes to clarify certain signage matters. To allow for the development of buildings R10/R11, the Applicant seeks to update certain height setbacks on the SDOD Height Zone Map as it applies within a limited portion of the Site near Washburn Avenue. This Special Permit amendment application seeks certain findings related to the SDOD Zoning Amendment Application.

Prior to filing this Special Permit Amendment application, the Applicant has filed a separate application to amend the SDOD zoning (the “SDOD Zoning Amendment Application”, to modify certain provisions respecting specific height setback requirements in connection with the development of Buildings R10 and R11. The Applicant is concurrently bringing this application for an amendment to the Special Permit, to address additional matters not covered by the SDOD Zoning Amendment Application.

The Applicant hereby requests a hearing before the Revere City Council for the following:

- A. Amendment to that certain Master Plan PUD Special Permit respecting redevelopment of the Revere portion of the Suffolk Downs Site, which Special Permit was issued on December 20, 2018 and recorded in Book 60572, Page 291 of the Suffolk County Registry of Deeds, to incorporate a finding that the Applicant has made substantial use of the Special Permit such that the Applicant’s rights thereunder have been vested.
- B. Amendment to that certain Master Plan PUD Special Permit respecting redevelopment of the Revere portion of the Suffolk Downs Site, which Special Permit was issued on December 20, 2018 and recorded in Book 60572, Page 291 of the Suffolk County Registry of Deeds, to incorporate a finding that any references to height limits and the SDOD Height Zone Map reflect any updates thereto approved by the Revere City Council pursuant to a zoning amendment.

The Applicant is not seeking any changes to the provisions of the Special Permit concerning minimum commercial development as set forth in Sections V.10 and 11 of the Special Permit. The Applicant intends to comply with such requirements.

1. Applicant submitting this application is:

Name: The McClellan Highway Development Company, LLC

Address: c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114

Tel. #: 617-248-8905

2. Applicant is:  Tenant  Licensee  Prospective Purchaser

Owner  Other (Describe) \_\_\_\_\_.

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

Name: Thomas N. O'Brien

Title: Authorized Signatory, The McClellan Highway Development Company, LLC

Address: c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114

Tel. #: 617-248-8905

Email: Thomas O'Brien <tobrien@hyminvestments.com>

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

Name: The McClellan Highway Development Company, LLC

Address: c/o The HYM Investment Group, LLC One Congress Street, Boston, MA 02114

Tel. #: 617-248-8905

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

Book 57996, Page 314

Certificate # (if registered) \_\_\_\_\_,

Book \_\_\_\_\_, Page \_\_\_\_\_. Note: deed also filed with Suffolk Registry District of the Land Court as Document No. 870416.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

As noted, this application seeks to amend that certain existing Master Plan PUD Special Permit respecting redevelopment of the Revere portion of the Suffolk Downs Site, which Special Permit was issued on December 20, 2018 and recorded in Book 60572, Page 291 of the Suffolk County Registry of Deeds. Enclosed herewith is the updated SDOD Height Zone Map that was included as an exhibit to the separate zoning amendment filed by the Applicant.

Lot # 4-80-14B

Sq. Ft./Acreage 52.062 acres

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

8. A locus map (8<sup>1</sup>/<sub>2</sub>" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

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

X      yes      no      do not know

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

a coastal beach;      salt marsh;      land under the ocean;  
do not know;    X no.

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

The Site contains approximately 52.062 acres and currently contains improvements related to the Suffolk Downs thoroughbred racetrack facility, which opened in 1935 and has been operated since as a thoroughbred racetrack. Development of the Site is currently underway, with the Applicant completing the demolition of a number of the original structures, including maintenance buildings and horse barns (many of which were dilapidated and in danger of falling), as well as securing required Site Plan and Subdivision approvals with respect to various components of the first phase of redevelopment.

The western side of the Site is bordered by a retail shopping plaza and properties containing fuel storage tanks owned by Irving Oil Terminals Inc. and Global Petroleum. Winthrop Avenue is located north of the Site. The neighborhood north of Winthrop Avenue is Crescent Beach, which in turn borders Revere Beach and the Atlantic Ocean. The MBTA Blue Line, Bennington Street and the Beachmont neighborhood lie east of the Site.

Sales Creek crosses the Site along the East Boston and Revere municipal border line. The creek is primarily a manmade drainage channel that runs from approximately the northwest corner of the Site through the northern portion of the racing track infield and continues east of the Site, crossing under the MBTA Blue Line tracks, Bennington Street and then connecting to the Belle Isle Inlet and Belle Isle Marsh.

The main access points to the Site are from Route 1A to the west in Boston and Tomasello Road (aka Tomasello Drive), as well as from Winthrop Avenue at the north end of the Site. A secondary access from Route 1A is available via Diner Road (aka Furlong Drive) providing access to the retail center located northwest of the Site. The site is served by the Beachmont Station mass transit stop on the MBTA Blue Line.

The Site is currently served by the Revere municipal sewer system. The Revere DPW maintains and operates the local wastewater collection system near the Site. An existing 8-inch gravity sewer in

Winthrop Avenue currently serves the Site. All existing wastewater flow from the Site discharges to the Massachusetts Water Resources Authority (“MWRA”) system and the Caruso Pump Station (“CPS”). From the CPS, flow is pumped to the MWRA North Metropolitan Trunk Sewer, which conveys flows to the MWRA Deer Island Wastewater Treatment plant.

The Site is currently served by the Revere municipal water distribution system. The MWRA operates transmission water mains near the Site. The Revere DPW purchases finished water (fluoridated and disinfected) from the MWRA. The City of Revere owns and operates two mains consisting of 14-inch and 12-inch water mains. Existing water service to the Site originates from the 14-inch water main and serves the stable areas from multiple locations. An existing 8-inch City of Revere water main in Tomasello Drive also exists.

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

As noted above, the Applicant is seeking an amendment of the Special Permit with respect to the SDOD to allow for certain findings related to substantial use of the permit, and the applicability under the Special Permit of updates to the SDOD Height Zone Map (which modifies the boundaries for a portion of a building height stepdown area near Washburn Avenue) that are proposed to be incorporated into the SDOD zoning.

The Applicant is not seeking any changes to the provisions of the Special Permit concerning minimum commercial development as set forth in Sections V.10 and 11 of the Special Permit. The Applicant intends to comply with such requirements.

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 structures) are located which the appellant to seek this variance:

N/A. No variance is being sought at this time.

13. Describe how the enforcement of the provisions of the Zoning Ordinances would involve substantial hardship, financial or otherwise, to the undersigned.

N/A. No variance is being sought at this time.

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

No variance is being sought at this time and the Applicant is seeking modest changes to the special permit to address certain matters incorporated into a separate zoning amendment application, to make the special permit consistent with the underlying zoning.

15. Describe how the variance desired may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinances:

N/A. No variance is being sought at this time.

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

See item 10 above.

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

See item 11 above.

[Signature page follows]

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



07/30/2021

\_\_\_\_\_  
Signature of Applicant/Owner

\_\_\_\_\_  
Date

Thomas N. O'Brien as authorized signatory and designated representative for The McClellan Highway Development Company

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

\_\_\_\_\_

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

[Signature Page – Special Permit Application]

**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: The McClellan Highway Development Company, LLC  
Address: c/o The HYM Investment Group, LLC One Congress Street, Boston, MA 02114

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

Name: Same as above. The property owner is the Applicant.  
Address: \_\_\_\_\_

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

Partner's Name: N/A. The party is a limited liability company.  
Address: \_\_\_\_\_

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

Name: The McClellan Highway Development Company, LLC  
Address: c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114

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

Trustee's Name: N/A. The party is a limited liability company.  
Address: \_\_\_\_\_

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

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

Joint Venture Name: The McClellan Highway Development Company, LLC is wholly-owned by McClellan Highway Holdings, LLC, which is a joint venture with two members which are (i) The Three Box Development Company, LLC, the sole managing member (which is an affiliate of The HYM Investment Group, LLC), and (ii) Cathexis – SD, LLC, a non-managing member. Thomas N O'Brien is an authorized signatory for Applicant/Owner The McClellan Highway Development Company, LLC.  
Address: c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114



Additional constituent information concerning the Applicant/Owner is being submitted in connection with the application filed herewith.

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

Officer's Name: N/A. The party is a limited liability company.

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

Director's Name: N/A. The Owner/Applicant is a limited liability company.

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

Shareholder's Name: N/A. The Owner/Applicant is a limited liability company.  
(50% or more)

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

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

General Partner's Name: N/A. The Owner/Applicant is a limited liability company.

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

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

General Partner's Name  
of Limited Partnership: N/A. The Owner/Applicant is a limited liability company.

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

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

N/A. The business is conducted under the real name of the Owner/Applicant.  
\_\_\_\_\_

[Signature page follows]

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

\_\_\_\_\_  
Signature of Applicant/Owner  
[Thomas N. O'Brien as authorized signatory and designated  
representative for The McClellan Highway Development Company]

\_\_\_\_\_  
Date

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

### Request for Finding of Fact – Special Permit

Now comes the applicant, The McClellan Highway Development Company, LLC, who has applied to this Honorable City Council for an amendment to the Master Plan PUD Special Permit issued for property commonly known as the Suffolk Downs Site, with a street address of 525 William F McClellan Highway, Boston, MA 02128 (the “Special Permit”), and asks that said Council make the following findings of fact:

1. That Applicant has commenced substantial use of the Special Permit. Such substantial use includes causing the demolition of certain existing dilapidated buildings and other improvements at the Site, and securing Site Plan and Subdivision approvals for the initial phase of development of the Site.
2. The updated SDOD Height Zone Map incorporated into Exhibit B and Section 17.26050.B of Revised Revere Zoning Ordinance, pursuant to a zoning amendment, is incorporated into the Special Permit by reference.

[Signature page follows]

Respectfully submitted by:

\_\_\_\_\_  
Signature of Applicant/Owner  
[Thomas N. O'Brien as authorized signatory and designated  
representative for The McClellan Highway Development Company]

\_\_\_\_\_  
Date

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

[Signature Page – Request for Findings of Fact (Special Permit Application)]

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

Date: \_\_\_\_\_

Requested Return

Date: \_\_\_\_\_

Hearing

Date: \_\_\_\_\_

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

Name of Applicant: The McClellan Highway Development Company, LLC  
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114  
(business address of above person, corporation or business enterprise)

Location Address: Site commonly known as the Suffolk Downs Site, with a street address of Tomasello Drive, Revere, MA 02151  
(location of property for which license or permit is required.)

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

Certification

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

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

by: Thomas N. O'Brien as authorized signatory and designated representative for The McClellan Highway Development Company

Certification

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

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

by: Thomas N. O'Brien as authorized signatory and designated representative for The McClellan Highway Development Company

[Signature Page – Certification (Special Permit Application)]



Application for Amended Master Plan PUD Special Permit  
 Suffolk Downs Redevelopment  
 220 Revere Beach Parkway  
 Revere, Massachusetts

## PARTIES IN INTEREST

In accordance with the requirements of M.G.L. Chapter 40A, a list of the addresses of Planning Boards in municipalities within the Commonwealth that abut Revere is as follows:

City of Boston Planning and  
 Development Agency  
 One City Hall, Ninth Floor  
 Boston, Massachusetts 02201

City of Chelsea Planning Board  
 Chelsea City Hall, Room #101  
 500 Broadway  
 Chelsea, MA 02150

City of Everett Planning Board  
 484 Broadway  
 Everett, MA 02149

City of Lynn Planning Board  
 Lynn City Hall and Memorial  
 Auditorium:  
 3 City Hall Square  
 Lynn, Massachusetts 01901

City of Malden Planning Board  
 110 Pleasant Street  
 Malden, MA 02148

City of Melrose  
 Melrose City Hall  
 562 Main Street  
 Melrose, MA 02176

Town of Nahant Planning Board  
 Nahant Town Hall  
 334 Nahant Road  
 Nahant, MA 01908

Town of Saugus Planning Board  
 Saugus Town Hall  
 298 Central Street, Suite 8  
 Saugus, MA 01906

Town of Winthrop Planning Board  
 Winthrop Town Hall  
 1 Metcalf Square  
 Winthrop, MA 02152

5 BENNINGTON ST LIMA REALTY llc 29 PAINE ST WINTHROP, MA 02152	3-27-1 LUC: 326	77 BENNINGTON ST 206 KARAY SAID SR 77 BENNINGTON ST UNIT 206 Revere, MA 02151	3-27-11A-206 LUC: 102	77 BENNINGTON ST 308 LUGA AGRON LUGA VJOLICA 1000 GOVERNORS DR APT 33 WINTHROP, MA 02152	3-27-11A-308 LUC: 102
59 BENNINGTON ST TRUONG LUU V TRUONG LINDA NGECH 126 LYNN FELS PKWY SAUGUS, MA 01906	3-27-10 LUC: 104	77 BENNINGTON ST 207 PENNACCHIO GERALDINE 77 BENNINGTON ST REVERE, MA 02151	3-27-11A-207 LUC: 102	77 BENNINGTON ST 401 46-48 PHILLIPS AVENUE REALTY TRUST PAPPAVASELIO CATHY TRUSTEE 11 TEN ROD WAY NORTH READING, MA 01864	3-27-11A-401 LUC: 102
77 BENNINGTON ST BENNINGTON PLACE CONDO ASSOC 77 BENNINGTON ST REVERE, MA 02151	3-27-11A-0000 LUC: N/A	77 BENNINGTON ST 208 PENNACCHIO GERALDINE 77 BENNINGTON ST UNIT 207 REVERE, MA 02151	3-27-11A-208 LUC: 102	77 BENNINGTON ST 402 EMAD ABDELMESSIH 77 BENNINGTON ST UNIT 402 REVERE, MA 02151	3-27-11A-402 LUC: 102
77 BENNINGTON ST 101 WU HAO XU FANGYAN 77 BENNINGTON ST UNIT 101 REVERE, MA 02151	3-27-11A-101 LUC: 102	77 BENNINGTON ST 301 SHERIDAN PATRICIA J 77 BENNINGTON ST UNIT 301 REVERE, MA 02151	3-27-11A-301 LUC: 102	77 BENNINGTON ST 403 GOAGA MIHAI 77 BENNINGTON ST UNIT 403 REVERE, MA 02151	3-27-11A-403 LUC: 102
77 BENNINGTON ST 107 JAGESIC BRANKA JAGESIC IVICA 77 BENNINGTON ST UNIT 107 REVERE, MA 02151	3-27-11A-107 LUC: 102	77 BENNINGTON ST 302 BUCCELLA GIOVANNI BUCCELLA KRISTEN N 77 BENNINGTON ST UNIT 302 Revere, MA 02151	3-27-11A-302 LUC: 102	77 BENNINGTON ST 404 RESTREPO JENNIFER QUINTERO 77 BENNINGTON ST UNIT 404 REVERE, MA 02151	3-27-11A-404 LUC: 102
77 BENNINGTON ST 201 DELISE BRUNA DELISE ELVIO 77 BENNINGTON ST UNIT 201 REVERE, MA 02151	3-27-11A-201 LUC: 102	77 BENNINGTON ST 303 MALINOWSKI EUGENIA AKA HUBARD 77 BENNINGTON ST UNIT 303 REVERE, MA 02151	3-27-11A-303 LUC: 102	77 BENNINGTON ST 405 FANGYAN XU HAO WU 14 SAMMET ST EVERETT, MA 02149	3-27-11A-405 LUC: 102
77 BENNINGTON ST 202 IRINA AND MICHAEL REVOCABLE TR BORODYANSKAYA IRINA TRUSTEE 376 OCEAN AVE UNIT 501 REVERE, MA 02151	3-27-11A-202 LUC: 102	77 BENNINGTON ST 304 BERILO ZIJAD BERILO EDITA 77 BENNINGTON ST UNIT 304 REVERE, MA 02151	3-27-11A-304 LUC: 102	77 BENNINGTON ST 406 MATARA IRREVOCABLE TRUST MATARA ROSA TRUSTEE 77 BENNINGTON ST UNIT 406 Revere, MA 02151	3-27-11A-406 LUC: 102
77 BENNINGTON ST 203 ACEVEDO CLAUDIA 77 BENNINGTON ST UNIT 203 Revere, MA 02151	3-27-11A-203 LUC: 102	77 BENNINGTON ST 305 CERRONE ENRICO CERRONE AMALIA 77 BENNINGTON ST UNIT 305 REVERE, MA 02151	3-27-11A-305 LUC: 102	77 BENNINGTON ST 407 SIGAL ALLA SIGAL ARKADY 45 PORTER AVE UNIT R REVERE, MA 02151	3-27-11A-407 LUC: 102
77 BENNINGTON ST 204 PAGLIARO SANTO PAGLIARO ALICE M 77 BENNINGTON ST REVERE, MA 02151	3-27-11A-204 LUC: 102	77 BENNINGTON ST 306 WANG HUEY PING 255 CHURCH ST WHITE PLAINS, NY 10603-3511	3-27-11A-306 LUC: 102	77 BENNINGTON ST 408 SOUMAI ELMOSTAFA 77 BENNINGTON ST UNIT 408 Revere, MA 02151	3-27-11A-408 LUC: 102
77 BENNINGTON ST 205 NIGRAM SIDDHARTH P THAKER MIMANSA 77 BENNINGTON ST UNIT 205 REVERE, MA 02121	3-27-11A-205 LUC: 102	77 BENNINGTON ST 307 SANTOSUOSSO ALEXANDER SANTOSUOSSO C/O EDWARD SANDS JR LN NORTH READING, MA 01864	3-27-11A-307 LUC: 102	77 BENNINGTON ST 501 BORODYANSKAYA IRINA ORENSHUR MICHAEL 376 OCEAN AVE UNIT 501 REVERE, MA 02151	3-27-11A-501 LUC: 102

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

RECEIVED & ATTESTED  
 TO THE RECORDS OF THE  
 ASSESSOR'S OFFICE OF THE  
 CITY OF REVERE  
 DATE: 7/29/20

77 BENNINGTON ST 502 3-27-11A-502  
LUC: 102  
PARDO NATHALIE  
77 BENNINGTON ST  
UNIT 502  
REVERE, MA 02151

145 BENNINGTON ST 101 3-27-15C-101  
LUC: 102  
RAMIREZ DORY E BURITICA  
145 BENNINGTON ST  
UNIT 101  
Revere, MA 02151

145 BENNINGTON ST 111 3-27-15C-111  
LUC: 102  
LAGREZE KEITH STEWART  
SANT'ANNA MEGAHN MORRIS  
145 BENNINGTON ST  
UNIT 111  
Revere, MA 02151

77 BENNINGTON ST 503 3-27-11A-503  
LUC: 102  
WEEMS DIANA L  
77 BENNINGTON ST  
REVERE, MA 02151

145 BENNINGTON ST 102 3-27-15C-102  
LUC: 102  
CORDISCO ANDREW  
145 BENNINGTON ST  
UNIT 102  
Revere, MA 02151

145 BENNINGTON ST 112 3-27-15C-112  
LUC: 102  
YANG LIN  
145 BENNINGTON ST  
UNIT 112  
Revere, MA 02151

77 BENNINGTON ST 504 3-27-11A-504  
LUC: 102  
HERRERA HENRY  
GOMEZ ISREAL  
77 BENNINGTON ST  
UNIT 504  
REVERE, MA 02151  
77 BENNINGTON ST 505 3-27-11A-505  
LUC: 102

145 BENNINGTON ST 103 3-27-15C-103  
LUC: 102  
FARNSWORTH JUSTIN  
145 BENNINGTON ST  
UNIT 103  
Revere, MA 02151

145 BENNINGTON ST 113 3-27-15C-113  
LUC: 102  
KSHIRSAGAR PRIYAL S  
145 BENNINGTON ST  
UNIT 113  
REVERE, MA 02151

GRECO DOMINIC JR  
GRECO ANTHONY J  
77 BENNINGTON ST  
APT 505  
Revere, MA 02151  
77 BENNINGTON ST 506 3-27-11A-506  
LUC: 102

145 BENNINGTON ST 104 3-27-15C-104  
LUC: 102  
MORENO LUIS  
145 BENNINGTON ST  
UNIT 104  
REVERE, MA 02151

145 BENNINGTON ST 114 3-27-15C-114  
LUC: 102  
BOUDIAB YASSINE  
145 BENNINGTON ST  
UNIT 114  
Revere, MA 02151

PEZZOLESI JOSEPH  
PEZZOLESI LAURA  
77 BENNINGTON ST  
UNIT 506  
Revere, MA 02151  
77 BENNINGTON ST 507 3-27-11A-507  
LUC: 102

145 BENNINGTON ST 105 3-27-15C-105  
LUC: 102  
PIOR GRACE M  
145 BENNINGTON ST  
UNIT 105  
Revere, MA 02151

145 BENNINGTON ST 115 3-27-15C-115  
LUC: 102  
TEJADA YEFERSON A VASQUEZ  
ABRIL ANGELA  
145 BENNINGTON ST  
UNIT 115  
Revere, MA 02151

IRINA AND MICHAEL REVOCABLE TR  
BORODYANSKAYA IRINA TRUSTEE  
376 OCEAN AVE  
UNIT 501  
REVERE, MA 02151  
77 BENNINGTON ST 508 3-27-11A-508  
LUC: 102

145 BENNINGTON ST 106 3-27-15C-106  
LUC: 102  
WU YIU WING  
145 BENNINGTON ST  
UNIT 106  
Revere, MA 02151

145 BENNINGTON ST 116 3-27-15C-116  
LUC: 102  
ZHAO YUE  
DING XIAOQING  
145 BENNINGTON ST  
UNIT 116  
Revere, MA 02151

DORCELY JEAN M  
77 BENNINGTON ST  
UNIT 508  
REVERE, MA 02151

145 BENNINGTON ST 107 3-27-15C-107  
LUC: 102  
CARDONA NELSON  
145 BENNINGTON ST  
UNIT 107  
Revere, MA 02151

145 BENNINGTON ST 117 3-27-15C-117  
LUC: 102  
PERRY BRIAN  
MCMAHON KRISTINE  
145 BENNINGTON ST  
UNIT 117  
Revere, MA 02151

83 BENNINGTON ST 3-27-13  
LUC: 390  
93 BENNINGTON OWNER, LLC  
ONE BEACON ST  
15TH FLOOR  
BOSTON, MA 02108

145 BENNINGTON ST 108 3-27-15C-108  
LUC: 102  
ST HILLIEN GUY-ROBERT  
ST HILLIEN MYRIAME  
145 BENNINGTON ST  
UNIT 108  
Revere, MA 02151

145 BENNINGTON ST 118 3-27-15C-118  
LUC: 102  
PRUITT MARK A  
DIAZ CESAR  
145 BENNINGTON ST  
UNIT 118  
Revere, MA 02151

93 BENNINGTON ST 3-27-14  
LUC: 390  
93 BENNINGTON OWNER, LLC  
ONE BEACON ST  
15TH FLR  
BOSTON, MA, MA 02108

145 BENNINGTON ST 109 3-27-15C-109  
LUC: 102  
SHAH VISHAL  
SHAH KINNARI  
145 BENNINGTON ST  
UNIT 109  
REVERE, MA 02151

145 BENNINGTON ST 119 3-27-15C-119  
LUC: 102  
BABCHYCK DEBORAH A  
BABCHYCK BARRY M  
145 BENNINGTON ST  
UNIT 119  
Revere, MA 02151

145 BENNINGTON ST 3-27-15C-0000  
LUC: N/A  
BELLE ISLE CONDO ASSOC  
145 BENNINGTON ST  
REVERE, MA 02151

145 BENNINGTON ST 110 3-27-15C-110  
LUC: 102  
KOUTROUBIS VASILIOS  
LITTLE NAHANT RD  
NAHANT, MA 01908

145 BENNINGTON ST 120 3-27-15C-120  
LUC: 102  
LUELLA SURETTE IRREVOCABLE TRU  
NELSON SHARON TRUSTEE  
145 BENNINGTON ST  
UNIT 120  
Revere, MA 02151

NOT A TRUE & ATTESTED COPY  
RECORDS OF THE  
CITY OF REVERE  
DATE: 7/29/21

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

145 BENNINGTON ST 201 SEPULVEDA LUZ E 145 BENNINGTON ST UNIT 201 Revere, MA 02151	3-27-15C-201 LUC: 102	145 BENNINGTON ST 211 VERZILLI DAVID R 145 BENNINGTON ST UNIT 211 REVERE, MA 02151	3-27-15C-211 LUC: 102	145 BENNINGTON ST 301 RIOS DIEGO 145 BENNINGTON ST UNIT 301 Revere, MA 02151	3-27-15C-301 LUC: 102
145 BENNINGTON ST 202 JOYA JUAN 145 BENNINGTON ST UNIT 202 Revere, MA 02151	3-27-15C-202 LUC: 102	145 BENNINGTON ST 212 BURNS EMILY J 145 BENNINGTON ST UNIT 212 Revere, MA 02151	3-27-15C-212 LUC: 102	145 BENNINGTON ST 302 SILVA CLAUDIA 145 BENNINGTON ST UNIT 302 Revere, MA 02151	3-27-15C-302 LUC: 102
145 BENNINGTON ST 203 PHIN DAVID V 145 BENNINGTON ST UNIT 203 REVERE, MA 02151	3-27-15C-203 LUC: 102	145 BENNINGTON ST 213 BOROFSKY KENNETH N 145 BENNINGTON ST UNIT 213 Revere, MA 02151	3-27-15C-213 LUC: 102	145 BENNINGTON ST 303 LANE ANDREA 145 BENNINGTON ST UNIT 303 Revere, MA 02151	3-27-15C-303 LUC: 102
145 BENNINGTON ST 204 IKONOMI ERINDA 24 EL CANEY RD WORCESTER, MA 01603	3-27-15C-204 LUC: 102	145 BENNINGTON ST 214 CHESLEY EVERETT A 145 BENNINGTON ST UNIT 214 Revere, MA 02151	3-27-15C-214 LUC: 102	145 BENNINGTON ST 304 RICH KENNETH RICH RACHEL 6 CABRAL DR MIDDLETON, MA 01949	3-27-15C-304 LUC: 102
145 BENNINGTON ST 205 BULLES KATHERINE 145 BENNINGTON ST UNIT 205 Revere, MA 02151	3-27-15C-205 LUC: 102	145 BENNINGTON ST 215 GOMEZ ANA M 145 BENNINGTON ST UNIT 215 REVERE, MA 02151	3-27-15C-215 LUC: 102	145 BENNINGTON ST 305 SABOUI RAMIN RAMIN SABOIN AKA RAMIN E 38 PLEASANT PARK RD WINTHROP, MA 02152	3-27-15C-305 LUC: 102
145 BENNINGTON ST 206 TOUSSAINT DANIELA PIERRE 145 BENNINGTON ST UNIT 206 Revere, MA 02151	3-27-15C-206 LUC: 102	145 BENNINGTON ST 216 CONSTANTINO FILIPE 145 BENNINGTON ST UNIT 216 REVERE, MA 02151	3-27-15C-216 LUC: 102	145 BENNINGTON ST 306 SOM TINA TAM 145 BENNINGTON ST UNIT 306 Revere, MA 02151	3-27-15C-306 LUC: 102
145 BENNINGTON ST 207 WELLMAN LYNN M 145 BENNINGTON ST UNIT 207 Revere, MA 02151	3-27-15C-207 LUC: 102	145 BENNINGTON ST 217 CASTELBLANCO VERONICA PLATA 145 BENNINGTON ST UNIT 217 Revere, MA 02151	3-27-15C-217 LUC: 102	145 BENNINGTON ST 307 FAN LI FAN WEI 983 MAIN ST WINCHESTER, MA 01890	3-27-15C-307 LUC: 102
145 BENNINGTON ST 208 PIQUES MARCO A 145 BENNINGTON ST UNIT 208 Revere, MA 02151	3-27-15C-208 LUC: 102	145 BENNINGTON ST 218 SHERIKIAN KEGHAM KEVIN 145 BENNINGTON ST UNIT 218 Revere, MA 02151	3-27-15C-218 LUC: 102	145 BENNINGTON ST 308 KEVIN OMALLEY 221 MILLS AVE REVERE, MA 02151	3-27-15C-308 LUC: 102
145 BENNINGTON ST 209 PETILLO BRIDGETTE 145 BENNINGTON ST UNIT 209 Revere, MA 02151	3-27-15C-209 LUC: 102	145 BENNINGTON ST 219 RODRIGUEZ JOSE LIFE ESTATE RODRIGUEZ PRICILA LIFE ESTATE 145 BENNINGTON ST UNIT 219 Revere, MA 02151	3-27-15C-219 LUC: 102	145 BENNINGTON ST 309 TAM HIG WAH 17 EVERETT ST MALDEN, MA 02148	3-27-15C-309 LUC: 102
145 BENNINGTON ST 210 TURNER DUSTIN 145 BENNINGTON ST UNIT 210 Revere, MA 02151	3-27-15C-210 LUC: 102	145 BENNINGTON ST 220 SEIRIO SUSANA 145 BENNINGTON ST UNIT 220 REVERE, MA 02151	3-27-15C-220 LUC: 102	145 BENNINGTON ST 310 LOPES FERNANDA 19 COUNTRYSIDE LN READING, MA 01867	3-27-15C-310 LUC: 102

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE REGISTERED PROFESSIONAL ENGINEER'S OFFICE OF THE CITY OF REVERE

DATE: 7/29/21

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

145 BENNINGTON ST 311 BOCI TOMI 145 BENNINGTON ST UNIT 311 REVERE, MA 02151	3-27-15C-311 LUC: 102	BENNINGTON ST 93 BENNINGTON OWNER, LLC ONE BEACON ST 15TH FLR BOSTON, MA 02108	3-27-15D LUC: 390	41 BENNINGTON ST LONGO PHILLIP LONGO MARIA 41 BENNINGTON ST REVERE, MA 02151	3-27-7 LUC: 104
145 BENNINGTON ST 312 STEIDEL NADIA STEIDEL GEORGE 145 BENNINGTON ST UNIT 312 Revere, MA 02151	3-27-15C-312 LUC: 102	BENNINGTON ST COMMONWEALTH OF MASSACHUSETTS 20 SOMERSET ST BOSTON, MA 02108	3-27-16A LUC: 920	47 BENNINGTON ST MALDONADO LUIS 47 BENNINGTON ST REVERE, MA 02151	3-27-8 LUC: 104
145 BENNINGTON ST 313 BELMONTE STEPHEN J 145 BENNINGTON ST UNIT 313 Revere, MA 02151	3-27-15C-313 LUC: 102	BENNINGTON ST COMMONWEALTH OF MASSACHUSETTS 20 SOMERSET ST BOSTON, MA 02108	3-27-16B LUC: 920	51 BENNINGTON ST BARDARO MICHAEL F BARDARO CAROL A 51-53 BENNINGTON ST Revere, MA 02151	3-27-9 LUC: 101
145 BENNINGTON ST 314 ZHENG WENXIA XU LANG 145 BENNINGTON ST UNIT 314 REVERE, MA 02151	3-27-15C-314 LUC: 102	11 BENNINGTON ST LADNER RICHARDO N LADNER NELIDA E 16 THORNTON ST APT 1 Revere, MA 02151	3-27-2 LUC: 013	619 WINTHROP AVE MSO REALTY TRUST ORPHANOS ANDY TRUSTEE 619 WINTHROP AVE Revere, MA 02151	3-28-1 LUC: 326
145 BENNINGTON ST 315 ANGILLY ROBERT 145 BENNINGTON ST UNIT 315 Revere, MA 02151	3-27-15C-315 LUC: 102	23 BENNINGTON ST 1 PROMISE RICHARD J PROMISE CHRISTINE D 23 BENNINGTON ST UNIT 1 REVERE, MA 02151	3-27-3A-1 LUC: 102	104 WASHBURN AVE NGUYEN NGUYET G NGUYEN ANHNGOC THI 104 WASHBURN AVE REVERE, MA 02151	3-28-10 LUC: 101
145 BENNINGTON ST 316 SELIM EDRES A ADELY ENAAM Z 145 BENNINGTON ST UNIT 316 Revere, MA 02151	3-27-15C-316 LUC: 102	23 BENNINGTON ST 2 VARGHESE PRETTY BLESSON JOHN 23 BENNINGTON ST UNIT 2 Revere, MA 02151	3-27-3A-2 LUC: 102	108 WASHBURN AVE DELEON JOSE M 108 WASHBURN AVE REVERE, MA 02151	3-28-11 LUC: 101
145 BENNINGTON ST 317 KOSTA RAIMOND KOSTA BLERTA 145 BENNINGTON ST UNIT 317 Revere, MA 02151	3-27-15C-317 LUC: 102	27 BENNINGTON ST LOPERA JORGE E MADRID SANTOS E 27 BENNINGTON ST REVERE, MA 02151	3-27-4 LUC: 104	112 WASHBURN AVE GIANCI MARIE CARMINA LIFE ESTATE GIANCI FRANCIS JOSEPH REMAINDERM 112 WASHBURN AVE REVERE, MA 02151	3-28-12 LUC: 101
145 BENNINGTON ST 318 KOUFU KARIKA 145 BENNINGTON ST UNIT 318 Revere, MA 02151	3-27-15C-318 LUC: 102	31 BENNINGTON ST 1 VELEZ LUZ M 31 BENNINGTON ST REVERE, MA 02151	3-27-5A-1 LUC: 102	116 WASHBURN AVE REYNOLDS MICHAEL REYNOLDS LAURA S 116 WASHBURN AVE REVERE, MA 02151	3-28-13 LUC: 101
145 BENNINGTON ST 319 LEUCI PAULA 145 BENNINGTON ST UNIT 319 Revere, MA 02151	3-27-15C-319 LUC: 102	33 BENNINGTON ST 2 CONSOLO CAROLYN 33 BENNINGTON ST UNIT 2 REVERE, MA 02151	3-27-5A-2 LUC: 102	120 WASHBURN AVE MULONE FRANK J MULONE HOLLY E 120 WASHBURN AVE REVERE, MA 02151	3-28-14 LUC: 101
145 BENNINGTON ST 320 DECOFF THOMAS A 145 BENNINGTON ST UNIT 320 Revere, MA 02151	3-27-15C-320 LUC: 102	39 BENNINGTON ST EPHESUS, LLC 109 EUSTIS ST REVERE, MA 02151	3-27-6 LUC: 109	124 WASHBURN AVE HOLGERSEN KENNETH 124 WASHBURN AVE REVERE, MA 02151	3-28-15 LUC: 101

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

DATE: 7/29/11

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

126 WASHBURN AVE 3-28-16  
LUC: 104  
BULICANU LARISA  
126 WASHBURN AVE  
REVERE, MA 02151

96 WASHBURN AVE 3-28-8  
LUC: 101  
MIRANDA NICOLAS A  
96 WASHBURN AVE  
REVERE, MA 02151

WASHBURN AVE 3-76-7  
LUC: 132  
PIOPPI FRANK  
4 CLIFF AVE  
WINTHROP, MA 02152

WASHBURN AVE 3-28-17C  
LUC: 132  
SD BEACHMONT, LLC  
C/O THE HYM INVESTMENT GROUP, LLC  
1 CONGRESS ST  
11TH FLOOR  
BOSTON, MA 02114  
130 WASHBURN AVE 3-28-17D  
LUC: 104

100 WASHBURN AVE 3-28-9  
LUC: 101  
SHEA ROSE ANNA  
100 WASHBURN AVE  
REVERE, MA 02151

NORTH SHORE RD 4-103-1  
LUC: 920  
COMMONWEALTH OF MASSACHUSETTS  
20 SOMERSET ST  
BOSTON, MA 02108

SD BEACHMONT, LLC  
C/O THE HYM INVESTMENT GROUP, LLC  
1 CONGRESS ST  
11TH FLOOR  
BOSTON, MA 02114  
RAILROAD LOCATIO 3-28-18  
LUC: 920

652 WINTHROP AVE 3-29-1  
LUC: 325  
652 WINTHROP AVE IRREVOCABLE T  
TORRETTA MATTEA TRUSTEE  
652 WINTHROP AVE  
REVERE, MA 02151

NORTH SHORE RD 4-103-2  
LUC: 930  
CITY OF REVERE  
C/O MAYOR'S OFFICE  
281 BROADWAY  
REVERE, MA 02151

MASS BAY TRANS AUTHORITY  
10 PARK PL  
BOSTON, MA 02116

4 UNITY AVE 3-41-5  
LUC: 325  
PREVITE JOHN III  
88 BAYSWATER ST  
EAST BOSTON, MA 02128

ELIOT RD 4-103-3  
LUC: 131  
CAVANAUGH MARGARET J  
21 NORTH HILL DR  
LYNNFIELD, MA 01940

76 WASHBURN AVE 3-28-2  
LUC: 104  
NGUYEN LIEM THANH  
19 DANA ST  
REVERE, MA 02151

1 ATLANTIC AVE 3-41-6  
LUC: 013  
BONILLA FABIOLA  
1 ATLANTIC AVE  
REVERE, MA 02151

1 ELIOT RD 4-103-4  
LUC: 104  
CAVANAUGH MARGARET J  
21 NORTH HILL DR  
LYNNFIELD, MA 01940

78 WASHBURN AVE 3-28-3  
LUC: 104  
COTTER PHILIP J  
COTTER ALICE EMILIE  
78 WASHBURN AVE  
REVERE, MA 02151

7 ATLANTIC AVE 3-41-7  
LUC: 013  
5-7 ATLANTIC AVENUE NOMINEE TR  
CONTI PETER R TRUSTEE  
41 PLEASANT ST  
REVERE, MA 02151

3 ELIOT RD 4-103-5  
LUC: 104  
REED ROBERT E  
3 ELIOT RD  
REVERE, MA 02151

82 WASHBURN AVE 3-28-4  
LUC: 101  
LAZZARI PATRICIA MARIE  
LAZZARI WILLIAM  
82 WASHBURN AVE  
REVERE, MA 02151

RAILROAD LOCATIO 3-76-1  
LUC: 920  
MASS BAY TRANS AUTHORITY  
10 PARK PL  
BOSTON, MA 02116

15 ELIOT RD 4-103-6  
LUC: 104  
BORDEN ALANA M  
15 ELIOT RD  
Revere, MA 02151

86 WASHBURN AVE 3-28-5  
LUC: 101  
MAFALDA ABRUZZESE IRREVOCABLE  
PIOPPI FRANK TRUSTEE  
86 WASHBURN AVE  
REVERE, MA 02151

614 WINTHROP AVE 3-76-2B  
LUC: 325  
WINTHROP STORES REALTY TR  
PIOPPI FRANK TRUSTEE  
P O BOX 193  
REVERE, MA 02151

19 ELIOT RD 4-103-7  
LUC: 104  
HENRIQUEZ DORA  
19 ELIOT RD  
REVERE, MA 02151

90 WASHBURN AVE 3-28-6  
LUC: 104  
HENA MARIA LUZ DARY  
90 WASHBURN AVE  
REVERE, MA 02151

42 WASHBURN AVE 3-76-5  
LUC: 337  
FORTY TWO WASHBURN REALTY TRUS  
IAPICCA AUGUSTINE TRUSTEE  
P O BOX 193  
REVERE, MA 02151

21 ELIOT RD 4-103-8  
LUC: 105  
MADRIGAL DANIEL A  
SELPUVEDA LUIS F  
21 ELIOT RD  
REVERE, MA 02151

92 WASHBURN AVE 3-28-7  
LUC: 104  
ANORGA ITALO  
92 WASHBURN AVE  
REVERE, MA 02151

WASHBURN AVE 3-76-6  
LUC: 132  
FOR TWO WASHBURN REALTY TRUS  
IAPICCA AUGUSTINE TRUSTEE  
P O BOX 193  
REVERE, MA 02151

1769 NORTH SHORE RD 4-106-107-34  
LUC: 104  
CAMPANELLA BARTHOLOMEW  
1769 NORTH SHORE RD  
REVERE, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE DEPARTMENT OF THE CITY OF REVERE  
DATE: 7/29/21

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)



1777 NORTH SHORE RD 4-106-107-35  
LUC: 101  
HURLEY PAUL M  
1777 NORTH SHORE RD  
REVERE, MA 02151

35 CAMPBELL AVE 4-106-107-46  
LUC: 101  
GARD GERTHA  
35 CAMPBELL AVE  
REVERE, MA 02151

REVERE BEACH PKWY 4-80-14I  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

NORTH SHORE RD 4-106-107-36  
LUC: 337  
MDC COAST 11, LLC  
C/O 7-ELEVEN, INC  
3200 HACKBERRY RD  
IRVING, TX 75063

190 REVERE BEACH PKWY 4-77-79-1  
LUC: 325  
A & J REALTY TRUST  
DIMINO JOSEPH  
190 REVERE BEACH PKWY  
REVERE, MA 02151

REVERE BEACH PKWY 4-80-14J  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

1789 NORTH SHORE RD 4-106-107-37  
LUC: 333  
MDC COAST 11, LLC  
C/O 7-ELEVEN, INC  
3200 HACKBERRY RD  
IRVING, TX 75063

180 REVERE BEACH PKWY 4-77-79-2  
LUC: 111  
JTJ REALTY TRUST  
DIMINO THOMAS J  
190 REVERE BEACH PKWY  
REVERE, MA 02151

REVERE BEACH PKWY 4-80-14K  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

NORTH SHORE RD 4-106-107-39  
LUC: 920  
COMMONWEALTH OF MASSACHUSETTS  
20 SOMERSET ST  
BOSTON, MA 02108

REVERE BEACH PKWY 4-77-79-3  
LUC: 920  
MASS BAY TRANS AUTHORITY  
10 PARK PL  
BOSTON, MA 02116

REVERE BEACH PKWY 4-80-14L  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

REVERE BEACH PKWY 4-106-107-40  
LUC: 337  
MDC COAST 11, LLC  
C/O 7-ELEVEN, INC  
3200 HACKBERRY RD  
IRVING, TX 75063

220 REVERE BEACH PKWY 4-80-14C  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

245 REVERE BEACH PKWY 4-90-3A  
LUC: 300  
RBP HOTEL LLC  
1359 HOOKSETT RD  
HOOKSETT, NH 03106

REVERE BEACH PKWY 4-106-107-41  
LUC: 130  
MDC COAST 11, LLC  
C/O 7-ELEVEN, INC  
3200 HACKBERRY RD  
IRVING, TX 75063

REVERE BEACH PKWY 4-80-14D  
LUC: 130  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

205 REVERE BEACH PKWY 4-90-3B  
LUC: 112  
205 REVERE BEACH PARKWAY  
PARTNERS, LLC  
205 REVERE BEACH PARKWAY  
REVERE, MA 02151

315 REVERE BEACH PKWY 4-106-107-42  
LUC: 104  
DICENSO DONATO  
DICENSO JOSEPH  
64 CRESCENT AVE  
REVERE, MA 02151

REVERE BEACH PKWY 4-80-14E  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

36-40 FURLONG DR 1 6-80-10C-1  
LUC: 344  
TARGET CORPORATION T-1942  
C/O PROPERTY TAX TPN-0950  
P O BOX 9456  
MINNEAPOLIS, MN 55440-9456

25 CAMPBELL AVE 4-106-107-43  
LUC: 101  
HAILY AHMED  
25 CAMPBELL AVE  
REVERE, MA 02151

REVERE BEACH PKWY 4-80-14F  
LUC: 130  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

36-40 FURLONG DR 6-80-10D-0000  
LUC: N/A  
THE SHOPS AT SUFFOLK DOWNS CON  
1385 HANCOCK ST  
QUINCY, MA 02169

29 CAMPBELL AVE 4-106-107-44  
LUC: 101  
ZAKER MOHAMED  
29 CAMPBELL AVE  
Revere, MA 02151

REVERE BEACH PKWY 4-80-14G  
LUC: 130  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

36-40 FURLONG DR 2 6-80-10D-2  
LUC: 344  
CEDAR-REVERE LLC  
44 SOUTH BAYLES AVE  
SUITE 304  
PORT WASHINGTON, NY 11050-3767

33 CAMPBELL AVE 4-106-107-45  
LUC: 101  
RODRIGUEZ CARMEN  
33 CAMPBELL AVE  
REVERE, MA 02151

REVERE BEACH PKWY 4-80-14H  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

400 REVERE BEACH PKWY 7-114-118-44A  
LUC: 931  
City of Revere  
281 Broadway  
REVERE, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE LESSOR'S OFFICE OF THE CITY OF REVERE  
DATE: 7/29/21

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)



360 REVERE BEACH PKWY 7-114-118-44B

LUC: 931

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST  
BOSTON, MA 02108

REVERE BEACH PKWY 7-122A-14

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST  
BOSTON, MA 02108

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

DATE: 7/29/21

THE  
**HYM**  
 INVESTMENT GROUP, LLC

Boston, Massachusetts  
 List of Abutters

Winthrop Avenue  
 Revere, Massachusetts

Assessors Map and Lot 4-80-14B

LOCATION OF PROPERTY	MAP/LOT	OWNER	MAILING ADDRESS
1240 Bennington Street	101562000	Massachusetts Bay	1240 Bennington Street East Boston, MA 02128
111 Waldemar Avenue	102524000	McClellan Highway	One Congress Street Boston, MA 02114

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

Parties in Interest 3-2

**DRAFT LEGAL NOTICE  
OF PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Sections 9 and 11 of Chapter 40A of the Massachusetts General Laws and Title 17, and Chapter 17.26, Section 17.26.070 of the Revised Ordinances of the City of Revere, that (a) the [ ] Committee of the Revere City Council will conduct a public hearing on [August 23, 2021 at 6:00 P.M.] in the City Councilor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will concurrently conduct a public hearing, also on [August 23, 2021 at 6:00 P.M.] in the City Councilor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to a proposed amendment to a master plan PUD special permit allowing for redevelopment within the Suffolk Downs Overlay District created pursuant to Title 17, Chapter 17.26 of the Revised Ordinances of the City of Revere. The purpose of this hearing will be to receive public comments concerning the following:

**Applicant The McClellan Highway Development Company, LLC, which is an affiliate of The HYM Investment Group, LLC and is the owner of that certain approximately 161-acre site located in Revere and Boston, Massachusetts, commonly known as the Suffolk Downs Site, with a street address of 525 William F McClellan Highway, Boston, MA 02128 (the "Site"), of which approximately 52.062 acres are located in the City of Revere, seeks an amendment to the master plan PUD special permit under Title 17, Chapter 17.26, Section 17.26.070 of the Revised Ordinances of the City of Revere, respecting a multi-lot mixed use development proposal on the approximately 52.062 acres of the Site which are located within the Suffolk Downs Overlay District (the "SDOD") created pursuant to Title 17, Chapter 17.26 of the Revised Ordinances of the City of Revere. The subject of the hearing will be the application for an amended master plan PUD special permit. The relief requested will be the issuance of an amended master plan PUD special permit under Title 17, Chapter 17.26.070 of the Revised Ordinances of the City of Revere, allowing for a finding that the Applicant has made substantial use of the Special Permit such that the Applicant's rights thereunder have been vested, and a finding that any references to height limits and the SDOD Height Zone Map reflect any updates thereto approved by the Revere City Council pursuant to a zoning amendment.**

The boundaries of the land for which the master plan PUD special permit is sought are as described below.

A certain Parcel or Parcels of Land in the Commonwealth of Massachusetts, County of Suffolk, City of Revere, situated off Winthrop Avenue and Washburn Avenue, more particularly bounded and described as follows:

Beginning at the most northeasterly corner of the premises, said point being the southwesterly sideline of Winthrop Avenue and northwesterly sideline of Washburn Avenue, thence running;

S 25° 50' 12" W                      1594.82 feet to a point, being the municipal line between the City of

Revere and the City of Boston, said last course being by the northwesterly sideline of Washburn Avenue, thence turning and running;

N 39° 23' 08" W 110.41 feet to a point, thence turning and running;

N 24° 47' 58" W 93.47 feet to a point, thence turning and running;

N 15° 44' 48" W 299.35 feet to a point, thence turning and running;

N 09° 08' 28" W 231.61 feet to a point, thence turning and running;

N 31° 01' 03" W 106.28 feet to a point, thence turning and running;

N 47° 38' 08" W 90.14 feet to a point, thence turning and running;

N 54° 47' 43" W 115.28 feet to a point, thence turning and running;

N 64° 00' 33" W 346.13 feet to a point, thence turning and running;

N 73° 05' 33" W 89.69 feet to a point, thence turning and running;

N 89° 53' 08" W 109.48 feet to a point, thence turning and running;

S 78° 35' 32" W 239.43 feet to a point, thence turning and running;

S 83° 20' 52" W 190.40 feet to a point, thence turning and running;

S 89° 49' 19" W 74.99 feet to a point, thence turning and running;

S 78° 09' 14" W 49.37 feet to a point, said last fourteen courses being by the municipal line between the City of Revere and the City of Boston, thence turning and running;

N 37° 08' 31" E 1203.44 feet to a point, thence turning and running;

N 19° 45' 35" W 533.10 feet to a point on the historic thread of Sales Creek, said last two courses being by land now or formerly of Revere DINER REALTY LLC, thence turning and running;

EASTERLY by Sales Creek 366 feet more or less to a point at the southwesterly sideline of Winthrop Avenue, thence turning and running;

S 50° 48' 13" E 1663.00 feet by the southwesterly sideline of Winthrop Avenue to the point of beginning.

Containing 2,267,810 square feet more or less, or 52.062 acres more or less.

Submittals may be viewed in-person in the office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:  
Ashley E. Melnik  
City Clerk

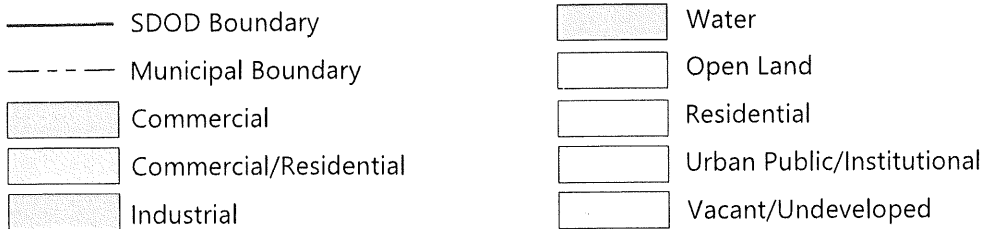
Attest:  
Louis Ciarlone  
Planning Board,  
Chairman

Revere Journal Publication Dates:

August 4, 2021  
August 11, 2021

DRAFT





Sources:  
 Land use based on available MassGIS information from May 14, 2018. Information supplemented with on-site observations.

Digital orthophotograph, MassGIS 2019.

Exhibit 1.3  
 Surrounding Land Use Map

**Suffolk Downs Redevelopment  
 Revere, Massachusetts**



6.a

285402P083A-008 08/08/18

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Source: ArcGIS World Topo Map

— Revere Project Site

Exhibit 1.1

Locus Map





**Suffolk Downs Redevelopment  
Revere, Massachusetts**

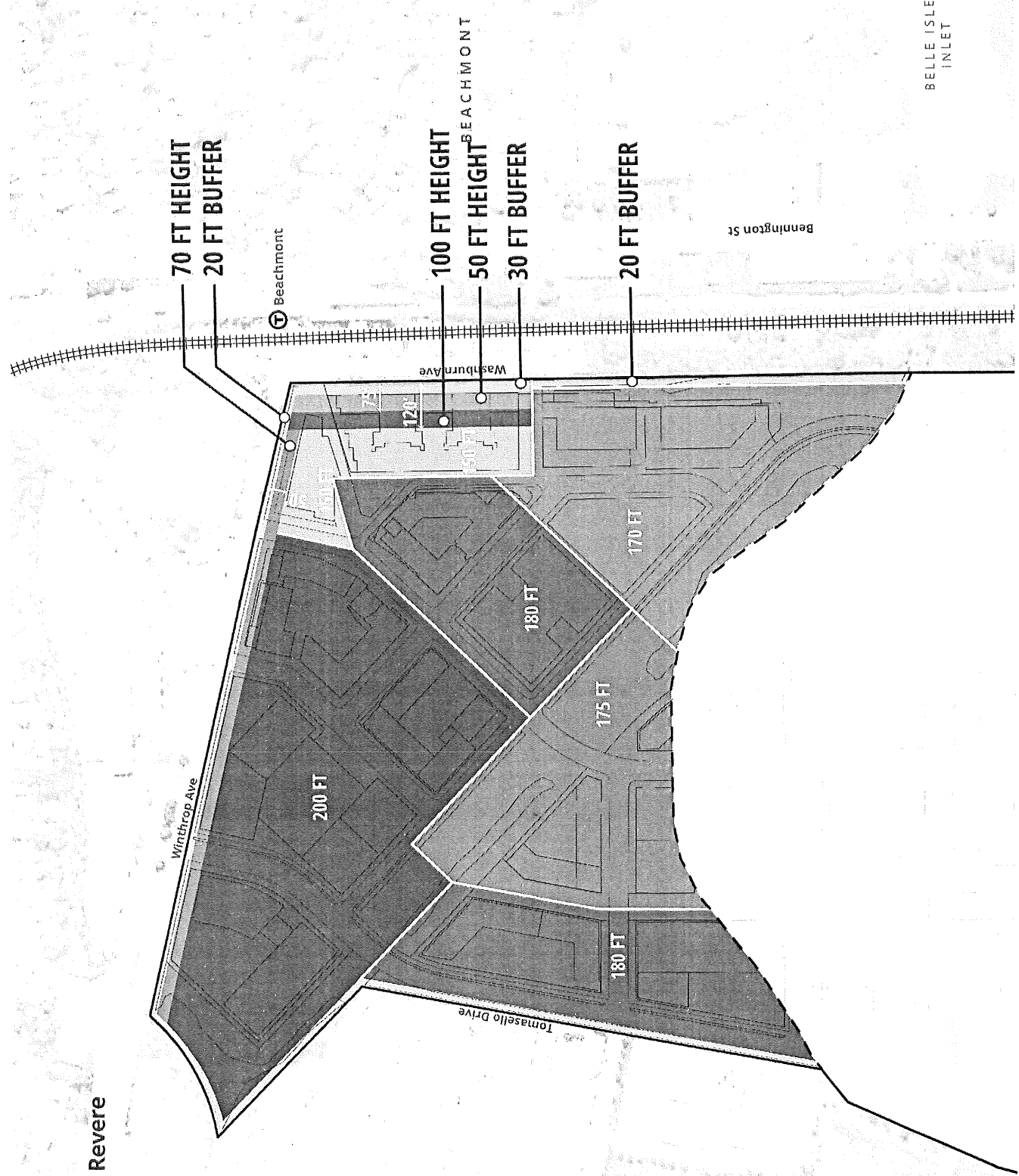
Prepared by Beals and Thomas, Inc.

Packet Pg. 80

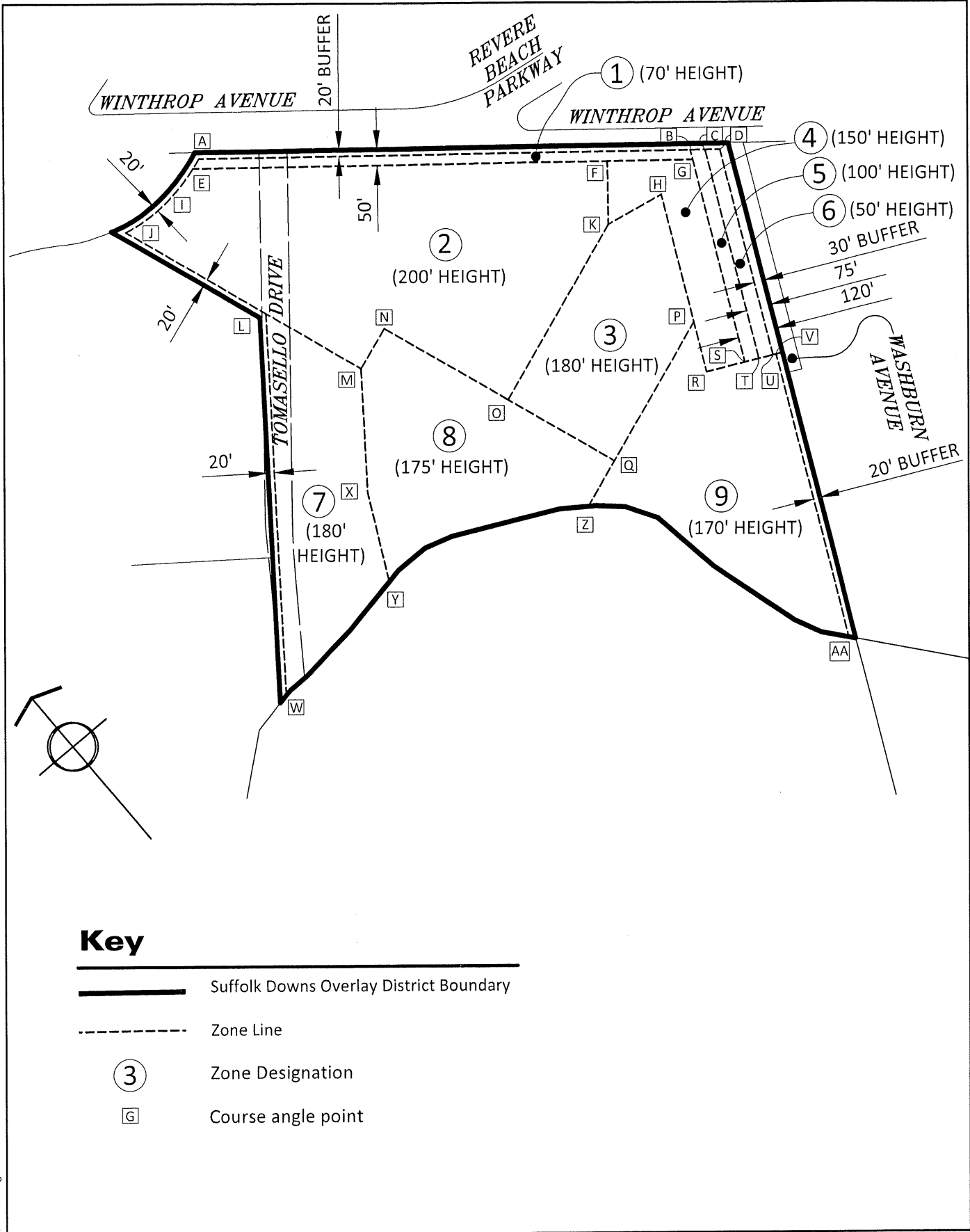
Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

### Exhibit B: Height Map Revere

- LEGEND**
-  BUFFER ZONE
  -  50 FT HEIGHT LIMIT
  -  70 FT HEIGHT LIMIT
  -  100' HEIGHT LIMIT



REVERE



B-T Drawing No. 285402P059B-001

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

**Exhibit B (continued)**

Height Map Revere  
Dimensional Details

Date: 07/30/2021 Scale: 1" = 400'

ZONE 1 (70' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
A-B	S50° 48' 13"E	1558.13'		
B-G	S25° 50' 12"W	30.83'		
G-E	N50° 48' 13"W	1532.69'		
E-A		35.15'	626.80'	3° 12' 48"
		Chord=N70° 35' 55"E 35.15'		

ZONE 2 (200' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
E-F	S50° 48' 13"E	1291.06'		
F-K	S39° 11' 47"W	196.32'		
K-O	S70° 02' 16"W	629.81'		
O-N	N19° 57' 44"W	444.60'		
N-M	S70° 02' 16"W	142.65'		
M-J	N19° 45' 35"W	846.82'		
J-I		150.16'	476.53'	18° 03' 16"
		Chord=S85° 51' 24"E 149.54'		
I-E		141.54'	626.80'	12° 56' 19"
		Chord=N78° 40' 28"E 141.24'		

ZONE 3 (180' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
H-P	S25° 50' 12"W	409.58'		
P-Q	S70° 02' 16"W	498.55'		
Q-O	N19° 57' 44"W	382.50'		
O-K	N70° 02' 16"E	629.81'		
K-H	S79° 07' 15"E	189.11'		

B-T Drawing No. 285402P069B-002

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

**Exhibit B (continued)**Height Map Reverse  
Dimensional Details

Date: 07/30/2021 Scale: n/a

ZONE 4 (150' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
G-S	S25° 50' 12"W	651.41'		
S-R	N64° 09' 48"W	122.50'		
R-H	N25° 50' 12"E	570.92'		
H-K	N79° 07' 15"W	189.11'		
K-F	N39° 11' 47"E	196.32'		
F-G	S50° 48' 13"E	267.07'		

ZONE 5 (100' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
B-C	S50° 48' 13"E	46.25'		
C-T	S25° 50' 12"W	682.24'		
T-S	N64° 09' 48"W	45.00'		
S-B	N25° 50' 12"E	671.56'		

ZONE 6 (50' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
C-D	S50° 48' 13"E	46.25'		
D-U	S25° 50' 12"W	671.56'		
U-T	N64° 09' 48"W	45.00'		
T-C	N25° 50' 12"E	660.87'		

ZONE 7 (180' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
L-M	S19° 45' 35"E	341.54'		
M-X	S37° 04' 47"W	387.23'		
X-Y	S26° 51' 40"W	285.66'		
Y-W	S78° 35' 32"W	193.44'		
	S83° 20' 52"W	190.40'		
	S89° 49' 19"W	74.99'		
	S78° 09' 14"W	18.89'		
W-L	N37° 08' 31"E	1191.28'		

B+T Drawing No. 285402P069B-003

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

**Exhibit B (continued)**Height Map Reverse  
Dimensional Details

Date: 07/30/2021 Scale: n/a

ZONE 8 (175' HEIGHT)				
Line/Curve	Bearing	Length	Radius	Delta
Y-X	N26° 51' 40"E	285.66'		
X-M	N37° 04' 47"E	387.23'		
M-N	N70° 02' 16"E	142.65'		
N-Q	S19° 57' 44"E	827.10'		
Q-Z	S70° 02' 16"W	163.70'		
Z-Y	N54° 47' 43"W	90.10'		
	N64° 00' 33"W	346.13'		
	N73° 05' 33"W	89.69'		
	N89° 53' 08"W	109.48'		
	S78° 35' 32"W	45.99'		

ZONE 9 (170' HEIGHT)				
Line #/Curve #	Bearing	Length	Radius	Delta
P-R	S25° 50' 12"W	161.34'		
R-V	S64° 09' 48"E	222.50'		
V-AA	S25° 50' 12"W	911.28'		
AA-Z	N39° 23' 08"W	88.38'		
	N24° 47' 58"W	93.47'		
	N15° 44' 48"W	299.35'		
	N9° 08' 28"W	231.61'		
	N31° 01' 03"W	106.28'		
	N47° 38' 08"W	90.14'		
	N54° 47' 43"W	25.18'		
Z-P	N70° 02' 16"E	662.25'		

B+T Drawing No. 285402P069B-004

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

**Exhibit B (continued)**Height Map Reverse  
Dimensional Details

Date: 07/30/2021 Scale: n/a



5 BENNINGTON ST 3-27-1  
LUC: 326  
LIMA REALTY llc  
29 PAINE ST  
WINTHROP, MA 02152

59 BENNINGTON ST 3-27-10  
LUC: 104  
TRUONG LUU V  
TRUONG LINDA NGECH  
126 LYNN FELLOES PKWY  
SAUGUS, MA 01906

77 BENNINGTON ST 3-27-11A-0000  
LUC: N/A  
BENNINGTON PLACE CONDO ASSOC  
77 BENNINGTON ST  
REVERE, MA 02151

77 BENNINGTON ST 101 3-27-11A-101  
LUC: 102  
WU HAO  
XU FANGYAN  
77 BENNINGTON ST  
UNIT 101  
REVERE, MA 02151

77 BENNINGTON ST 107 3-27-11A-107  
LUC: 102  
JAGESIC BRANKA  
JAGESIC IVICA  
77 BENNINGTON ST  
UNIT 107  
REVERE, MA 02151

77 BENNINGTON ST 201 3-27-11A-201  
LUC: 102  
DELISE BRUNA  
DELISE ELVIO  
77 BENNINGTON ST  
UNIT 201  
REVERE, MA 02151

77 BENNINGTON ST 202 3-27-11A-202  
LUC: 102  
IRINA AND MICHAEL REVOCABLE TR  
BORODYANSKAYA IRINA TRUSTEE  
376 OCEAN AVE  
UNIT 501  
REVERE, MA 02151

77 BENNINGTON ST 203 3-27-11A-203  
LUC: 102  
ACEVEDO CLAUDIA  
77 BENNINGTON ST  
UNIT 203  
Revere, MA 02151

77 BENNINGTON ST 204 3-27-11A-204  
LUC: 102  
PAGLIARO SANTO  
PAGLIARO ALICE M  
77 BENNINGTON ST  
REVERE, MA 02151

77 BENNINGTON ST 205 3-27-11A-205  
LUC: 102  
NIGRAM SIDDHARTH P  
THAKER MIMANSA  
77 BENNINGTON ST  
UNIT 205  
REVERE, MA 02121

77 BENNINGTON ST 206 3-27-11A-206  
LUC: 102  
KARAY SAID SR  
77 BENNINGTON ST  
UNIT 206  
Revere, MA 02151

77 BENNINGTON ST 207 3-27-11A-207  
LUC: 102  
PENNACCHIO GERALDINE  
77 BENNINGTON ST  
REVERE, MA 02151

77 BENNINGTON ST 208 3-27-11A-208  
LUC: 102  
PENNACCHIO GERALDINE  
77 BENNINGTON ST  
UNIT 207  
REVERE, MA 02151

77 BENNINGTON ST 301 3-27-11A-301  
LUC: 102  
SHERIDAN PATRICIA J  
77 BENNINGTON ST  
UNIT 301  
REVERE, MA 02151

77 BENNINGTON ST 302 3-27-11A-302  
LUC: 102  
BUCCELLA GIOVANNI  
BUCCELLA KRYSTEN N  
77 BENNINGTON ST  
UNIT 302  
Revere, MA 02151

77 BENNINGTON ST 303 3-27-11A-303  
LUC: 102  
MALINOWSKI EUGENIA AKA HUBARD  
77 BENNINGTON ST  
UNIT 303  
REVERE, MA 02151

77 BENNINGTON ST 304 3-27-11A-304  
LUC: 102  
BERILO ZIJAD  
BERILO EDITA  
77 BENNINGTON ST  
UNIT 304  
REVERE, MA 02151

77 BENNINGTON ST 305 3-27-11A-305  
LUC: 102  
CERRONE ENRICO  
CERRONE AMALIA  
77 BENNINGTON ST  
UNIT 305  
REVERE, MA 02151

77 BENNINGTON ST 306 3-27-11A-306  
LUC: 102  
WANG HUEY PING  
255 CHURCH ST  
WHITE PLAINS, NY 10603-3511

77 BENNINGTON ST 307 3-27-11A-307  
LUC: 102  
SANTOSUOSSO ALEXANDER  
SANTOSUOSSO C/O EDWARD  
10 SANDSPUR LN  
NORTH READING, MA 01864

77 BENNINGTON ST 308 3-27-11A-308  
LUC: 102  
LUGA AGRON  
LUGA VJOLICA  
1000 GOVERNORS DR  
APT 33  
WINTHROP, MA 02152

77 BENNINGTON ST 401 3-27-11A-401  
LUC: 102  
46-48 PHILLIPS AVENUE REALTY TRUST  
PAPPAVASELIO CATHY TRUSTEE  
11 TEN ROD WAY  
NORTH READING, MA 01864

77 BENNINGTON ST 402 3-27-11A-402  
LUC: 102  
EMAD ABDELMESSIH  
77 BENNINGTON ST  
UNIT 402  
REVERE, MA 02151

77 BENNINGTON ST 403 3-27-11A-403  
LUC: 102  
GOAGA MIHAI  
77 BENNINGTON ST  
UNIT 403  
REVERE, MA 02151

77 BENNINGTON ST 404 3-27-11A-404  
LUC: 102  
RESTREPO JENNIFER QUINTERO  
77 BENNINGTON ST  
UNIT 404  
REVERE, MA 02151

77 BENNINGTON ST 405 3-27-11A-405  
LUC: 102  
FANGYAN XU  
HAO WU  
14 SAMMET ST  
EVERETT, MA 02149

77 BENNINGTON ST 406 3-27-11A-406  
LUC: 102  
MATARA IRREVOCABLE TRUST  
MATARA ROSA TRUSTEE  
77 BENNINGTON ST  
UNIT 406  
Revere, MA 02151

77 BENNINGTON ST 407 3-27-11A-407  
LUC: 102  
SIGAL ALLA  
SIGAL ARKADY  
45 PORTER AVE  
UNIT R  
REVERE, MA 02151

77 BENNINGTON ST 408 3-27-11A-408  
LUC: 102  
SOUMAIDI ELMOSTAFA  
77 BENNINGTON ST  
UNIT 408  
Revere, MA 02151

77 BENNINGTON ST 501 3-27-11A-501  
LUC: 102  
BORODYANSKAYA IRINA  
ORENSHUR MICHAEL  
376 OCEAN AVE  
UNIT 501  
REVERE, MA 02151

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

THIS IS A TRUE & ACCURATE COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE  
DATE: 7/29/24



77 BENNINGTON ST 502 3-27-11A-502

LUC: 102

PARDO NATHALIE  
77 BENNINGTON ST  
UNIT 502  
REVERE, MA 02151

77 BENNINGTON ST 503 3-27-11A-503

LUC: 102

WEEMS DIANA L  
77 BENNINGTON ST  
REVERE, MA 02151

77 BENNINGTON ST 504 3-27-11A-504

LUC: 102

HERRERA HENRY  
GOMEZ ISREAL  
77 BENNINGTON ST  
UNIT 504  
REVERE, MA 02151

77 BENNINGTON ST 505 3-27-11A-505

LUC: 102

GRECO DOMINIC JR  
GRECO ANTHONY J  
77 BENNINGTON ST  
APT 505  
Revere, MA 02151

77 BENNINGTON ST 506 3-27-11A-506

LUC: 102

PEZZOLESI JOSEPH  
PEZZOLESI LAURA  
77 BENNINGTON ST  
UNIT 506  
Revere, MA 02151

77 BENNINGTON ST 507 3-27-11A-507

LUC: 102

IRINA AND MICHAEL REVOCABLE TR  
BORODYANSKAYA IRINA TRUSTEE  
376 OCEAN AVE  
UNIT 501  
REVERE, MA 02151

77 BENNINGTON ST 508 3-27-11A-508

LUC: 102

DORCELY JEAN M  
77 BENNINGTON ST  
UNIT 508  
REVERE, MA 02151

83 BENNINGTON ST 3-27-13

LUC: 390

93 BENNINGTON OWNER, LLC  
ONE BEACON ST  
15TH FLOOR  
BOSTON, MA 02108

93 BENNINGTON ST 3-27-14

LUC: 390

93 BENNINGTON OWNER, LLC  
ONE BEACON ST  
15TH FLR  
BOSTON, MA, MA 02108

145 BENNINGTON ST 3-27-15C-0000

LUC: N/A

BELLE ISLE CONDO ASSOC  
145 BENNINGTON ST  
REVERE, MA 02151

145 BENNINGTON ST 101 3-27-15C-101

LUC: 102

RAMIREZ DORY E BURITICA  
145 BENNINGTON ST  
UNIT 101  
Revere, MA 02151

145 BENNINGTON ST 102 3-27-15C-102

LUC: 102

CORDISCO ANDREW  
145 BENNINGTON ST  
UNIT 102  
Revere, MA 02151

145 BENNINGTON ST 103 3-27-15C-103

LUC: 102

FARNSWORTH JUSTIN  
145 BENNINGTON ST  
UNIT 103  
Revere, MA 02151

145 BENNINGTON ST 104 3-27-15C-104

LUC: 102

MORENO LUIS  
145 BENNINGTON ST  
UNIT 104  
REVERE, MA 02151

145 BENNINGTON ST 105 3-27-15C-105

LUC: 102

PIOR GRACE M  
145 BENNINGTON ST  
UNIT 105  
Revere, MA 02151

145 BENNINGTON ST 106 3-27-15C-106

LUC: 102

WU YIU WING  
145 BENNINGTON ST  
UNIT 106  
Revere, MA 02151

145 BENNINGTON ST 107 3-27-15C-107

LUC: 102

CARDONA NELSON  
145 BENNINGTON ST  
UNIT 107  
Revere, MA 02151

145 BENNINGTON ST 108 3-27-15C-108

LUC: 102

ST HILLIEN GUY-ROBERT  
ST HILLIEN MYRIAME  
145 BENNINGTON ST  
UNIT 108  
Revere, MA 02151

145 BENNINGTON ST 109 3-27-15C-109

LUC: 102

SHAH VISHAL  
SHAH KINNARI  
145 BENNINGTON ST  
UNIT 109  
REVERE, MA 02151

145 BENNINGTON ST 110 3-27-15C-110

LUC: 102

KOUTROUBIS VASILIOS  
14 LITTLE NAHANT RD  
NAHANT, MA 01908

145 BENNINGTON ST 111 3-27-15C-111

LUC: 102

LAGREZE KEITH STEWART  
SANT'ANNA MEGAHN MORRIS  
145 BENNINGTON ST  
UNIT 111  
Revere, MA 02151

145 BENNINGTON ST 112 3-27-15C-112

LUC: 102

YANG LIN  
145 BENNINGTON ST  
UNIT 112  
Revere, MA 02151

145 BENNINGTON ST 113 3-27-15C-113

LUC: 102

KSHIRSAGAR PRIYAL S  
145 BENNINGTON ST  
UNIT 113  
REVERE, MA 02151

145 BENNINGTON ST 114 3-27-15C-114

LUC: 102

BOUDIAB YASSINE  
145 BENNINGTON ST  
UNIT 114  
Revere, MA 02151

145 BENNINGTON ST 115 3-27-15C-115

LUC: 102

TEJADA YEFERSON A VASQUEZ  
ABRIL ANGELA  
145 BENNINGTON ST  
UNIT 115  
Revere, MA 02151

145 BENNINGTON ST 116 3-27-15C-116

LUC: 102

ZHAO YUE  
DING XIAOQING  
145 BENNINGTON ST  
UNIT 116  
Revere, MA 02151

145 BENNINGTON ST 117 3-27-15C-117

LUC: 102

PERRY BRIAN  
MCMAHON KRISTINE  
145 BENNINGTON ST  
UNIT 117  
Revere, MA 02151

145 BENNINGTON ST 118 3-27-15C-118

LUC: 102

PRUITT MARK A  
DIAZ CESAR  
145 BENNINGTON ST  
UNIT 118  
Revere, MA 02151

145 BENNINGTON ST 119 3-27-15C-119

LUC: 102

BABCHYCK DEBORAH A  
BABCHYCK BARRY M  
145 BENNINGTON ST  
UNIT 119  
Revere, MA 02151

145 BENNINGTON ST 120 3-27-15C-120

LUC: 102

LUELLA SURETTE IRREVOCABLE TRU  
NELSON SHARON TRUSTEE  
145 BENNINGTON ST  
UNIT 120  
Revere, MA 02151

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

A TRUE & ATTESTED COPY OF THE RECORDS OF THE CLERK OF THE CITY OF REVERE  
DATE: 7/29/21

145 BENNINGTON ST 201 3-27-15C-201  
LUC: 102

SEPULVEDA LUZ E  
145 BENNINGTON ST  
UNIT 201  
Revere, MA 02151

145 BENNINGTON ST 202 3-27-15C-202  
LUC: 102

JOYA JUAN  
145 BENNINGTON ST  
UNIT 202  
Revere, MA 02151

145 BENNINGTON ST 203 3-27-15C-203  
LUC: 102

PHIN DAVID V  
145 BENNINGTON ST  
UNIT 203  
REVERE, MA 02151

145 BENNINGTON ST 204 3-27-15C-204  
LUC: 102

IKONOMI ERINDA  
24 EL CANEY RD  
WORCESTER, MA 01603

145 BENNINGTON ST 205 3-27-15C-205  
LUC: 102

BULLES KATHERINE  
145 BENNINGTON ST  
UNIT 205  
Revere, MA 02151

145 BENNINGTON ST 206 3-27-15C-206  
LUC: 102

TOUSSAINT DANIELA PIERRE  
145 BENNINGTON ST  
UNIT 206  
Revere, MA 02151

145 BENNINGTON ST 207 3-27-15C-207  
LUC: 102

WELLMAN LYNN M  
145 BENNINGTON ST  
UNIT 207  
Revere, MA 02151

145 BENNINGTON ST 208 3-27-15C-208  
LUC: 102

PIQUES MARCO A  
145 BENNINGTON ST  
UNIT 208  
Revere, MA 02151

145 BENNINGTON ST 209 3-27-15C-209  
LUC: 102

PETILLO BRIDGETTE  
145 BENNINGTON ST  
UNIT 209  
Revere, MA 02151

145 BENNINGTON ST 210 3-27-15C-210  
LUC: 102

TURNER DUSTIN L  
145 BENNINGTON ST  
UNIT 210  
Revere, MA 02151

145 BENNINGTON ST 211 3-27-15C-211  
LUC: 102

VERZILLI DAVID R  
145 BENNINGTON ST  
UNIT 211  
REVERE, MA 02151

145 BENNINGTON ST 212 3-27-15C-212  
LUC: 102

BURNS EMILY J  
145 BENNINGTON ST  
UNIT 212  
Revere, MA 02151

145 BENNINGTON ST 213 3-27-15C-213  
LUC: 102

BOROFSKY KENNETH N  
145 BENNINGTON ST  
UNIT 213  
Revere, MA 02151

145 BENNINGTON ST 214 3-27-15C-214  
LUC: 102

CHESLEY EVERETT A  
145 BENNINGTON ST  
UNIT 214  
Revere, MA 02151

145 BENNINGTON ST 215 3-27-15C-215  
LUC: 102

GOMEZ ANA M  
145 BENNINGTON ST  
UNIT 215  
REVERE, MA 02151

145 BENNINGTON ST 216 3-27-15C-216  
LUC: 102

CONSTANTINO FILIPE  
145 BENNINGTON ST  
UNIT 216  
REVERE, MA 02151

145 BENNINGTON ST 217 3-27-15C-217  
LUC: 102

CASTELBLANCO VERONICA PLATA  
145 BENNINGTON ST  
UNIT 217  
Revere, MA 02151

145 BENNINGTON ST 218 3-27-15C-218  
LUC: 102

SHERIKIAN KEGHAM KEVIN  
145 BENNINGTON ST  
UNIT 218  
Revere, MA 02151

145 BENNINGTON ST 219 3-27-15C-219  
LUC: 102

RODRIGUEZ JOSE LIFE ESTATE  
RODRIGUEZ PRICILA LIFE ESTATE  
145 BENNINGTON ST  
UNIT 219  
Revere, MA 02151

145 BENNINGTON ST 220 3-27-15C-220  
LUC: 102

SEIPIO SUSANA  
145 BENNINGTON ST  
UNIT 220  
REVERE, MA 02151

145 BENNINGTON ST 301 3-27-15C-301  
LUC: 102

RIOS DIEGO  
145 BENNINGTON ST  
UNIT 301  
Revere, MA 02151

145 BENNINGTON ST 302 3-27-15C-302  
LUC: 102

SILVA CLAUDIA  
145 BENNINGTON ST  
UNIT 302  
Revere, MA 02151

145 BENNINGTON ST 303 3-27-15C-303  
LUC: 102

LANE ANDREA  
145 BENNINGTON ST  
UNIT 303  
Revere, MA 02151

145 BENNINGTON ST 304 3-27-15C-304  
LUC: 102

RICH KENNETH  
RICH RACHEL  
6 CABRAL DR  
MIDDLETON, MA 01949

145 BENNINGTON ST 305 3-27-15C-305  
LUC: 102

SABOUI RAMIN RAMIN  
SABOIN AKA RAMIN E  
38 PLEASANT PARK RD  
WINTHROP, MA 02152

145 BENNINGTON ST 306 3-27-15C-306  
LUC: 102

SOM TINA TAM  
145 BENNINGTON ST  
UNIT 306  
Revere, MA 02151

145 BENNINGTON ST 307 3-27-15C-307  
LUC: 102

FAN LI  
FAN WEI  
983 MAIN ST  
WINCHESTER, MA 01890

145 BENNINGTON ST 308 3-27-15C-308  
LUC: 102

KEVIN OMALLEY  
221 MILLS AVE  
REVERE, MA 02151

145 BENNINGTON ST 309 3-27-15C-309  
LUC: 102

TAM HIG WAH  
17 EVERETT ST  
MALDEN, MA 02148

145 BENNINGTON ST 310 3-27-15C-310  
LUC: 102

LOPES FERNANDA  
19 COUNTRYSIDE LN  
READING, MA 01867

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

DATE: 7/29/21

145 BENNINGTON ST 311 3-27-15C-311  
LUC: 102  
BOCI TOMI  
145 BENNINGTON ST  
UNIT 311  
REVERE, MA 02151

BENNINGTON ST 3-27-15D  
LUC: 390  
93 BENNINGTON OWNER, LLC  
ONE BEACON ST  
15TH FLR  
BOSTON, MA 02108

41 BENNINGTON ST 3-27-7  
LUC: 104  
LONGO PHILLIP  
LONGO MARIA  
41 BENNINGTON ST  
REVERE, MA 02151

145 BENNINGTON ST 312 3-27-15C-312  
LUC: 102  
STEIDEL NADIA  
STEIDEL GEORGE  
145 BENNINGTON ST  
UNIT 312  
Revere, MA 02151

BENNINGTON ST 3-27-16A  
LUC: 920  
COMMONWEALTH OF MASSACHUSETTS  
20 SOMERSET ST  
BOSTON, MA 02108

47 BENNINGTON ST 3-27-8  
LUC: 104  
MALDONADO LUIS  
47 BENNINGTON ST  
REVERE, MA 02151

145 BENNINGTON ST 313 3-27-15C-313  
LUC: 102  
BELMONTE STEPHEN J  
145 BENNINGTON ST  
UNIT 313  
Revere, MA 02151

BENNINGTON ST 3-27-16B  
LUC: 920  
COMMONWEALTH OF MASSACHUSETTS  
20 SOMERSET ST  
BOSTON, MA 02108

51 BENNINGTON ST 3-27-9  
LUC: 101  
BARDARO MICHAEL F  
BARDARO CAROL A  
51-53 BENNINGTON ST  
Revere, MA 02151

145 BENNINGTON ST 314 3-27-15C-314  
LUC: 102  
ZHENG WENXIA  
XU LANG  
145 BENNINGTON ST  
UNIT 314  
REVERE, MA 02151

11 BENNINGTON ST 3-27-2  
LUC: 013  
LADNER RICHARDO N  
LADNER NELIDA E  
16 THORNTON ST  
APT 1  
Revere, MA 02151

619 WINTHROP AVE 3-28-1  
LUC: 326  
MSO REALTY TRUST  
ORPHANOS ANDY TRUSTEE  
619 WINTHROP AVE  
Revere, MA 02151

145 BENNINGTON ST 315 3-27-15C-315  
LUC: 102  
ANGILLY ROBERT  
145 BENNINGTON ST  
UNIT 315  
Revere, MA 02151

23 BENNINGTON ST 1 3-27-3A-1  
LUC: 102  
PROMISE RICHARD J  
PROMISE CHRISTINE D  
23 BENNINGTON ST  
UNIT 1  
REVERE, MA 02151

104 WASHBURN AVE 3-28-10  
LUC: 101  
NGUYEN NGUYET G  
NGUYEN ANHNGOC THI  
104 WASHBURN AVE  
REVERE, MA 02151

145 BENNINGTON ST 316 3-27-15C-316  
LUC: 102  
SELIM EDRES A  
ADELY ENAAM Z  
145 BENNINGTON ST  
UNIT 316  
Revere, MA 02151

23 BENNINGTON ST 2 3-27-3A-2  
LUC: 102  
VARGHESE PRETTY  
BLESSON JOHN  
23 BENNINGTON ST  
UNIT 2  
Revere, MA 02151

108 WASHBURN AVE 3-28-11  
LUC: 101  
DELEON JOSE M  
108 WASHBURN AVE  
REVERE, MA 02151

145 BENNINGTON ST 317 3-27-15C-317  
LUC: 102  
KOSTA RAIMOND  
KOSTA BLERTA  
145 BENNINGTON ST  
UNIT 317  
Revere, MA 02151

27 BENNINGTON ST 3-27-4  
LUC: 104  
LOPERA JORGE E  
MADRID SANTOS E  
27 BENNINGTON ST  
REVERE, MA 02151

112 WASHBURN AVE 3-28-12  
LUC: 101  
GIANCI MARIE CARMINA LIFE ESTATE  
GIANCI FRANCIS JOSEPH REMAINDERM  
112 WASHBURN AVE  
REVERE, MA 02151

145 BENNINGTON ST 318 3-27-15C-318  
LUC: 102  
KOUFU KARIKA  
145 BENNINGTON ST  
UNIT 318  
Revere, MA 02151

31 BENNINGTON ST 1 3-27-5A-1  
LUC: 102  
VELEZ LUZ M  
31 BENNINGTON ST  
REVERE, MA 02151

116 WASHBURN AVE 3-28-13  
LUC: 101  
REYNOLDS MICHAEL  
REYNOLDS LAURA S  
116 WASHBURN AVE  
REVERE, MA 02151

145 BENNINGTON ST 319 3-27-15C-319  
LUC: 102  
LEUCI PAULA  
145 BENNINGTON ST  
UNIT 319  
Revere, MA 02151

33 BENNINGTON ST 2 3-27-5A-2  
LUC: 102  
CONSOLO CAROLYN  
33 BENNINGTON ST  
UNIT 2  
REVERE, MA 02151

120 WASHBURN AVE 3-28-14  
LUC: 101  
MULONE FRANK J  
MULONE HOLLY E  
120 WASHBURN AVE  
REVERE, MA 02151

145 BENNINGTON ST 320 3-27-15C-320  
LUC: 102  
DECOFF THOMAS A  
145 BENNINGTON ST  
UNIT 320  
Revere, MA 02151

39 BENNINGTON ST 3-27-6  
LUC: 109  
EPHESUS, LLC  
109 EUSTIS ST  
REVERE, MA 02151

124 WASHBURN AVE 3-28-15  
LUC: 101  
HOLGERSEN KENNETH  
124 WASHBURN AVE  
REVERE, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE REGISTERED PROFESSIONAL'S OFFICE OF THE CITY OF REVERE  
DATE: 7/29/21

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

128 WASHBURN AVE 3-28-16  
LUC: 104  
BULICANU LARISA  
128 WASHBURN AVE  
REVERE, MA 02151

96 WASHBURN AVE 3-28-8  
LUC: 101  
MIRANDA NICOLAS A  
96 WASHBURN AVE  
REVERE, MA 02151

WASHBURN AVE 3-76-7  
LUC: 132  
PIOPII FRANK  
4 CLIFF AVE  
WINTHROP, MA 02152

WASHBURN AVE 3-28-17C  
LUC: 132  
SD BEACHMONT, LLC  
C/O THE HYM INVESTMENT GROUP, LLC  
1 CONGRESS ST  
11TH FLOOR  
BOSTON, MA 02114

100 WASHBURN AVE 3-28-9  
LUC: 101  
SHEA ROSE ANNA  
100 WASHBURN AVE  
REVERE, MA 02151

NORTH SHORE RD 4-103-1  
LUC: 920  
COMMONWEALTH OF MASSACHUSETTS  
20 SOMERSET ST  
BOSTON, MA 02108

130 WASHBURN AVE 3-28-17D  
LUC: 104  
SD BEACHMONT, LLC  
C/O THE HYM INVESTMENT GROUP, LLC  
1 CONGRESS ST  
11TH FLOOR  
BOSTON, MA 02114

652 WINTHROP AVE 3-29-1  
LUC: 325  
652 WINTHROP AVE IRREVOCABLE T  
TORRETTA MATTEA TRUSTEE  
652 WINTHROP AVE  
REVERE, MA 02151

NORTH SHORE RD 4-103-2  
LUC: 930  
CITY OF REVERE  
C/O MAYOR'S OFFICE  
281 BROADWAY  
REVERE, MA 02151

RAILROAD LOCATIO 3-28-18  
LUC: 920  
MASS BAY TRANS AUTHORITY  
10 PARK PL  
BOSTON, MA 02116

4 UNITY AVE 3-41-5  
LUC: 325  
PREVITE JOHN III  
88 BAYSWATER ST  
EAST BOSTON, MA 02128

ELIOT RD 4-103-3  
LUC: 131  
CAVANAUGH MARGARET J  
21 NORTH HILL DR  
LYNNFIELD, MA 01940

76 WASHBURN AVE 3-28-2  
LUC: 104  
NGUYEN LIEM THANH  
19 DANA ST  
REVERE, MA 02151

1 ATLANTIC AVE 3-41-6  
LUC: 013  
BONILLA FABIOLA  
1 ATLANTIC AVE  
REVERE, MA 02151

1 ELIOT RD 4-103-4  
LUC: 104  
CAVANAUGH MARGARET J  
21 NORTH HILL DR  
LYNNFIELD, MA 01940

78 WASHBURN AVE 3-28-3  
LUC: 104  
COTTER PHILIP J  
COTTER ALICE EMILIE  
78 WASHBURN AVE  
REVERE, MA 02151

7 ATLANTIC AVE 3-41-7  
LUC: 013  
5-7 ATLANTIC AVENUE NOMINEE TR  
CONTI PETER R TRUSTEE  
41 PLEASANT ST  
REVERE, MA 02151

3 ELIOT RD 4-103-5  
LUC: 104  
REED ROBERT E  
3 ELIOT RD  
REVERE, MA 02151

82 WASHBURN AVE 3-28-4  
LUC: 101  
LAZZARI PATRICIA MARIE  
LAZZARI WILLIAM  
82 WASHBURN AVE  
REVERE, MA 02151

RAILROAD LOCATIO 3-76-1  
LUC: 920  
MASS BAY TRANS AUTHORITY  
10 PARK PL  
BOSTON, MA 02116

15 ELIOT RD 4-103-6  
LUC: 104  
BORDEN ALANA M  
15 ELIOT RD  
Revere, MA 02151

86 WASHBURN AVE 3-28-5  
LUC: 101  
MAFALDA ABRUZZESE IRREVOCABLE  
PIOPI FRANK TRUSTEE  
86 WASHBURN AVE  
REVERE, MA 02151

614 WINTHROP AVE 3-76-2B  
LUC: 325  
WINTHROP STORES REALTY TR  
PIOPI FRANK TRUSTEE  
P O BOX 193  
REVERE, MA 02151

19 ELIOT RD 4-103-7  
LUC: 104  
HENRIQUEZ DORA  
19 ELIOT RD  
REVERE, MA 02151

90 WASHBURN AVE 3-28-6  
LUC: 104  
HENA MARIA LUZ DARY  
90 WASHBURN AVE  
REVERE, MA 02151

42 WASHBURN AVE 3-76-5  
LUC: 337  
FORTY TWO WASHBURN REALTY TRUS  
IAPICCA AUGUSTINE TRUSTEE  
P O BOX 193  
REVERE, MA 02151

21 ELIOT RD 4-103-8  
LUC: 105  
MADRIGAL DANIEL A  
SELPUVEDA LUIS F  
21 ELIOT RD  
REVERE, MA 02151

92 WASHBURN AVE 3-28-7  
LUC: 104  
ANORGA ITALO  
92 WASHBURN AVE  
REVERE, MA 02151

WASHBURN AVE 3-76-6  
LUC: 132  
FORTY TWO WASHBURN REALTY TRUS  
IAPICCA AUGUSTINE TRUSTEE  
P O BOX 193  
REVERE, MA 02151

1769 NORTH SHORE RD 4-106-107-34  
LUC: 104  
CAMPANELLA BARTHOLOMEW  
1769 NORTH SHORE RD  
REVERE, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE DEPUTY CLERK OF THE CITY OF REVERE

DATE: 7/29/21

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

1777 NORTH SHORE RD 4-106-107-35  
LUC: 101  
HURLEY PAUL M  
1777 NORTH SHORE RD  
REVERE, MA 02151

35 CAMPBELL AVE 4-106-107-46  
LUC: 101  
GARD GERTHA  
35 CAMPBELL AVE  
REVERE, MA 02151

REVERE BEACH PKWY 4-80-14I  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LI  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
REVERE BEACH PKWY 4-80-14J  
LUC: 390

NORTH SHORE RD 4-106-107-36  
LUC: 337  
MDC COAST 11, LLC  
C/O 7-ELEVEN, INC  
3200 HACKBERRY RD  
IRVING, TX 75063

190 REVERE BEACH PKWY 4-77-79-1  
LUC: 325  
A & J REALTY TRUST  
DIMINO JOSEPH  
190 REVERE BEACH PKWY  
REVERE, MA 02151

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LI  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
REVERE BEACH PKWY 4-80-14K  
LUC: 390

1789 NORTH SHORE RD 4-106-107-37  
LUC: 333  
MDC COAST 11, LLC  
C/O 7-ELEVEN, INC  
3200 HACKBERRY RD  
IRVING, TX 75063

180 REVERE BEACH PKWY 4-77-79-2  
LUC: 111  
JTJ REALTY TRUST  
DIMINO THOMAS J  
190 REVERE BEACH PKWY  
REVERE, MA 02151

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LI  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
REVERE BEACH PKWY 4-80-14L  
LUC: 390

NORTH SHORE RD 4-106-107-39  
LUC: 920  
COMMONWEALTH OF MASSACHUSETTS  
20 SOMERSET ST  
BOSTON, MA 02108

REVERE BEACH PKWY 4-77-79-3  
LUC: 920  
MASS BAY TRANS AUTHORITY  
10 PARK PL  
BOSTON, MA 02116

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LI  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
245 REVERE BEACH PKWY 4-90-3A  
LUC: 390

REVERE BEACH PKWY 4-106-107-40  
LUC: 337  
MDC COAST 11, LLC  
C/O 7-ELEVEN, INC  
3200 HACKBERRY RD  
IRVING, TX 75063

220 REVERE BEACH PKWY 4-80-14C  
LUC: 390  
MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
REVERE BEACH PKWY 4-80-14D  
LUC: 130

RBP HOTEL LLC  
1359 HOOKSETT RD  
HOOKSETT, NH 03106

REVERE BEACH PKWY 4-106-107-41  
LUC: 130  
MDC COAST 11, LLC  
C/O 7-ELEVEN, INC  
3200 HACKBERRY RD  
IRVING, TX 75063

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
REVERE BEACH PKWY 4-80-14E  
LUC: 390

205 REVERE BEACH PKWY 4-90-3B  
LUC: 112  
205 REVERE BEACH PARKWAY  
PARTNERS, LLC  
205 REVERE BEACH PARKWAY  
REVERE, MA 02151

315 REVERE BEACH PKWY 4-106-107-42  
LUC: 104  
DICENSO DONATO  
DICENSO JOSEPH  
64 CRESCENT AVE  
REVERE, MA 02151

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
REVERE BEACH PKWY 4-80-14F  
LUC: 130

36-40 FURLONG DR 1 6-80-10C-1  
LUC: 344  
TARGET CORPORATION T-1942  
C/O PROPERTY TAX TPN-0950  
P O BOX 9456  
MINNEAPOLIS, MN 55440-9456

25 CAMPBELL AVE 4-106-107-43  
LUC: 101  
HAILY AHMED  
25 CAMPBELL AVE  
REVERE, MA 02151

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
REVERE BEACH PKWY 4-80-14G  
LUC: 130

36-40 FURLONG DR 2 6-80-10D-2  
LUC: 344  
THE SHOPS AT SUFFOLK DOWNS CON  
1385 HANCOCK ST  
QUINCY, MA 02169

29 CAMPBELL AVE 4-106-107-44  
LUC: 101  
ZAKER MOHAMED  
29 CAMPBELL AVE  
Revere, MA 02151

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114  
REVERE BEACH PKWY 4-80-14H  
LUC: 390

CEDAR-REVERE LLC  
44 SOUTH BAYLES AVE  
SUITE 304  
PORT WASHINGTON, NY 11050-3767

33 CAMPBELL AVE 4-106-107-45  
LUC: 101  
RODRIGUEZ CARMEN  
33 CAMPBELL AVE  
REVERE, MA 02151

MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC  
C/O HYM INVESTMENT GROUP LLC  
1 CONGRESS ST  
10TH FLR  
BOSTON, MA 02114

400 REVERE BEACH PKWY 7-114-118-44A  
LUC: 931  
City of Revere  
281 Broadway  
REVERE, MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE REGISTERED PROFESSIONAL ENGINEER'S OFFICE OF THE CITY OF REVERE  
DATE: 7/29/21

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

360 REVERE BEACH PKWY 7-114-118-44B

LUC: 931

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST  
BOSTON, MA 02108

REVERE BEACH PKWY 7-122A-14

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST  
BOSTON, MA 02108

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

  
DATE: 7/29/21

Attachment: PUD2101.SuffolkDownsSpecialPermitApplication (21-248 : PUD-21-01: Suffolk Downs Overlay District)

C-21-11

**PUBLIC HEARING**

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030(B) of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, August 23, 2021 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 Mikeith, LLC, 74 Regina Road, Lynn, MA seeking permission from the Revere City Council to modify and expand a nonconforming eight (8) unit apartment structure by establishing and confirming the existing ten (10) units within the apartment structure at 565-567 Beach Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-11) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #3068  
08/04/2021  
08/11/2021

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)





FILED  
 2021 JUL 28 AM 10:39  
 OFFICE CITY CLERK  
 REVERE, MASS

**LAWRENCE A. SIMEONE JR.  
 ATTORNEY AT LAW  
 THE POST OFFICE PROFESSIONAL BUILDING  
 300 BROADWAY, P.O. BOX 321  
 REVERE, MASSACHUSETTS 02151**

TELEPHONE: (781) 286-1560  
 FACSIMILE: (781) 286-5532

July 28, 2021

Ashley Melnick,  
 City Clerk  
 City of Revere  
 281 Broadway  
 Revere, MA 02151

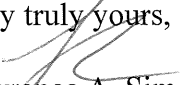
Re: Mikeith LLC, Application for Special Permit  
 565-567 Beach St., Revere, MA 02151

Dear Ms. Melnik :

Please find enclosed Application for Special Permit in regards to the above mentioned property.

Should there be a need for further information, please feel free to contact this office.

Very truly yours,

  
 Lawrence A. Simeone Jr.  
 LAS/aw

Enclosures

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



FORM B

Application No. \_\_\_\_\_  
Date: July 28, 2021

City of Revere, Massachusetts  
Revere City Council  
Application for Special Permit

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.2000 (Revised Ordinances of the City of Revere)
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 110.
- C. ***Application for Special Permit for Alteration of Nonconforming Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.030B.***

1. Applicant submitting this application is:

Name: Mikeith LLC  
Address: 74 Regina Road, Lynn, Massachusetts  
Tel. #: \_\_\_\_\_

2. Applicant is Mikeith LLC  
Licensee \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_  
**Owner** X Other (Describe) \_\_\_\_\_  
\_\_\_\_\_

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



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

Name: Lawrence A. Simeone, Jr., Esq.

Title: Attorney-At-Law

Address: 300 Broadway, P.O. Box 321, Revere, MA 02151

Tel: # 781-286-1560

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

Name: Mikeith LLC

Address: 74 Regina Road, Lynn, Massachusetts

Tel. #: \_\_\_\_\_

5. The land described in this application is recorded in Suffolk County Registry of Deeds, Book 15319 Page 271,<sup>1</sup> Certificate # (if registered) \_\_\_\_\_
6. Plans describing and defining the Exception to Use Regulations in Certain Districts, the Special Permit or Special Permit for Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

***See attached subdivision plan submitted with this application, entitled "Subdivision of Lots D, E, F in Revere, MA April 2, 1952 David Calichman, Registered Land Surveyor 565 Beach Street, Revere, Mass. marked Exhibit A.***

***Lot X (Parcel ID 8-147-47) Beach Street, Sq. Ft. 7,274***

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this applications **Yes** (***See attached Exhibit B***).
8. A locus map (8 ½" x 11") copy of City of Revere of USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. **Yes**

<sup>1</sup> ***See attached marked Exhibit E***.





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

Yes

No

Do not know

- 9b. Is the location of the site of this application within 100 feet of:  
a coastal beach \_\_\_\_\_; salt marsh \_\_\_\_\_; land under the ocean \_\_\_\_\_;  
do not know \_\_\_\_\_? No X.

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

***The Property is located in the General Business District (GB) in accordance with the Revere Zoning Map and the Revere Revised Ordinances. The Property identified as Lot X Beach Street, consists of ninety and eight tenths (90.8) feet of frontage on Beach Street, a public way, fifty-nine and one tenth (59.1) feet on Walnut Street, a public way, and consists of seven thousand two hundred and seventy-four (7,274) square feet of land with one (1) nonconforming structure<sup>2</sup> thereon<sup>3</sup>.***

***Currently a multifamily apartment building identified by Revere Assessors records as APTS>8 built in 1906 [Revere Fire Department records establish the 10 units] occupies the Property<sup>4</sup>. The Property's address is 565-567 Beach***

<sup>2</sup> The Use "Dwelling, apartment" is allowed by right in the General Business (GB) District in accordance with the Use Regulations Table R.R.O. 17.16.010. While the use of the Property has been allowed in the district, the Property is not compliant with existing setback and off street parking regulations in the GB district, in accordance with the Table of Dimensional Regulations R.R.O. 17.24.010 and in accordance with Off Street Parking and Loading requirements R.R.O. 17.28.020 and is therefore classified as a nonconforming structure in accordance with M.G.L. c. 40A § 6 and in accordance with R.R.O. 17.08.530.

<sup>3</sup> R.R.O. 17.08.530 entitled "Nonconforming structure" states in pertinent part: "Nonconforming structure" means a structure, lawfully existing or lawfully begun at the date of the first publication of notice of the public hearing on the ordinance from which this title derives, which does not conform with the regulations of this title. (C.O.96-17 § 41: C.O. 83-3 § 17-2(B)(44))

<sup>4</sup> Assessors Card states in pertinent part : " This parcel contains .167 acres of land mainly classified as APTS>8 with an APRTMENT- GN Building Built about 1906, having primary BRICK Exterior and 7554 square feet , with 8 units , 8 Baths, 0 ¾ Baths, 0 ½ Baths, 28 Rooms and 12 Bdrms." ***See attached marked Exhibit C.***

Revere Fire Department records establish that: a certificate of compliance in accordance with Chapter 148, Section 26F, M.G.L. was issued by the Revere Fire Department for "TEN UNITS" on November 26, 1996. ***See attached marked Exhibit D.***



\_\_\_\_\_  
Applicant's Representative

\_\_\_\_\_  
Date 7/21/21

Received from above applicant, the sum of \$400.00 to apply against administrative and mailing costs.

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



*Street [ 29 Walnut Street]. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.*

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

*At this time, the applicant seeks a special permit to modify a nonconforming structure in accordance with R.R.O. 17.40.030(B)<sup>5</sup> in order to alter the existing nonconforming structure for the same purpose to a substantially greater extent to establish and confirm ten (10) apartments units.*

*The applicant proposes exterior and interior alterations<sup>6</sup> to the nonconforming structure on the Property as set forth in plans which will be provided by the applicant at public hearing. See SPRC letter.*

Date of Denial by Building Inspector and/or Planning Board

\_\_\_\_\_ not required \_\_\_\_\_

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

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

<sup>5</sup> R.R.O. 17.40.030 entitled "Modification of nonconforming structures."states in pertinent part: "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:

A.Reconstructed, extended or structurally changed;

B.Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.

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 herein, shall include any increase of an 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.07-19 § 4; C.O. 96-17 § 39 (part))

<sup>6</sup> R.R.O. 17.08.070 entitled "Alterations" which states in pertinent part: "'Alteration," as applied to a building or a structure, means a substantial change or rearrangement in its exterior structural parts or an enlargement, whether by extending on a side, increasing in height, or the moving of a particular part from one location or position to another. (C.O.83-3 § 17-2(B)(2))





# EXHIBIT A

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



Plan 6769/1555

# SUBDIVISION OF LOTS D, E, F. IN

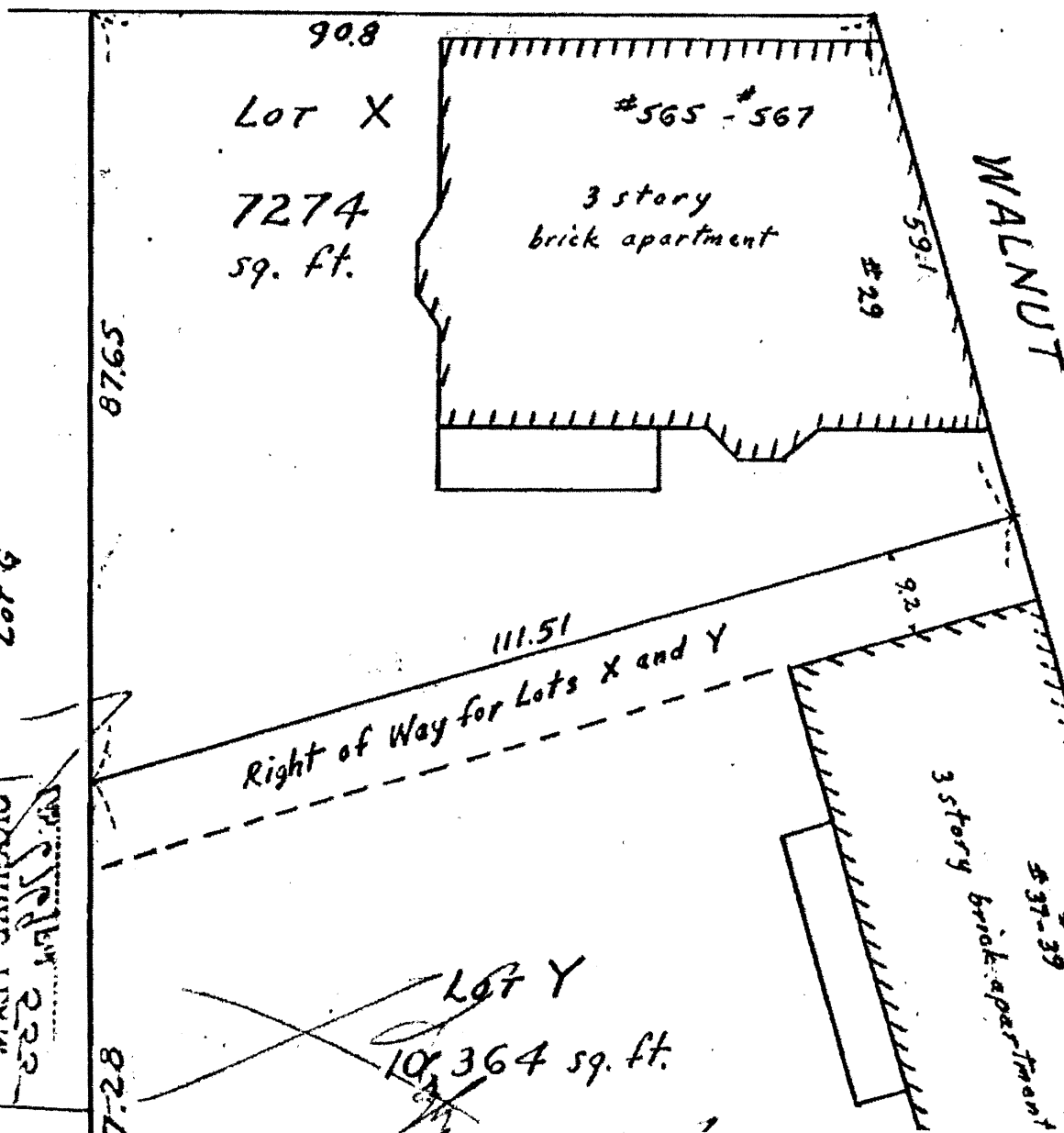
## REVERE, MASS.

Scale 1" = 20' April 2, 1952

David Calichman, Registered Land Surveyor  
565 Beach St. Revere, Mass.



### BEACH ST.



Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



# EXHIBIT B

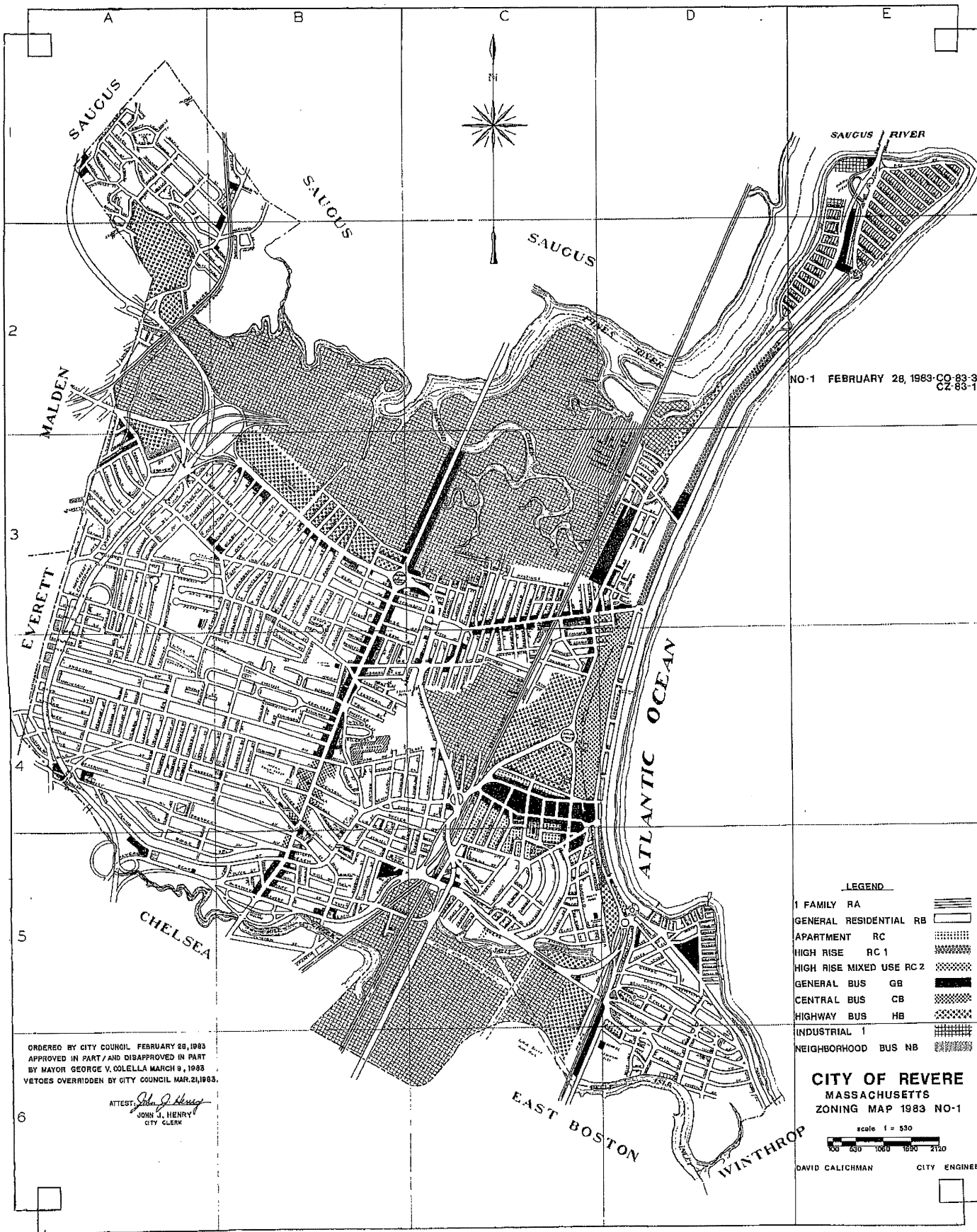








301115 11152 NO. 1 8. 43



ORDERED BY CITY COUNCIL FEBRUARY 28, 1983  
 APPROVED IN PART / AND DISAPPROVED IN PART  
 BY MAYOR GEORGE V. COLELLA MARCH 9, 1983  
 VETOS OVERRIDDEN BY CITY COUNCIL MAR. 21, 1983.

ATTEST: *John J. Henry*  
 JOHN J. HENRY  
 CITY CLERK

NO-1 FEBRUARY 28, 1983 CO-83-3  
 CZ-83-1

LEGEND

1 FAMILY RA	
GENERAL RESIDENTIAL RB	
APARTMENT RC	
HIGH RISE RC 1	
HIGH RISE MIXED USE RC 2	
GENERAL BUS GB	
CENTRAL BUS CB	
HIGHWAY BUS HB	
INDUSTRIAL I	
NEIGHBORHOOD BUS NB	

CITY OF REVERE  
 MASSACHUSETTS  
 ZONING MAP 1983 NO-1

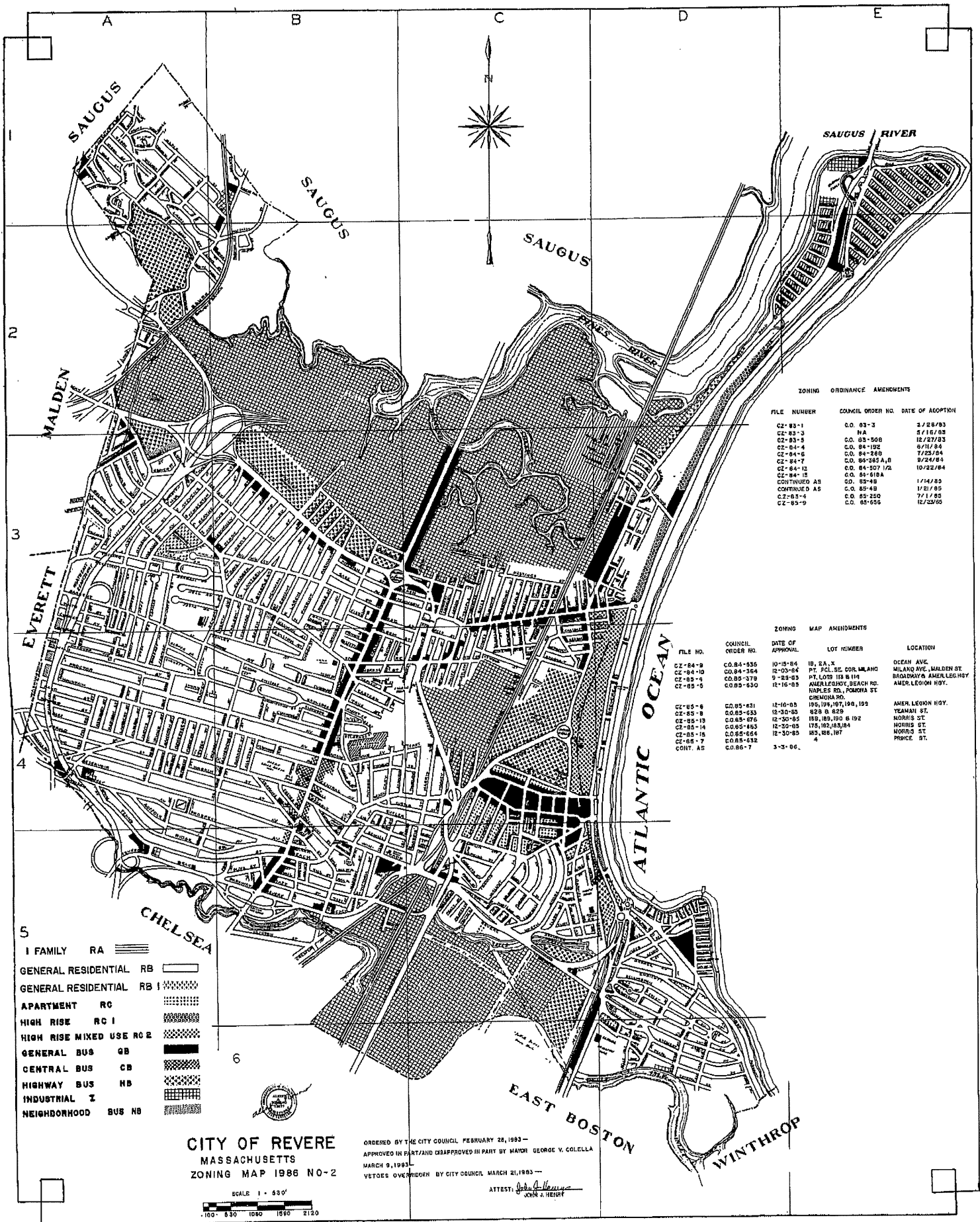
scale 1" = 530'

DAVID CALICHMAN CITY ENGINEER

Attachment: C2111.565-567 Beach Street (21-249 : Special Permit C-21-11, 565-567 Beach Street)







ZONING ORDINANCE AMENDMENTS

FILE NUMBER	COUNCIL ORDER NO.	DATE OF ADOPTION
CZ-83-1	C.O. 83-3	2/28/83
CZ-83-2	NA	3/16/83
CZ-83-3	C.O. 83-508	12/27/83
CZ-84-4	C.O. 84-152	6/11/84
CZ-84-6	C.O. 84-268	7/25/84
CZ-84-7	C.O. 84-382 A,B	8/24/84
CZ-84-12	C.O. 84-507 1/2	10/22/84
CZ-84-15	C.O. 85-918A	1/14/85
CONTINUED AS	C.O. 85-98	1/21/85
CZ-85-4	C.O. 85-250	7/1/85
CZ-85-9	C.O. 85-656	12/28/85

ZONING MAP AMENDMENTS

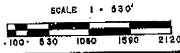
FILE NO.	COUNCIL ORDER NO.	DATE OF APPROVAL	LOT NUMBER	LOCATION
CZ-84-9	C.O.84-335	10-19-84	19, 2A, X	OCEAN AVENUE, MALDEN ST.
CZ-84-9	C.O.84-364	12-03-84	PT. FCL. SEC. COR. MILANO	MILANO AVE., MALDEN ST.
CZ-85-4	C.O.85-378	9-28-85	PT. LOTS 118 & 114	BROADWAY & AMER. LEG. HOV.
CZ-85-5	C.O.85-630	12-16-85	AMER. LEGION, BEACH RD.	AMER. LEGION HOV.
			NAPLES RD., POMONA ST.	
			CREMORA RD.	
CZ-85-8	C.O.85-631	12-16-85	195, 197, 198, 199	AMER. LEGION HOV.
CZ-85-8	C.O.85-633	12-30-85	828 & 829	YEAMAN ST.
CZ-85-13	C.O.85-676	12-30-85	189, 189 D & 192	HORRIS ST.
CZ-85-14	C.O.85-685	12-30-85	175, 182, 183 & 184	HORRIS ST.
CZ-85-15	C.O.85-684	12-30-85	183, 186, 187	HORRIS ST.
CZ-85-7	C.O.85-632			PRINCE ST.
CONT. AS	C.O.86-7	3-3-86	4	

- I FAMILY RA
- GENERAL RESIDENTIAL RB
- GENERAL RESIDENTIAL RB 1
- APARTMENT RC
- HIGH RISE RC 1
- HIGH RISE MIXED USE RC 2
- GENERAL BUS QB
- CENTRAL BUS CB
- HIGHWAY BUS NB
- INDUSTRIAL I
- NEIGHBORHOOD BUS NB

**CITY OF REVERE**  
 MASSACHUSETTS  
 ZONING MAP 1986 NO-2

ORDERED BY THE CITY COUNCIL FEBRUARY 28, 1983 -  
 APPROVED IN PART AND DISAPPROVED IN PART BY MAYOR GEORGE V. COLELLA  
 MARCH 9, 1983  
 VETOES OVERRIDDEN BY CITY COUNCIL MARCH 21, 1983 -

ATTEST: *John J. Heigh*  
 JOHN J. HEIGH



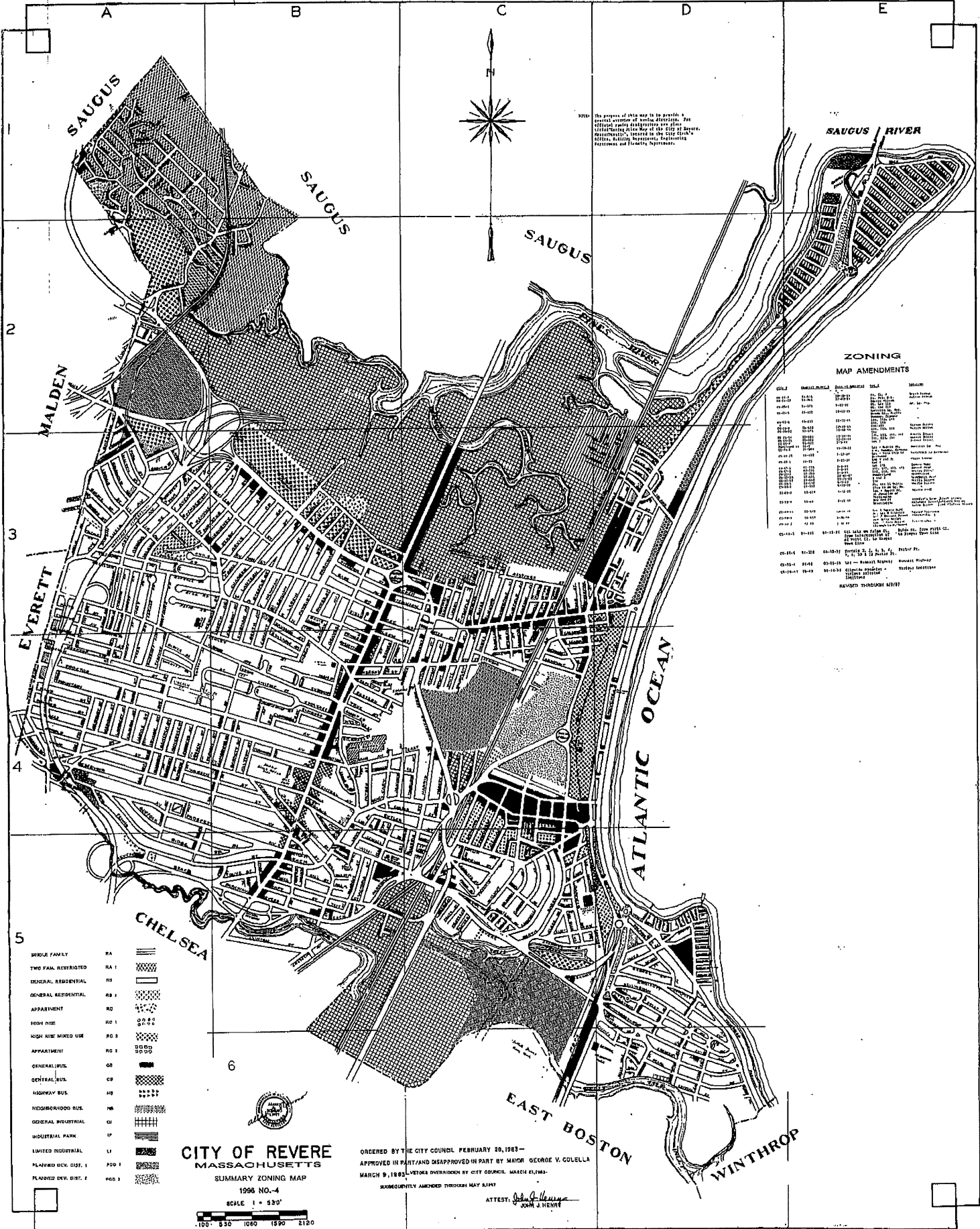
Attachment: C2111.565-567 Beach Street (21-249 : Special Permit C-21-11, 565-567 Beach Street)









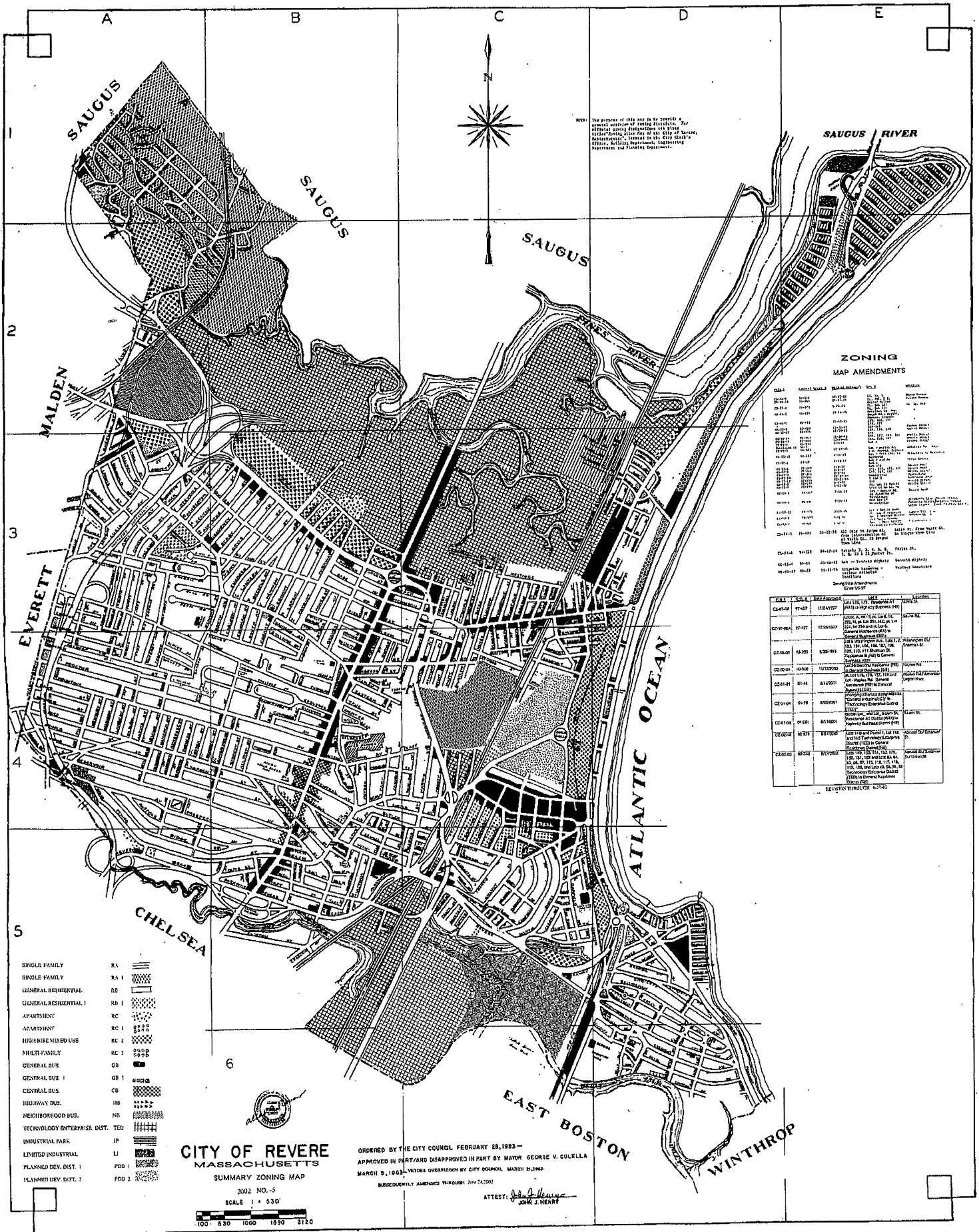


The purpose of this map is to provide a general overview of zoning districts. For official zoning designations see official zoning maps of the City of Revere, Massachusetts, located in the City Clerk's Office, 1000 Broadway, Revere, Massachusetts 01950.

**ZONING MAP AMENDMENTS**

DATE	AMENDMENT	DESCRIPTION	BY
02-15-83	02-15-83	Adopted	City Council
03-09-83	03-09-83	Adopted	City Council
03-15-83	03-15-83	Adopted	City Council
03-22-83	03-22-83	Adopted	City Council
04-05-83	04-05-83	Adopted	City Council
04-12-83	04-12-83	Adopted	City Council
04-19-83	04-19-83	Adopted	City Council
04-26-83	04-26-83	Adopted	City Council
05-03-83	05-03-83	Adopted	City Council
05-10-83	05-10-83	Adopted	City Council
05-17-83	05-17-83	Adopted	City Council
05-24-83	05-24-83	Adopted	City Council
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06-08-83	06-08-83	Adopted	City Council
06-15-83	06-15-83	Adopted	City Council
06-22-83	06-22-83	Adopted	City Council
06-29-83	06-29-83	Adopted	City Council
07-06-83	07-06-83	Adopted	City Council
07-13-83	07-13-83	Adopted	City Council
07-20-83	07-20-83	Adopted	City Council
07-27-83	07-27-83	Adopted	City Council
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08-10-83	08-10-83	Adopted	City Council
08-17-83	08-17-83	Adopted	City Council
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07-29-86	07-29-86	Adopted	City Council
08-05-86	08-05-86	Adopted	City Council
08-12-86	08-12-86	Adopted	City Council
08-19-86	08-19-86	Adopted	City Council
08-26-86	08-26-86	Adopted	City Council
09-02-86	09-02-86	Adopted	City Council
09-09-86	09-09-86	Adopted	City Council
09-16-86	09-16-86	Adopted	City Council
09-23-86	09-23-86	Adopted	City Council
09-30-86	09-30-86	Adopted	City Council
10-07-86	10-07-86	Adopted	City Council
10-14-86	10-14-86	Adopted	City Council
10-21-86	10-21-86	Adopted	City Council
10-28-86	10-28-86	Adopted	City Council
11-04-86	11-04-86	Adopted	City Council
11-11-86	11-11-86	Adopted	City Council
11-18-86	11-18-86	Adopted	City Council
11-25-86	11-25-86	Adopted	City Council
12-02-86	12-02-86	Adopted	City Council
12-09-86	12-09-86	Adopted	City Council
12-16-86	12-16-86	Adopted	City Council
12-23-86	12-23-86	Adopted	City Council
12-30-86	12-30-86	Adopted	City Council
01-06-87	01-06-87	Adopted	City Council
01-13-87	01-13-87	Adopted	City Council
01-20-87	01-20-87	Adopted	City Council
01-27-87	01-27-87	Adopted	City Council
02-03-87	02-03-87	Adopted	City Council
02-10-87	02-10-87	Adopted	City Council
02-17-87	02-17-87	Adopted	City Council
02-24-87	02-24-87	Adopted	City Council
03-02-87	03-02-87	Adopted	City Council
03-09-87	03-09-87	Adopted	City Council
03-16-87	03-16-87	Adopted	City Council
03-23-87	03-23-87	Adopted	City Council
03-30-87	03-30-87	Adopted	City Council
04-06-87	04-06-87	Adopted	City Council
04-13-87	04-13-87	Adopted	City Council
04-20-87	04-20-87	Adopted	City Council
04-27-87	04-27-87	Adopted	City Council
05-04-87	05-04-87	Adopted	City Council
05-11-87	05-11-87	Adopted	City Council
05-18-87	05-18-87	Adopted	City Council
05-25-87	05-25-87	Adopted	City Council
06-01-87	06-01-87	Adopted	City Council
06-08-87	06-08-87	Adopted	City Council
06-15-87	06-15-87	Adopted	City Council
06-22-87	06-22-87	Adopted	City Council
06-29-87	06-29-87	Adopted	City Council
07-06-87	07-06-87	Adopted	City Council
07-13-87	07-13-87	Adopted	City Council
07-20-87	07-20-87	Adopted	City Council
07-27-87	07-27-87	Adopted	City Council
08-03-87	08-03-87	Adopted	City Council





THE PURPOSE OF THIS MAP IS TO PRESENT A  
 GENERAL ZONING DISTRICTS. THE  
 DISTRICTS SHOWN ON THIS MAP ARE NOT  
 GUARANTEED BY THE CITY OF REVERE  
 AND ARE SUBJECT TO CHANGE WITHOUT  
 NOTICE. THE CITY OF REVERE  
 OFFICE, 100 STATE STREET, REVERE,  
 MASSACHUSETTS 01901.

### ZONING MAP AMENDMENTS

DATE	AMENDMENT	DESCRIPTION
01-15-81	15-81-01	REPEAL OF ZONING DISTRICT R-1
01-15-81	15-81-02	REPEAL OF ZONING DISTRICT R-2
01-15-81	15-81-03	REPEAL OF ZONING DISTRICT R-3
01-15-81	15-81-04	REPEAL OF ZONING DISTRICT R-4
01-15-81	15-81-05	REPEAL OF ZONING DISTRICT R-5
01-15-81	15-81-06	REPEAL OF ZONING DISTRICT R-6
01-15-81	15-81-07	REPEAL OF ZONING DISTRICT R-7
01-15-81	15-81-08	REPEAL OF ZONING DISTRICT R-8
01-15-81	15-81-09	REPEAL OF ZONING DISTRICT R-9
01-15-81	15-81-10	REPEAL OF ZONING DISTRICT R-10
01-15-81	15-81-11	REPEAL OF ZONING DISTRICT R-11
01-15-81	15-81-12	REPEAL OF ZONING DISTRICT R-12
01-15-81	15-81-13	REPEAL OF ZONING DISTRICT R-13
01-15-81	15-81-14	REPEAL OF ZONING DISTRICT R-14
01-15-81	15-81-15	REPEAL OF ZONING DISTRICT R-15
01-15-81	15-81-16	REPEAL OF ZONING DISTRICT R-16
01-15-81	15-81-17	REPEAL OF ZONING DISTRICT R-17
01-15-81	15-81-18	REPEAL OF ZONING DISTRICT R-18
01-15-81	15-81-19	REPEAL OF ZONING DISTRICT R-19
01-15-81	15-81-20	REPEAL OF ZONING DISTRICT R-20
01-15-81	15-81-21	REPEAL OF ZONING DISTRICT R-21
01-15-81	15-81-22	REPEAL OF ZONING DISTRICT R-22
01-15-81	15-81-23	REPEAL OF ZONING DISTRICT R-23
01-15-81	15-81-24	REPEAL OF ZONING DISTRICT R-24
01-15-81	15-81-25	REPEAL OF ZONING DISTRICT R-25
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01-15-81	15-81-30	REPEAL OF ZONING DISTRICT R-30
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01-15-81	15-81-33	REPEAL OF ZONING DISTRICT R-33
01-15-81	15-81-34	REPEAL OF ZONING DISTRICT R-34
01-15-81	15-81-35	REPEAL OF ZONING DISTRICT R-35
01-15-81	15-81-36	REPEAL OF ZONING DISTRICT R-36
01-15-81	15-81-37	REPEAL OF ZONING DISTRICT R-37
01-15-81	15-81-38	REPEAL OF ZONING DISTRICT R-38
01-15-81	15-81-39	REPEAL OF ZONING DISTRICT R-39
01-15-81	15-81-40	REPEAL OF ZONING DISTRICT R-40
01-15-81	15-81-41	REPEAL OF ZONING DISTRICT R-41
01-15-81	15-81-42	REPEAL OF ZONING DISTRICT R-42
01-15-81	15-81-43	REPEAL OF ZONING DISTRICT R-43
01-15-81	15-81-44	REPEAL OF ZONING DISTRICT R-44
01-15-81	15-81-45	REPEAL OF ZONING DISTRICT R-45
01-15-81	15-81-46	REPEAL OF ZONING DISTRICT R-46
01-15-81	15-81-47	REPEAL OF ZONING DISTRICT R-47
01-15-81	15-81-48	REPEAL OF ZONING DISTRICT R-48
01-15-81	15-81-49	REPEAL OF ZONING DISTRICT R-49
01-15-81	15-81-50	REPEAL OF ZONING DISTRICT R-50
01-15-81	15-81-51	REPEAL OF ZONING DISTRICT R-51
01-15-81	15-81-52	REPEAL OF ZONING DISTRICT R-52
01-15-81	15-81-53	REPEAL OF ZONING DISTRICT R-53
01-15-81	15-81-54	REPEAL OF ZONING DISTRICT R-54
01-15-81	15-81-55	REPEAL OF ZONING DISTRICT R-55
01-15-81	15-81-56	REPEAL OF ZONING DISTRICT R-56
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01-15-81	15-81-59	REPEAL OF ZONING DISTRICT R-59
01-15-81	15-81-60	REPEAL OF ZONING DISTRICT R-60
01-15-81	15-81-61	REPEAL OF ZONING DISTRICT R-61
01-15-81	15-81-62	REPEAL OF ZONING DISTRICT R-62
01-15-81	15-81-63	REPEAL OF ZONING DISTRICT R-63
01-15-81	15-81-64	REPEAL OF ZONING DISTRICT R-64
01-15-81	15-81-65	REPEAL OF ZONING DISTRICT R-65
01-15-81	15-81-66	REPEAL OF ZONING DISTRICT R-66
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01-15-81	15-81-68	REPEAL OF ZONING DISTRICT R-68
01-15-81	15-81-69	REPEAL OF ZONING DISTRICT R-69
01-15-81	15-81-70	REPEAL OF ZONING DISTRICT R-70
01-15-81	15-81-71	REPEAL OF ZONING DISTRICT R-71
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01-15-81	15-81-74	REPEAL OF ZONING DISTRICT R-74
01-15-81	15-81-75	REPEAL OF ZONING DISTRICT R-75
01-15-81	15-81-76	REPEAL OF ZONING DISTRICT R-76
01-15-81	15-81-77	REPEAL OF ZONING DISTRICT R-77
01-15-81	15-81-78	REPEAL OF ZONING DISTRICT R-78
01-15-81	15-81-79	REPEAL OF ZONING DISTRICT R-79
01-15-81	15-81-80	REPEAL OF ZONING DISTRICT R-80
01-15-81	15-81-81	REPEAL OF ZONING DISTRICT R-81
01-15-81	15-81-82	REPEAL OF ZONING DISTRICT R-82
01-15-81	15-81-83	REPEAL OF ZONING DISTRICT R-83
01-15-81	15-81-84	REPEAL OF ZONING DISTRICT R-84
01-15-81	15-81-85	REPEAL OF ZONING DISTRICT R-85
01-15-81	15-81-86	REPEAL OF ZONING DISTRICT R-86
01-15-81	15-81-87	REPEAL OF ZONING DISTRICT R-87
01-15-81	15-81-88	REPEAL OF ZONING DISTRICT R-88
01-15-81	15-81-89	REPEAL OF ZONING DISTRICT R-89
01-15-81	15-81-90	REPEAL OF ZONING DISTRICT R-90
01-15-81	15-81-91	REPEAL OF ZONING DISTRICT R-91
01-15-81	15-81-92	REPEAL OF ZONING DISTRICT R-92
01-15-81	15-81-93	REPEAL OF ZONING DISTRICT R-93
01-15-81	15-81-94	REPEAL OF ZONING DISTRICT R-94
01-15-81	15-81-95	REPEAL OF ZONING DISTRICT R-95
01-15-81	15-81-96	REPEAL OF ZONING DISTRICT R-96
01-15-81	15-81-97	REPEAL OF ZONING DISTRICT R-97
01-15-81	15-81-98	REPEAL OF ZONING DISTRICT R-98
01-15-81	15-81-99	REPEAL OF ZONING DISTRICT R-99
01-15-81	15-81-100	REPEAL OF ZONING DISTRICT R-100

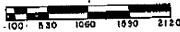
DATE	AMENDMENT	DESCRIPTION
01-15-81	15-81-101	REPEAL OF ZONING DISTRICT R-101
01-15-81	15-81-102	REPEAL OF ZONING DISTRICT R-102
01-15-81	15-81-103	REPEAL OF ZONING DISTRICT R-103
01-15-81	15-81-104	REPEAL OF ZONING DISTRICT R-104
01-15-81	15-81-105	REPEAL OF ZONING DISTRICT R-105
01-15-81	15-81-106	REPEAL OF ZONING DISTRICT R-106
01-15-81	15-81-107	REPEAL OF ZONING DISTRICT R-107
01-15-81	15-81-108	REPEAL OF ZONING DISTRICT R-108
01-15-81	15-81-109	REPEAL OF ZONING DISTRICT R-109
01-15-81	15-81-110	REPEAL OF ZONING DISTRICT R-110
01-15-81	15-81-111	REPEAL OF ZONING DISTRICT R-111
01-15-81	15-81-112	REPEAL OF ZONING DISTRICT R-112
01-15-81	15-81-113	REPEAL OF ZONING DISTRICT R-113
01-15-81	15-81-114	REPEAL OF ZONING DISTRICT R-114
01-15-81	15-81-115	REPEAL OF ZONING DISTRICT R-115
01-15-81	15-81-116	REPEAL OF ZONING DISTRICT R-116
01-15-81	15-81-117	REPEAL OF ZONING DISTRICT R-117
01-15-81	15-81-118	REPEAL OF ZONING DISTRICT R-118
01-15-81	15-81-119	REPEAL OF ZONING DISTRICT R-119
01-15-81	15-81-120	REPEAL OF ZONING DISTRICT R-120
01-15-81	15-81-121	REPEAL OF ZONING DISTRICT R-121
01-15-81	15-81-122	REPEAL OF ZONING DISTRICT R-122
01-15-81	15-81-123	REPEAL OF ZONING DISTRICT R-123
01-15-81	15-81-124	REPEAL OF ZONING DISTRICT R-124
01-15-81	15-81-125	REPEAL OF ZONING DISTRICT R-125
01-15-81	15-81-126	REPEAL OF ZONING DISTRICT R-126
01-15-81	15-81-127	REPEAL OF ZONING DISTRICT R-127
01-15-81	15-81-128	REPEAL OF ZONING DISTRICT R-128
01-15-81	15-81-129	REPEAL OF ZONING DISTRICT R-129
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01-15-81	15-81-136	REPEAL OF ZONING DISTRICT R-136
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01-15-81	15-81-144	REPEAL OF ZONING DISTRICT R-144
01-15-81	15-81-145	REPEAL OF ZONING DISTRICT R-145
01-15-81	15-81-146	REPEAL OF ZONING DISTRICT R-146
01-15-81	15-81-147	REPEAL OF ZONING DISTRICT R-147
01-15-81	15-81-148	REPEAL OF ZONING DISTRICT R-148
01-15-81	15-81-149	REPEAL OF ZONING DISTRICT R-149
01-15-81	15-81-150	REPEAL OF ZONING DISTRICT R-150

- SINGLE FAMILY RA
- SINGLE FAMILY RA 1
- GENERAL RESIDENTIAL RD
- GENERAL RESIDENTIAL 1 RD 1
- APARTMENT RC
- APARTMENT RC 1
- HIGH MISC MIXED USE RC 2
- MULTI-FAMILY RC 3
- GENERAL BUS GB
- GENERAL BUS 1 GB 1
- CENTRAL BUS CB
- HIGHWAY BUS HB
- NEIGHBORHOOD BUS NB
- TECHNOLOGY ENTERPRISE, DIST. TEU
- INDUSTRIAL PARK IP
- LIMITED INDUSTRIAL LI
- PLANNED DEV. DIST. 1 PDD 1
- PLANNED DEV. DIST. 2 PDD 2

**CITY OF REVERE**  
 MASSACHUSETTS  
 SUMMARY ZONING MAP  
 2002 NO. 3  
 SCALE 1" = 530'

ORDERED BY THE CITY COUNCIL FEBRUARY 28, 1983 -  
 APPROVED IN PART AND DISAPPROVED IN PART BY MAYOR GEORGE V. COLELLA  
 MARCH 9, 1983 - VOTES OVERRIDDEN BY CITY COUNCIL MARCH 21, 1983  
 SUBSEQUENTLY AMENDED THROUGH JAN 24, 2002

ATTEST: *John J. Henry*  
 JOHN J. HENRY



Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



# EXHIBIT C





# Unofficial Property Record Card - Revere, MA

## General Property Data

Parcel ID 8-147-17  
 Prior Parcel ID GB --  
 Property Owner MIKEITH, LLC  
 Mailing Address 3 LINDEN AVE  
 City WAKEFIELD  
 Mailing State MA Zip 01880  
 ParcelZoning GB

Account Number 8/1471171  
 Property Location 565 BEACH ST  
 Property Use APTS >8  
 Most Recent Sale Date 5/12/2009  
 Legal Reference 44942-124  
 Grantor PACE JOHN ,  
 Sale Price 99  
 Land Area 0.167 acres

## Current Property Assessment

Card 1 Value Building Value 719,600 Xtra Features Value 0 Land Value 280,000 Total Value 999,600

## Building Description

Building Style APRTMNT-GN  
 # of Living Units 8  
 Year Built 1906  
 Building Grade AVERAGE  
 Building Condition Average  
 Finished Area (SF) 7554  
 Number Rooms 28  
 # of 3/4 Baths 0

Foundation Type BRK/STONE  
 Frame Type STEEL  
 Roof Structure FLAT  
 Roof Cover TAR+GRAVEL  
 Siding BRICK  
 Interior Walls PLASTER  
 # of Bedrooms 12  
 # of 1/2 Baths 0

Flooring Type HARDWOOD  
 Basement Floor CONCRETE  
 Heating Type STEAM  
 Heating Fuel OIL  
 Air Conditioning 0%  
 # of Bsmt Garages 0  
 # of Full Baths 8  
 # of Other Fixtures 0

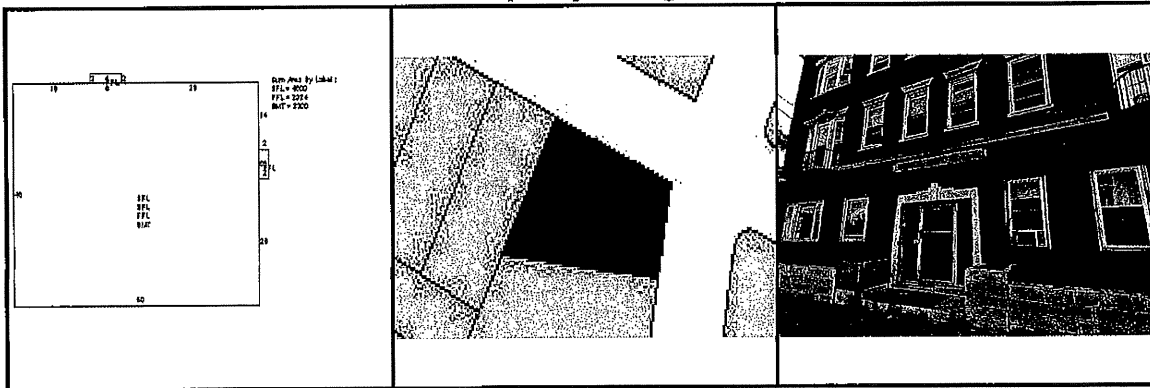
## Legal Description

LOT X SW COR NO 29 WALNUT AV SELLING PRICE ALSO INCLS LOT Y

## Narrative Description of Property

This property contains 0.167 acres of land mainly classified as APTS >8 with a(n) APRTMNT-GN style building, built about 1906 , having BRICK exterior and TAR+GRAVEL roof cover, with 8 unit(s), 28 room(s), 12 bedroom(s), 8 bath(s), 0 half bath(s).

## Property Images



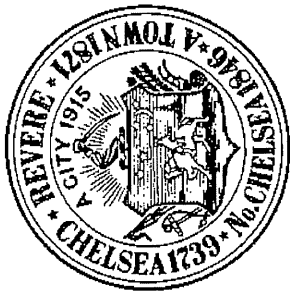
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



# EXHIBIT D





REVERE FIRE DEPARTMENT - DIVISION OF FIRE PREVENTION  
400 BROADWAY REVERE, MASSACHUSETTS

CERTIFICATE OF COMPLIANCE  
CHAPTER 148, SECTION 26F, M.G.L.

11/26, 1996  
(Date)

This is to Certify that the property located at 565 Beach St  
TEN UNITS (10) has been equipped with approved smoke  
detectors and was found to be in compliance with Chapter 148, Section 26 (F)  
Massachusetts General Laws.

Inspection/Testing completed on 11/26, 1996, By Lt. M. J. DiLallo

Fee Paid ~~\$7500~~  
75700

Fire Chief D. Dodson

(APPLICANT'S COPY)

1557



# EXHIBIT E





2009 00043792  
 Bk: 44942 Pg: 124 Doc: DED  
 Page: 1 of 2 05/18/2009 10:32 AM

Attested hereto  
*Francis M. Roache*  
 Francis M. Roache  
 Register of Deeds

### QUITCLAIM DEED

John E. Pace, Trustee of the Beachnut Realty Trust, u/d/t dated January 19, 1989 and recorded with the Suffolk County Registry of Deeds at Book 15319 Page 261, for consideration paid, and in full consideration of *less than One Hundred Dollars (\$100.00) Dollars*, grants to Mikeith, LLC, a Massachusetts limited liability company duly organized under law, of 74 Regina Road, Lynn, Massachusetts with *quitclaim covenants*, the land in Revere known and numbered as 565 Beach Street and more particularly described as follows:

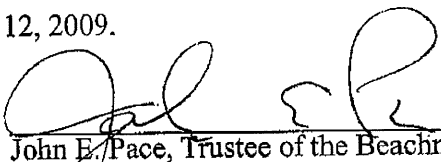
Lot X on a plan entitled: "Subdivision of Lots D, E and F in Revere, Mass." dated April 2, 1952, drawn by David Clichman, Registered Land Surveyor, recorded with Suffolk County Registry of Deeds in Book 6769, Page 555.

Lot X contains approximately 7,274 square feet, according to the Plan.

For grantor's title, see deed recorded at Book 15319, Page 271.

The undersigned certify that, as of the date of this instrument, the Beachnut Realty Trust is in full force and effect, that the Trust has not been modified or amended except of record, that the undersigned is the Trustee of the Trust, that the undersigned has been directed by all of the beneficiaries of the Trust to execute and deliver this Deed, and that none of the beneficiaries is a minor, a personal representative of an estate subject to estate tax liens or a corporation transferring all, or substantially all, of its Massachusetts assets.

Witness our hands and seals on May 12, 2009.

 (Seal)  
 John E. Pace, Trustee of the Beachnut Realty Trust

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



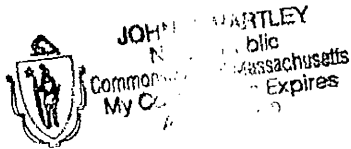
COMMONWEALTH OF MASSACHUSETTS

Essex, ss

Then personally appeared the above named John E. Pace, Trustee of the Beachnut Realty Trust who proved to me through satisfactory evidence of identification, which was a driver's license issued by the Commonwealth of Massachusetts, that he/she/they was/were the person(s) whose name(s) is/are signed on this document and who executed the foregoing and acknowledged before me that he/she/they executed the same for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State last aforesaid on May 12, 2009.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
My commission expires: 4/9/2010



Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)



[Print](#) | [Close Window](#)

**Subject:** Application Review Comments

**From:** fstringi@revere.org

**Date:** Tue, Jul 20, 2021 3:16 pm

**To:** <lsimeonejr@simeonelaw.net>, <amelnik@revere.org>, <lcavagnaro@revere.org>

**Attach:** /Documents/258/logo.jpg

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

**From:** Frank Stringi  
**Date:** July 20, 2021  
**Application #:** SPR21-000113  
**Address:** 565 BEACH ST  
**Description:** alterations of interior and exterior of nonconfirming structure  
**Review Status:** Denied

Thank you for your recent permit application for alterations of interior and exterior of nonconfirming structure. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

#### **Community Development: Frank Stringi**

- This plan has been denied for the following reasons: In accordance with Section 17.40.030, the alteration of a nonconforming structure to a substantially greater extent may only be allowed by a special permit of the City Council.

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

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



Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)





## REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

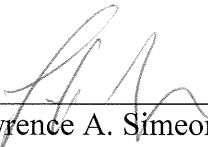
Now comes the applicant Mikeith, LLC as aforesaid, which has applied to this Honorable City Council for a special permit for property located at 565 – 567 Beach Street [ 29 Walnut Avenue] and asks that said Council make the following findings of fact:

1. That the proposed alterations would be in harmony with the general purpose and intent of the 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 remains within the existing buildings on the site;
  - (d) the approval of this exterior and interior alterations will enable Mikeith LLC to improve its buildings, and therefore benefit the public at large in the community.
  
2. That the specific site is an appropriate location for such alterations for the following reasons:
  - (a) The subject property is zoned, GB, which allows for the request of this special permit;
  - (b) The location of has a nonconforming structures; similar to the zoning district which has various residential nonconforming structures in the neighborhood;
  - (c) the proposed alterations 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 exists a public ways which possess water and/or sewer services.
  
4. That the alterations proposed will not adversely affect the neighborhood, for the following reasons:



- (a) The proposed Property with alterations will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate traffic or activity; and
  - (b) much of the adjacent property surrounding the Property are residential; the alterations will have no affect on these adjoining properties and their uses; and
  - (c) the proposed alterations do not deviate or substantially change the character of this already multifamily residential area of the city.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed Property in that
- (a) the only traffic generated by the proposed Property will be minimum and shall not substantially effect on the present traffic patterns.
6. That adequate and appropriate facilities will be provided for the proposed alterations to the nonconforming structure, for the following reasons:

The location is in a general business area, the proposed nonconforming multifamily residential structure is the subject of the alterations which shall be in harmony with the area, which include other multifamily dwellings in the surrounding area. The current infrastructure and roadways are sufficient to handle the proposed use in that they currently adequately handle the current needs of this business area.

Date: July 24, 2021\_      Respectfully submitted by:   
 Lawrence A. Simeone, Jr., Esq.

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)

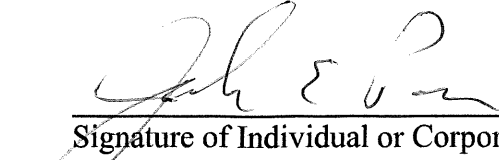


CERTIFICATION

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.

024 32 1825

Social Security Number or  
Federal Identification Number

  
Signature of Individual or Corporate Name

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

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)

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Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)

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.

024 32 1825  
Social Security Number or  
Federal Identification Number

John E. Pore  
Signature of Individual or Corporate Name  
By: \_\_\_\_\_  
Corporate Officer (if applicable)

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)





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

---

1. (Name and residential address of party submitting application.)  
 Name: Mikeith, LLC  
 Address: 74 Regina Road, Lynn, MA
  
2. (Name and residential address of each landowner on whose property subject matter will be exercised.)  
 Name: See above  
 Address: \_\_\_\_\_  
 (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 if 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.)







LAWRENCE A SIMEONE JR  
ATTORNEY AT LAW  
300 BROADWAY SUITE 4  
P.O. BOX 321  
REVERE, MA. 02151

3069

53-7054/2113  
08

7/28/21

Date

Pay to the Order of City of Revere

\$ 260.00

Two hundred & sixty dollars ~~XX~~ ~~XX~~

Dollars



Photo Safe Deposit®  
Details on back



**Bank**

America's Most Convenient Bank®

For 565 Beach St.

*[Signature]*

MP

⑆ 211370545⑆ 8248394607⑆

3069

Harland Clarke

TD Bank, N.A.

LAWRENCE A SIMEONE JR  
ATTORNEY AT LAW  
300 BROADWAY SUITE 4  
P.O. BOX 321  
REVERE, MA. 02151

3068

53-7054/2113  
08

7/28/21

Date

Pay to the Order of Revere Journal

\$ 140.00

One hundred & forty dollars ~~XX~~ ~~XX~~

Dollars



Photo Safe Deposit®  
Details on back



**Bank**

America's Most Convenient Bank®

For 565 Beach St.

*[Signature]*

MP

⑆ 211370545⑆ 8248394607⑆

3068

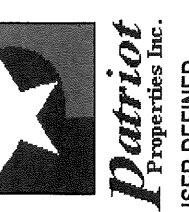
Harland Clarke

TD Bank, N.A.

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)







**PROPERTY LOCATION**  
 No: 565  
 Alt No: BEACH ST, REVERE  
 Direction/Street/City: [Unit #]  
**OWNERSHIP**  
 Owner 1: MIKEITH, LLC  
 Owner 2:  
 Owner 3:  
 Street 1: 3 LINDEN AVE  
 Street 2:  
 Twn/City: WAKEFIELD  
 St/Prov: MA Cntry: Own Occ: Type:  
 Postal: 01880

**PREVIOUS OWNER**  
 Owner 1: PACE JOHN  
 Owner 2: MICHAEL P DESESA  
 Street 1: 74 REGINA RD  
 Twn/City: LYNN  
 St/Prov: MA Cntry:  
 Postal: 01904

**NARRATIVE DESCRIPTION**  
 This parcel contains .167 Acres of land mainly classified as APTS >8 with a APRTMNT-GN Building built about 1906, having primarily BRICK Exterior and 7554 Square Feet, with 10 Units, 10 Baths, 0 3/4 Bath, 0 HalfBath, 33 Rooms, and 13 Bdrms.  
**OTHER ASSESSMENTS**  
 Code: Descrpt/No Amount Com. Int

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.167	730,600		280,000	1,010,600
Total Card	0.167	730,600		280,000	1,010,600
Total Parcel	0.167	730,600		280,000	1,010,600

Source: Market Adj Cost Total Value per SQ unit /Card: 133.78 /Parcel: 133.78  
 Land Unit Type: SF

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	112	FV	719,600	0	.167	280,000	999,600	999,600	Year End Roll	12/15/2020
2021	112	PTCH	719,600	0	.167	280,000	999,600	999,600	patch	8/19/2020
2020	112	FV	719,600	0	.167	280,000	999,600	999,600	Year End Roll	12/18/2019
2020	112	NC	719,600	0	.167	280,000	999,600	999,600	Year End Roll	10/30/2019
2019	112	FV	597,200	0	.167	256,000	853,200	853,200	Year End Roll	12/19/2018
2018	112	fv	597,200	0	.167	240,000	837,200	837,200	YER	12/29/2017
2017	112	FV	520,000	0	.167	224,000	744,000	744,000	Year End Roll	12/22/2016
2016	112	FV	503,500	0	.167	216,000	719,500	719,500	Year End	12/28/2015

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACE UNKNOWN	44942-124		5/12/2009	CONVENIENCE	99 No	No			
	16319/271		1/19/1989		950,000	No	No		

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/23/2021	INFO / PHONE	336	MATT MCGRATH
2/9/2016	MEASURED	372	Patrick W
7/28/2015	PERMIT	TO	Town
3/13/2006	MEASURED	336	MATT MCGRATH

**BUILDING PERMITS**

Date	Number	Descrpt	Amount	CIO	Last Visit	Fed Code	F. Descrpt	Comment
5/21/2015	13633	ROOF	16,980	C				REROOF 61 SQS

**PROPERTY FACTORS**

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

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

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Sq Feet	SITE	No Units	SITE
112	APTS >8	7274							
442	APTS >8	8							

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Asses'd Value	Notes
112	0.167	730,600		280,000	1,010,600	1,010,600	Year End Roll
Total Card	0.167	730,600		280,000	1,010,600	1,010,600	Year End Roll
Total Parcel	0.167	730,600		280,000	1,010,600	1,010,600	Year End Roll

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	112	FV	719,600	0	.167	280,000	999,600	999,600	Year End Roll	12/15/2020
2021	112	PTCH	719,600	0	.167	280,000	999,600	999,600	patch	8/19/2020
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**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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**PROPERTY FACTORS**

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

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

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Sq Feet	SITE	No Units	SITE
112	APTS >8	7274							
442	APTS >8	8							

**APPRaised: 1,010,600/ 1,010,600**  
**USE VALUE: 1,010,600/ 1,010,600**  
**ASSESSed: 1,010,600/ 1,010,600**

**Parcel ID 8-147-17**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Asses'd Value	Notes
112	0.167	730,600		280,000	1,010,600	1,010,600	Year End Roll
Total Card	0.167	730,600		280,000	1,010,600	1,010,600	Year End Roll
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**PREVIOUS ASSESSMENT**

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**PROPERTY FACTORS**

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

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

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Sq Feet	SITE	No Units	SITE
112	APTS >8	7274							
442	APTS >8	8							

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**USE VALUE: 1,010,600/ 1,010,600**  
**ASSESSed: 1,010,600/ 1,010,600**

**Parcel ID 8-147-17**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Asses'd Value	Notes
112	0.167	730,600		280,000	1,010,600	1,010,600	Year End Roll
Total Card	0.167	730,600		280,000	1,010,600	1,010,600	Year End Roll
Total Parcel	0.167	730,600		280,000	1,010,600	1,010,600	Year End Roll

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	112	FV	719,600	0	.167	280,000	999,600	999,600	Year End Roll	12/15/2020
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2016	112	FV	503,500	0	.167	216,000	719,500	719,500	Year End	12/28/2015

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACE UNKNOWN	44942-124		5/12/2009	CONVENIENCE	99 No	No			
	16319/271		1/19/1989		950,000	No	No		

**EXTERIOR INFORMATION**

Type: 83 - APRTMNT-GN	Rating: AVERAGE
Sly Ht: 3 - 3 STORIES	Rating:
(Liv) Units: 10 - Total: 10	Rating:
Foundation: 3 - BRK/STONE	Rating:
Frame: 1 - WOOD	Rating:
Prime Wall: 7 - BRICK	Rating:
Sec Wall:	Rating:
Roof Struct: 4 - FLAT	Rating: AVERAGE
Roof Cover: 11 - MEMBRANE	Rating:
Color: RED	Rating:
View / Desir:	Rating:

**GENERAL INFORMATION**

Grade: C - AVERAGE
Year Blt: 1906
Eff Yr Blt:
Alt %:
Jurisdct:
Const Mod:
Lump Sum Adj:

**INTERIOR INFORMATION**

Avg Ht/FL: STD	35%
Prim Int Wal: 2 - PLASTER	
Sec Int Wall:	
Partition: E - TYPICAL	
Prim Floors: 3 - HARDWOOD	
Sec Floors: 4 - CARPET	35%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric: 3 - TYPICAL	
Insulation: 2 - TYPICAL	
Int vs Ext: S	
Heat Fuel: 2 - GAS	
Heat Type: 3 - FORCED HW	
# Heat Sys: 1	
% Heated: 100	
Solar HW: NO	
% Com Wal	

**BATH FEATURES**

Full Bath: 10	Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Othr Fix:	Rating:

**OTHER FEATURES**

Kits: 10	Rating: AVERAGE
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

**CONDO INFORMATION**

Location:
Total Units:
Floor:
% Own:
Name:

**DEPRECIATION**

Phys Cond: AV - Average	35%
Functional:	
Economic:	
Special:	
Override:	
Total:	35%

**CALC SUMMARY**

Basic \$ / SQ: 120.00
Size Adj.: 0.91547525
Const Adj.: 1.13337366
Adj \$ / SQ: 125.168
Other Features: 100000
Grade Factor: 1.00
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 1124001
Depreciation: 393400
Depreciated Total: 730601

**MOBILE HOME**

Make:	Model:
-------	--------

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris	Value

**COMMENTS**

BRICK INFO UPDATED OVER PHONE WITH JOHN PACE.

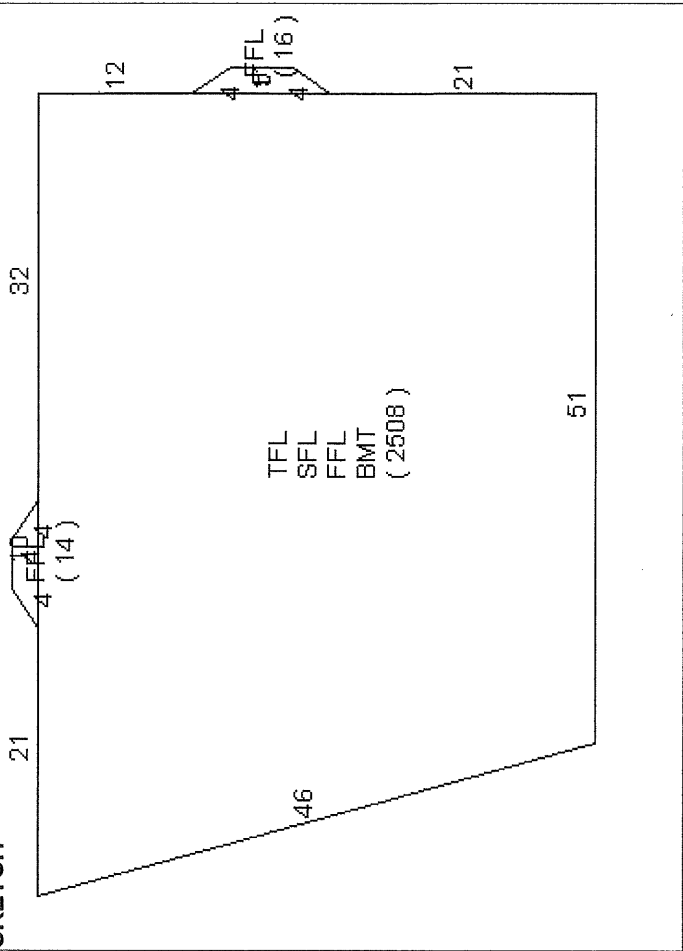
**RESIDENTIAL GRID**

1st Res Grid   Desc: Line 1	# Units: 8
Level   FY   LR   DR   D   K   FR   RR   BR   FB   HB   L   O	
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMS: 33 BRs: 13 Baths: 10 HB

**REMODELING**

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
No Unit	RMS	BRS	FL
8	3	1	1
1	4	2	1
1	5	3	1
Totals	10	33	13

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	% Type	Qu #	Ten
FFL	FIRST FLOOR	2,538	125.170	317,677						
BMT	BASEMENT	2,508	31.290	78,480						
SFL	SECOND FLOOR	2,508	125.170	313,922						
TFL	THIRD FLOOR	2,508	125.170	313,922						
Net Sketched Area: 10,062				Total: 1,024,001						
Size Ad 7554				Gross Area 10062	FinArea 7554					

**IMAGE**





**7 a**

Type: 83 - APRTMNT-GN	Full Bath: 10	Rating: AVERAGE
Sty Ht: 3 - 3 STORIES	A Bath: 1	Rating: AVERAGE
Units: 10	3/4 Bath: 1	Rating: AVERAGE
Total: 10	A 3QBth: 1	Rating: AVERAGE
	1/2 Bath: 1	Rating: AVERAGE
	A HBth: 1	Rating: AVERAGE
	Other Fix: 1	Rating: AVERAGE
	Kits: 10	Rating: AVERAGE
	A Kts: 10	Rating: AVERAGE
	Fprt: 10	Rating: AVERAGE
	WSPFlue: 10	Rating: AVERAGE

**GENERAL INFORMATION**

Grade: C - AVERAGE	Year Bld: 1906	Eff Yr Bld:
Alt LUC:	Alt %:	Fact:
Jurisdct:	Const Mod:	Name:
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg HW/FL: STD	Prim Int Wall: 2 - PLASTER
Sec Int Wall:	Partition: E - TYPICAL
Prim Floors: 3 - HARDWOOD	Sec Floors: 4 - CARPET
Bsmnt Fir:	Bsmnt Subfloor:
Bsmnt Gar:	Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL	Int vs Ext: S
Heat Fuel: 2 - GAS	Heat Type: 3 - FORCED HW
# Heat Sys: 1	% Heated: 100
Solar HW: NO	Central Vac: NO
% Com Wall	% Sprinkled

**DEPRECIATION**

Phys Cond: AV - Average	35%
Functional:	
Economic:	
Special:	
Override:	
<b>Total:</b>	<b>35%</b>

**REMODELING RES BREAKDOWN**

Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:
8	3	1	4	2	1	1	1
1	1	1	5	3	1		
<b>Totals</b>							
10	33	13					

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ: 120.00	Size Adj: 0.91547525			
Const Adj: 1.13937366	Adj \$ / SQ: 125.168			
Other Features: 100000	Grade Factor: 1.00			
NBHD Inf: 1.00000000	NBHD Mod: 1.00			
LUC Factor: 1.00	Adj Total: 1124001			
Depreciation: 393400	Final Total: 730600			

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 8
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
<b>Totals</b>	<b>Rms: 33</b> <b>Brs: 13</b> <b>Baths: 10</b> <b>HB</b>	

**MOBILE HOME**

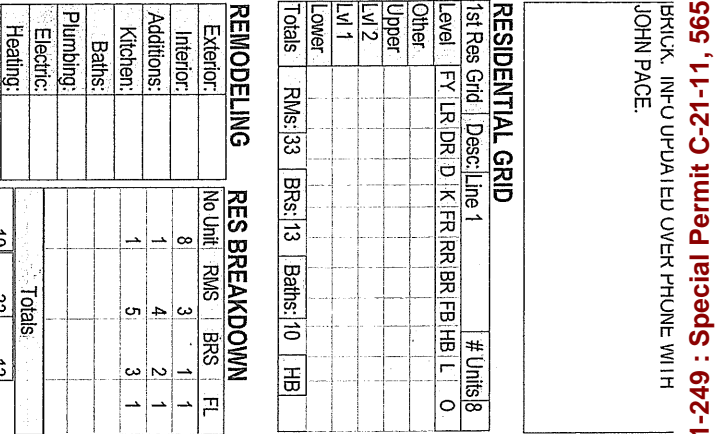
Make:	Model:	Year:
Size/Dim:	Qual Con:	Year:
Unit Price:	D/S/ Dep:	LUC
Appr Value:	Appr Value:	Jurisdct:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	W/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S/ Dep	LUC	Fact	NB Fa	Appr Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	----------	-----	------	-------	------------

**PARCEL ID** 8-147-17

Color:	Jurisdct:
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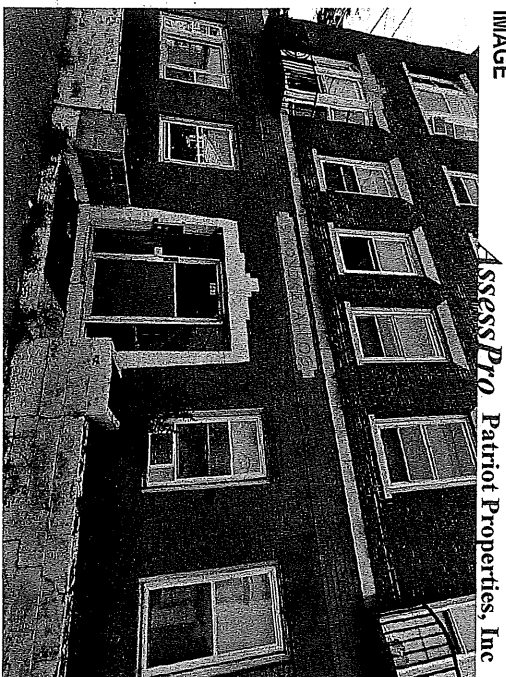


**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Underpr Value
FFL	FIRST FLOOR	2,538	125.170	317,677
BMT	BASEMENT	2,508	31,290	78,480
SFL	SECOND FLOOR	2,508	125.170	313,922
TFL	THIRD FLOOR	2,508	125.170	313,922
<b>Total:</b>		<b>10,062</b>		<b>1,024,001</b>

**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
FFL	FIRST FLOOR	2,538	125.170	317,677						
BMT	BASEMENT	2,508	31,290	78,480						
SFL	SECOND FLOOR	2,508	125.170	313,922						
TFL	THIRD FLOOR	2,508	125.170	313,922						
<b>Total:</b>		<b>10,062</b>		<b>1,024,001</b>						





581 BEACH ST 8-146-10  
LUC: 101  
OULDZENAGUI OMAR  
581 BEACH ST  
REVERE, MA 02151

50 WALNUT AVE 8-146-7  
LUC: 970  
REVERE HOUSING AUTHORITY  
70 COOLEGGE ST  
REVERE, MA 02151

50 WALNUT AVE 8-146-7A  
LUC: 430  
BELL ATLANTIC NYNEX MOBILE INC  
C/O VERIZON WIRELESS  
P O BOX 2549  
ADDISON, TX 75001

50 A WALNUT AVE 8-146-7B  
LUC: 433  
REVERE HOUSING AUTHORITY  
70 COOLEGGE ST  
REVERE, MA 02151

38 WALNUT AVE 8-146-8  
LUC: 104  
BLAKE ALFRED JR  
BLAKE JUDITH  
38 WALNUT AVE  
REVERE, MA 02151

575 BEACH ST 8-146-9  
LUC: 104  
ALVES ANDRE J  
ALVES ANDERSON  
575 BEACH ST  
REVERE, MA 02151

113 THORNTON ST 8-147-12  
LUC: 105  
PEREIRA WILLIAM  
PEREIRA MARIA AMELIA  
113 THORNTON ST  
REVERE, MA 02151

115 THORNTON ST 8-147-13  
LUC: 105  
GUEVARA MANUEL A  
304 MOUNTAIN AVE  
REVERE, MA 02151

549 BEACH ST 8-147-15  
LUC: 111  
549-553 BEACH STREET REALTY TR  
HELMS MARK T TRUSTEE  
96 BROAD SOUND AVE  
UNIT A  
REVERE, MA 02151

555 BEACH ST 8-147-16  
LUC: 105  
XIE XIAOPING  
HENMAI NGUY  
371 WORCESTER ST  
WELLESLEY, MA 02482

565 BEACH ST 8-147-17  
LUC: 112  
MIKEITH, LLC  
3 LINDEN AVE  
WAKEFIELD, MA 01880

37 WALNUT AVE 8-147-18  
LUC: 112  
DESESA IRREVOCABLE TRUST  
DESESA MICHAEL TRUSTEE  
18 LAKE ATTITASH  
AMESBURY, MA 01913

45 WALNUT AVE 8-147-19  
LUC: 970  
REVERE HOUSING AUTHORITY  
70 COOLEGGE ST  
REVERE, MA 02151

566 BEACH ST 8-150-1  
LUC: 112  
SIANTURI REALTY LLC  
105 SALEM ST  
SUITE B  
MALDEN, MA 02151

560 BEACH ST 8-150-2  
LUC: 105  
CHEA MENGLY  
560 BEACH ST  
#3  
REVERE, MA 02151

57 KIMBALL AVE 8-150-27  
LUC: 111  
GALARDI ROBERT  
30 SWAMPSCOTT AVE  
SWAMPSCOTT, MA 01907

61 KIMBALL AVE 8-150-28  
LUC: 101  
DENNIS AMANDA  
63 KIMBALL AVE  
REVERE, MA 02151

554 BEACH ST 8-150-3  
LUC: 101  
ORELLANA LESTER  
ORELLANA JACQUELIN  
554 BEACH ST  
REVERE, MA 02151

9 WALNUT AVE 8-150-30  
LUC: 101  
TEJADA EVA  
9 WALNUT AVE  
Revere, MA 02151

580 BEACH ST 8-151-16  
LUC: 111  
MALDONADO TEJADA  
580 BEACH ST  
REVERE, MA 02151

574 BEACH ST 574 8-151-17-574  
LUC: 102  
VEGA NELSON JR  
DUNPHY TIMOTHY J  
574 BEACH ST  
REVERE, MA 02151

578 BEACH ST 578 8-151-17-578  
LUC: 102  
DASS SHIV C  
KAUR SARBJIT  
P O BOX 1521  
WAKEFIELD, MA 01880

10 WALNUT AVE 8-151-18  
LUC: 101  
PIERANNUNZI CHRISTINE A  
10 WALNUT AVE  
REVERE, MA 02151

83 KIMBALL AVE 8-151-19  
LUC: 101  
KUPELNICK BRUCE  
83 KIMBALL AVE  
REVERE, MA 02151

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

DATE: 7/23/21

Attachment: C2111.565-567BeachStreet (21-249 : Special Permit C-21-11, 565-567 Beach Street)

50 27  
2-30-11



## CITY OF REVERE

Brian M. Arrigo  
Mayor

June 10, 2021

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

Dear Members of the Honorable City Council,

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

Regards,

Brian M. Arrigo  
Mayor



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

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

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

**8.09.010 – Summary and purpose.**

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

**8.09.015 Exclusions.**

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

**8.09.020 – Definitions.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**8.09.080 – Enforcement and penalties.**

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



## CITY OF REVERE

Brian M. Arrigo  
Mayor

May 5, 2021

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

Dear Members of the Honorable City Council,

I am writing to inform you of the appointment of Sara Boukdad to the Zoning Board of Appeals.

Having grown up in Revere, Sara is on the cusp of completing her Master of Public Affairs degree from Indiana University. In her professional career, she has a wealth of experience working with municipalities to find solutions to environmental, social, and planning problems. Currently working at the National League of Cities, she has worked to execute safe elections during the pandemic, and also holds high aptitude in a variety of technical software and tools to assist cities. For these reasons, I am confident and honored to appoint Sara Boukdad to the Zoning Board of Appeals.

Regards,



Brian M. Arrigo



8 Raymond Road  
Revere, MA 02151

(857)-544-0934  
sboukdad@iu.edu

**Education**

**Indiana University** Bloomington, IN  
Master of Public Affairs Candidate, Policy Analysis Concentration (GPA: 3.75) August 2021  
• Washington Leadership Program, Coordinator

**University of Notre Dame** Notre Dame, IN  
Bachelor of Science, Environmental Engineering May 2016  
• Actinide Center of Excellence, Undergraduate Research Assistant

**Stonehill College** Easton, MA  
Bachelor of Science, Environmental Science May 2015  
• Ecological Campus Representatives, Team Leader

**Experience**

**National League of Cities** Remote  
*Municipalities Specialist – Cities Vote Program* August 2020 – Present  
• Provided technical assistance to municipalities across the US through publications, blogs, and webinars to create a community of practice  
• Planned and executed an organization-wide campaign to address timely solutions on executing safe elections during a pandemic  
• Assisted in transportation planning initiatives through ArcGIS and Power BI

**City of South Bend** South Bend, IN  
*Civic Innovation and Data Fellow* May 2020 – Aug 2020  
• Planned and executed a nonprofit and mission-driven organization data needs assessment including survey design, partnership development, and research.  
• Evaluated current state of early childhood in South Bend through design thinking to increase capacity, quality, and entrepreneurial opportunities

**University of Notre Dame – Center for Civic Innovation** Notre Dame, IN  
*Internship Program Manager* February 2017-August 2019  
• Developed and facilitated programming for the professional development of over 120 summer interns through the Bowman Creek Educational Ecosystem internship program  
• Planned and directed interdisciplinary project and strategy development process across city government, local businesses, and educational institutions to develop 15 community engineering projects  
• Effectively grew internship program from one neighborhood site to three regional sites and led marketing rebrand to establish a roadmap for replication and greater regional impact

**Leadership and Professional Development**

**O’Neill School of Public and Environmental Affairs** Bloomington, IN  
*Toyota Research Assistant* July 2020  
• Wrote a literature review of autonomous vehicle on rural, urban, disabled, and elderly populations to suggest new features in future models

**City of South Bend** South Bend, IN  
*Community Investment Common Council - Committee Member* January 2019- August 2019  
• Appointed as a voting member of the committee to evaluate business and personal tax abatements requests under the Mayor Pete Buttigieg administration

**enFocus, Inc** South Bend, IN  
*Innovation Consultant* August 2016-August 2018  
• Co-developed a water utility master plan for the City of Goshen, IN including business analysis, water demand, distribution, and GIS analysis

**Awards and Certificates**

First Place, Grant Thornton Institute for Data Exploration for Risk Assessment and Management (GT-IDEA) Case Competition 2020  
Intern Supervisor of the Year Nominee, Indiana Chamber of Commerce 2019  
Project Management Certificate, University of Notre Dame 2019

**Skills**

Technology: Power BI, GIS, Tableau, MatLab, Python, Java, Design Thinking, Adobe Suite, R/STATA, Microsoft Office Suite, Miro, AirTable  
Languages: Fluent in English and Arabic, Proficiency in French and Spanish

Attachment: Appointment of S. Boukdad ZBA (21-174 : Appointment of Sara Boukdad to Zoning Board of Appeals)

# The City of Revere Massachusetts



## City Hall

281 BROADWAY  
REVERE, MA 02151  
781-286-8200  
Fax 781-286-8206

Diane R. Colella  
**Election Commissioner**  
Email: dcolella@revere.org

August 16, 2021

Honorable Members of the Revere City Council  
Revere City Hall  
Office of the City Clerk  
281 Broadway  
Revere, MA 02151

RE: Recommendation for in-person early  
voting, revised.

Dear Honorable Members of the Revere City Council,

On July 29, 2021, this office received notice from Michelle K. Tassinari, Director and Legal Counsel, Elections Division, Office of the Secretary of the Commonwealth, that the Governor signed Chapter 29 of the Acts of 2021, which is a supplemental budget, but contains provisions to extend early voting by mail and to implement early in person voting for Local Elections held between now and December 15, 2021. The law amends provisions of Chapter 255 of the Acts of 2020, which was amended by Chapter 5 of the Acts of 2021. Language was added to make the provisions apply to preliminary elections.

As such, I am proposing in person early voting to be held at Revere City Hall, 281 Broadway, Election Department for both the September 14, 2021, Preliminary Election for Wards 3 and 5 and for the Local Election held on Tuesday, November 2, 2021.

In person early voting will start on Saturday, September 4, 2021, from 9:00 a.m. until 2:00 p.m. It continues Tuesday, September 7, 2021, through Friday, September 10, 2021, during normal business hours.

For the November 2, 2021, Local Election, in person early voting will start on Saturday, October 23, 2021, from 9:00 a.m. until 2:00 p.m. It continues Monday, October 25, 2021, at 8:15 a.m. and is held until Friday, October 29, 2021, during normal business hours.

The dates, times and locations will be posted on the City of Revere's website and will appear in the Local papers. Additionally, the 2021 Vote by Mail ballot is posted on the City or Revere's website in English and Spanish.

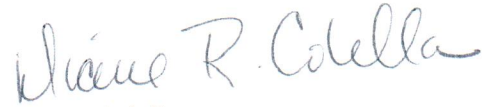
As the Election Commissioner for the City of Revere, I am respectfully requesting the Honorable Members of the Revere City Council approve the information set forth in this letter by a recorded and

Attachment: EarlyVotingElectionCommission08232021 [Revision 1] (21-250 : Early voting in person, approval for)

public vote so that the changes regarding in person early voting and vote by mail ballots can be implemented.

Please let me know as soon as possible if this information is acceptable.

Respectfully submitted,



Diane R. Colella  
Election Commissioner  
City of Revere, Massachusetts



The City of Revere Massachusetts  
 Diane R. Colella  
 Election Commissioner  
 Email: [dcolella@revere.org](mailto:dcolella@revere.org)

City Hall  
 281 Broadway  
 Revere, MA 02151  
 781-286-8200, 781-286-8206 facsimile

August 3, 2021

Honorable Members of the Revere City Council  
 C/o Revere City Hall  
 Office of the City Clerk  
 281 Broadway  
 Revere, MA 02151

Dear Honorable Members of the Revere City Council,

Enclosed for your review and approval is the Warrant for the upcoming City Preliminary on Tuesday, September 14, 2021, for the Offices of Ward 3 Councillor and Ward 5 Councillor.

Please let me know if you have any questions.

Thank you for your continued support.

Respectfully submitted,

*Diane R. Colella*

Diane R. Colella  
 Election Commissioner  
 City of Revere

Enclosure

Attachment: Warrant 2021 Preliminary Election September 14, 2021 (21-251 : Approval of the Warrant)



The City of Revere Massachusetts  
 Diane R. Colella  
 Election Commissioner  
 Email: [dcolella@revere.org](mailto:dcolella@revere.org)

City Hall  
 281 Broadway  
 Revere, MA 02151  
 781-286-8200, 781-286-8206 facsimile

3 de agosto de 2021

Honorables miembros del consejo de la Ciudad de Revere  
 C/o Ayuntamiento de Revere  
 281 Broadway  
 Revere, MA 02151

Estimados honorables miembros del consejo de la Ciudad de Revere,

Adjunto para su revisión y aprobación, se encuentra la Orden para el próximo Preliminar de la Ciudad a llevarse a cabo el martes, 14 de septiembre de 2021 para los concejales del Distrito Electoral tres y concejal del Distrito Electoral cinco.

Por favor contáctenos si tiene alguna pregunta

Gracias por su continuo apoyo.

Respetuosamente,

*Diane R. Colella*

Diane R. Colella  
 Comisionada de Elecciones  
 City of Revere

Adjunto



COMMONWEALTH OF MASSACHUSETTS  
WILLIAM FRANCES GALVIN  
SECRETARY OF THE COMMONWEALTH

ESTADO DE MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARIO DEL ESTADO

WARRANT CALLING THE CITY PRELIMINARY ELECTION ON TUESDAY, SEPTEMBER 14, 2021.  
ORDEN JUDICIAL ANUNCIANDO LA ELECCION PRELIMINAR DE LA CIUDAD EL MARTES, 14 DE SEPTIEMBRE DE 2021.

SS. SUFFOLK COUNTY  
CONDADO DE SUFFOLK  
GREETINGS: TO THE CITY CLERK OF THE CITY OF REVERE  
SALUDOS: A LA SECRETARIA DE LA CIUDAD DE REVERE

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the CITY OF REVERE who are qualified to vote in a City Preliminary Election to vote at:

En nombre del Estado de Massachusetts, se requiere que usted notifique y avise a los habitantes de la Ciudad de Revere que estén calificados para votar en una Elección Preliminar de la Ciudad que lo hagan en:

WARD 3 PRECINCT 1 Número de Distrito Electoral 3 Número de Recinto Electoral 1	Saint Anthony's Church, 250 Revere Street, Rear Entrance, Bingo Hall Iglesia de Santo Anthony, 250 de la calle Revere, entrada por atrás, sala de bingo.
WARD 3 PRECINCT 2 Número de Distrito Electoral 3 Número de Recinto Electoral 2	Saint Anthony's Church, 250 Revere Street, Rear Entrance, Bingo Hall Iglesia de Santo Anthony, 250 de la calle Revere, entrada por atrás, sala de bingo.
WARD 3 PRECINCT 3 Número de Distrito Electoral 3 Número de Recinto Electoral 3	Saint Anthony's Church, 250 Revere Street, Rear Entrance, Bingo Hall Iglesia de Santo Anthony's, 250 de la calle Revere, entrada por atrás, sala de bingo.
WARD 5 PRECINCT 1 Número de Distrito Electoral 5 Número de Recinto Electoral 1	Point of Pines Yacht Club, 28 Rice Avenue Club de Yates Point of Pines, 28 de la avenida rice
WARD 5 PRECINCT 1A Número de Distrito Electoral 5 Número de Recinto Electoral 1A	Jack Satter House, 420 Revere Beach Boulevard Casa de Jack Satter, 420 Revere Beach Boulevard
WARD 5 PRECINCT 2 Número de Distrito Electoral 5 Número de Recinto Electoral 2	Jack Satter House, 420 Revere Beach Boulevard Casa de Jack Satter, 420 Revere Beach Boulevard
WARD 5 PRECINCT 2A Número de Distrito Electoral 5 Número de Recinto Electoral 2A	Turkish Cultural Center, 500 Revere Street, Rear Entrance Centro Cultural Turco, 500 de la calle Revere, entrada por atrás.
WARD 5 PRECINCT 3 Número de Distrito Electoral 5 Número de Recinto Electoral 3	Revere High School, 101 School Street, Rear Entrance, Gymnasium Reverenciar la escuela secundaria, 101 de la calle School, entrada por atrás, gimnasio.

Attachment: Warrant 2021 Preliminary Election September 14, 2021 (21-251 : Approval of the Warrant)

On **TUESDAY, THE FOURTEENTH DAY OF SEPTEMBER 2021**, FROM 7:00 A.M. TO 8:00 P.M. for the following purpose:

El martes 14 de septiembre de 2021 de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:

To cast their votes in the City Preliminary Election for the candidates for the following offices:  
Para emitir sus votos en la elección preliminar de la ciudad para los candidatos de las siguientes oficinas:

Ward 3 Councillor  
Número de distrito electoral 3

Ward 5 Councillor  
Número de distrito electoral 5

You are hereby directed to deliver an attested copy to the precinct wardens.  
Por la presente, se le indica que entregue una copia certificada a los guardias del recinto.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.  
Por lo tanto, no falle y devuelva esta orden con sus acciones al respecto en el momento y lugar de dicha votación.

Given under our hands this 23<sup>rd</sup> day of August 2021.

Entregado por nuestras manos este 23 día de agosto de 2021.

Attest:  
Atestigua:

Ashley E. Melnik  
City Clerk  
Secretaria de la Ciudad



# The City of REVERE, MASSACHUSETTS

## POLICE DEPARTMENT

David J. Callahan • Chief of Police  
 400 Revere Beach Parkway, Revere, MA 02151  
 (781) 286-8326 FAX (781) 286-8328

BRIAN M. ARRIGO  
 Mayor

August 4, 2021

Ms. Ashley Melnik  
 City Clerk  
 City of Revere  
 281 Broadway  
 Revere, MA 02151

Re: Edward Byrne Memorial Justice Assistance Grant(JAG) Program  
 Fiscal Year 2021 Local Solicitation-City of Revere Police Department

Dear Ms. Melnick:

This is a request by the Revere Police Department to include on the City Council agenda for the August 23, 2021 meeting, notification that the City of Revere Police Department will be applying by July 26, 2021 for the Fiscal Year 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) Program, Local Solicitation, in the amount of \$22,040. This funding will be used to purchase a tip411 Pro subscription, FLOCK license plate reader lease, community outreach educational materials and shirts for the community services division. The application for this grant will be available for review at the Office of the Chief of Police, 400 Revere Beach Parkway, Revere, MA.

If you have any questions, please contact me at (781) 286-8325 or via email at [dcallahan@reverepolice.org](mailto:dcallahan@reverepolice.org). Thank you.

Sincerely,

David J. Callahan  
 Chief of Police



The Revere City Council  
281 Broadway  
Revere, MA 02151

Dear President Zambuto:

Communication from Anthony S. Cogliandro, 105 Newman St. requesting that the City of Revere allow small business owners to have a placard or sticker that allows free metered parking outside of their business location.

The Revere City Council  
281 Broadway  
Revere, MA 02151

Dear President Zambuto:

Communication from Anthony S. Cogliandro, 105 Newman St. requesting the City of Revere add at least two crosswalk locations on Ward St near the apartment complexes.



# City of Revere

## Chief Financial Officer/City Auditor

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

Richard Viscay  
 CFO/City Auditor

August 18, 2021

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


Dear Council President Zambuto,

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

Please find attached invoices totaling \$169,819.96 that will need an appropriation from the fund to RevereTV for operation of their media center.

I will be available at the August 23<sup>rd</sup> Council meeting to answer any questions.

Best regards,

  
 Richard Viscay  
 CFO/ City Auditor

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

Attachment: 20210819\_090528 (21-255 : REVERE TV APPROPRIATION)



# City of Revere Chief Financial Officer/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

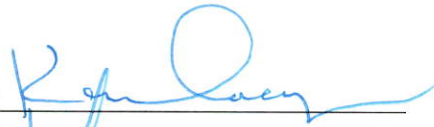

MEMORANDUM

To: Mayor Brian Arrigo  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: August 18, 2021  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$169,819.96
	<i>Available Balance:</i> \$ 169,819.96	
TO:	Revere TV Invoices	\$169,819.96
	<i>Original Certification:</i> \$ 0.00	

Based on the amount available as of August 18, 2021, there are sufficient funds to support such a transfer.

Account verified by   
Reviewed by 

Attachment: 20210819\_090528 (21-255 : REVERE TV APPROPRIATION)

For Audit Use Only:

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

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

# Invoice

Invoice # 20210614-2

Date: August 18, 2021

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

DESCRIPTION	AMOUNT	BALANCE
Comcast Annual Capital Installment PMT \$42,500	\$42,500	
	TOTAL	\$42,500

Attachment: 20210819\_090528 (21-255 : REVERE TV APPROPRIATION)

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

Thank you





# City of Revere CFO/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

August 19, 2021

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

RE: Transportation Network Infrastructure Fund Appropriation

Dear Council President Zambuto,

Under Chapter 187 of the Acts of 2016, certain transportation network companies must pay an assessment for each ride originated within the City of Revere (as well as all cities and towns in the Commonwealth). Per the Division of Local Services at the Department of Revenue, these funds are considered “receipts reserved for appropriation” and are to be used “to address the impact of transportation network services on municipal roads, bridges, and other transportation infrastructure.”

As a result of this assessment, the City of Revere received \$54,073.80 that must be appropriated by the end of calendar year 2021. Therefore, I respectfully request favorable action on appropriating \$54,073.80 to account 40011-580021, Roadway Capital Fund.

Best regards,

Richard Viscay  
CFO/City Auditor

Cc: Brian Arrigo, Mayor  
Donny Ciaramella, Chief of Infrastructure and Public Works  
Assunta Newton, Assistant Budget Director

Attachment: 20210819\_094709 (21-256 : TRANSPORTATION NETWORK INFRASTRUCTURE FUND APPROPRIATION)





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

Richard Viscay  
CFO/City Auditor

MEMORANDUM


To: Mayor Brian Arrigo  
From: Richard Viscay  
Cc: Assunta Newton, Budget Analyst  
Date: August 19, 2021  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Transportation Fund (19601-596000)	\$ 54,073.80
	<i>Available Balance:</i> \$ 54,073.80	
TO:	Roadway Capital Fund (40011-580021)	\$ 54,073.80
	<i>Original Certification:</i> \$ 0.00	

Based on the amount available as of August 19, 2021, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

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

Attachment: 20210819\_094709 (21-256 : TRANSPORTATION NETWORK INFRASTRUCTURE FUND APPROPRIATION)



# City of Revere CFO/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

August 19, 2021

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

RE: Bond Authorizations – FY22 Capital Improvement Plan

Dear Council President Zambuto,

Please find attached bond authorization language for the capital improvements from the FY22 capital budget. The requests for \$5 million for road work will carry us through the anticipated repairs necessary to keep our roadway infrastructure maintained and repaired over the next several years. Also, please find a bond order for a new backhoe that needs to replace the current backhoe which has been deemed inoperable and beyond repair.

The \$3 million for water main replacement will begin to address the deferred maintenance of water mains throughout the city. All the proposed bond authorizations will be administered by the Chief of Infrastructure and his team.

I will not be available in person for Monday's meeting, but I can make myself available via zoom or telephone call if needed.

Best regards,

Richard Viscay  
CFO/City Auditor

Cc: Brian Arrigo, Mayor  
Don Ciaramella, Chief of Infrastructure and DPW  
Paul Argenzio, DPW Superintendent  
Nick Rystrom, City Engineer  
Assunta Newton, Assistant Budget Director

Attachment: 20210819\_102458 (21-257 : BOND AUTHORIZATIONS - FY22 CAPITAL IMPROVEMENT PLAN)

**City of Revere, Massachusetts**

Suggested forms of Loan Orders from Hinckley Allen

\$5,000,000 Road Bonds

Ordered: That \$5,000,000 is appropriated to pay costs of constructing, reconstructing, paving, repaving and/or repairing roads, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Further Ordered: That any premium received by the City 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 order 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.

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

\$3,000,000 Water Main Bonds

Ordered: That \$3,000,000 is appropriated to pay costs of constructing, reconstructing, laying, relaying, extending, lining and/or relining water mains, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(5) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Further Ordered: That any premium received by the City 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 order 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.

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



\$175,000 DPW Backhoe Bonds

Ordered: That \$175,000 is appropriated to pay costs of purchasing a backhoe for the Department of Public Works, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Further Ordered: That any premium received by the City 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 order 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.

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



## CITY OF REVERE

Brian M. Arrigo  
Mayor

August 19, 2021

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

Dear Members of the Honorable City Council:

I write to request an appropriation of \$25,000 from the Community Improvement Trust Fund for a mural project proposed by the Public Art Commission at the underpass on the Northern Strand Community Trail. These funds would support a public event in September to complement new lighting at the underpass.

Regards,

Brian M. Arrigo  
Mayor

--



## CITY OF REVERE

Brian M. Arrigo  
Mayor

August 19, 2021

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

Dear Members of the Honorable City Council:

I write to request an appropriation of \$25,000 from the Community Improvement Trust Fund for a mural project proposed by the Public Art Commission at Parcel ID 9-157A-5. This parcel is owned by the Massachusetts Bay Transit Authority and is located adjacent to the Wonderland parking lot at Butler Circle. The proposed mural for this site would honor the history of Wonderland and Revere Beach while offering more beautiful scenery than currently exists in that area. Attached find the proposed design for the mural.

Regards,

Brian M. Arrigo  
Mayor ..

Attachment: Butler Circle Appropriation (21-259 : CIT Appropriation for Butler Circle Mural Project)





Attachment: Butler Circle Appropriation (21-259 : CIT Appropriation for Butler Circle Mural Project)





## CITY OF REVERE

Brian M. Arrigo  
Mayor

August 19, 2021

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

Dear Members of the Honorable City Council:

I write to request the City Council approve a resolution to permanently dedicate Costa Park to conservation and recreational use in perpetuity. This designation is necessary for Costa Park to be eligible for PARC grant funding, as well as ensure that Costa Park will always provide recreational space for the Shirley Ave neighborhood. Attached find draft language for a resolution that would effectuate this designation.

Regards,

Brian M. Arrigo  
Mayor

--

Attachment: Costa Park Use in Perpetuity (21-260 : Resolution Designating Costa Park Use in Perpetuity)

WHEREAS, the federal Land and Water Conservation Fund has established a grant program to assist in the acquisition. Development and renovation of park, recreation, and conservation land; and

WHEREAS, the City of Revere has been determined eligible to apply for said funds from time to time; and

WHEREAS, awarding of these funds are contingent the permanent dedication of such land to recreation and conservation use;

NOW, AND THEREFORE BE IT RESOLVED. By the City Council of the City of Revere, Massachusetts that the following land shall be maintained as public outdoor recreation use in perpetuity, unless conversion to other use is approved by the Massachusetts Secretary of Environmental Affairs:

Costa Park



## CITY OF REVERE

Brian M. Arrigo  
Mayor

August 19, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of John Shue to the Conservation Commission. John is president and CEO of FirstLight Power as well as a leader in clean energy production in New England. With decades of experience in several different facets of the energy industry, John will deliver the heightened level of professionalism and expertise necessary to protect our City's wetlands and natural resource areas. I am fully confident in John Shue's ability to serve our city on the Conservation Commission.

Regards,

Brian M. Arrigo  
Mayor ..

Attachment: J. Shue Appointment (21-261 : Appointment of John Shue to Conservation Commission)

# JOHN R. SHUE, PE

221 Rice Avenue, Revere, MA 02151 • 972-567-9312 • [jshue90@gmail.com](mailto:jshue90@gmail.com)

With 30 years of experience in power generation, John Shue is currently the President & CEO of FirstLight Power, a leading clean energy power producer and the largest energy storage company in New England with a portfolio that includes 1,400 MW of hydroelectric generation, pumped hydro storage, and solar generation. John's extensive experience includes engineering design, construction, commissioning, asset management, and operations of wind, solar, biomass, coal, natural gas and hydro facilities throughout North America. A versatile and goal oriented professional with proven leadership skills resulting in a successful track record of P&L management, asset optimization, conceptualizing and implementing solutions, integration and building of new companies, producing consensus in organizations and leading diverse groups to achieve team objectives.

## **January 2018 – Present      President & CEO, FirstLight Power Resources**

Successfully transitioned FirstLight to a stand-alone company in 2018 by setting up and hiring for the HR, IT, Business Development, Financial, Tax, Treasury and Accounting functions. The transition was completed eight months ahead of schedule, enabling the organization to develop a strategic plan, focus on new initiatives and begin implementation of its ambitious five-year business plan.

Currently focused on leading the execution of FirstLight's growth plan through active rebranding, marketing, acquisitions and origination. Recent successes include establishing an appropriate long-term debt structure for Northfield Mountain pumped hydro storage project and hedging against short term market volatility through power purchase agreements with several local municipalities for a portion of the conventional hydro power fleet.

Co-Chair (2018 & 2019) of the CEO Council for the National Hydropower Association, an organization that represents more than 200 companies in North America and advocates for the hydro electric industry.

## **June 2016 – December 2017      Senior Vice President, FirstLight Power Resources**

Responsibility for commercial and plant operations. After the sale of FirstLight to PSP in June 2016, led the transition to seamlessly separate FirstLight Power Resources from ENGIE. Established a corporate headquarters with a 24 hour real-time operations desk in Burlington, MA.

## **Jan 2000 – May 2016      ENGIE (GDF SUEZ Energy NA), Houston, TX**

### **April 2011 – May 2016 Vice President, Operations, New England**

Provided operational oversight for hydro, solar, wind, biomass, and natural gas generation in New England with an EBITDA of \$165 million (USD).

- 1400MW of hydro run of river and pumped storage
- 1300 MW of combined and simple cycle combustion turbine plants
- 200 MW of wood and coal

Interacted frequently with local, state and federal elected and regulatory officials. Worked with the New England team to improve the market rules to provide improved opportunities for the New England fleet, developed a plan for the Mt Tom coal facility beyond shutdown and integrating the FirstLight hydro assets and IPR combined cycle assets into one GDF Suez organization.

Responsible for the wind operations in Canada (660 MW of wind in Canada (PEI, New Brunswick, Ontario and British Columbia) from April 2011 through October 2012. Focused on setting up the organization for the successful divestiture and eventual partnership structure.

**Nov 2006 –April 2011 Director, Operations, Houston, TX**

Managed various portfolios of power plants including coal, gas and renewable wood plants located in NEPOOL, PJM, NYISO and Mexico markets. At the end of this assignment, responsible for a portfolio with a total EBITDA of \$187,000 million (USD).

**Apr 2005 – Nov 2006 Director/ Plant Manager, Merchant Fleet, Ennis, TX**

Director/Plant Manager for the Ennis (340 MW 1x1 CC), Hot Spring, AR (740 MW 2x1 CC) and Choctaw, MS (740MW 2x1 CC) power plants (1820 MWs).

- Led the start-up and commissioning team for the Hot Spring facility. Successfully cycled the facility daily during the 2005 summer period with a reduced staff of only 10 operators.
- Hired and mobilized the Choctaw facility operations staff and management in preparation of start-up and commissioning.

**Feb 2000 – Apr 2005 Plant Manager, Ennis-Tractebel Power Co., L.P., Ennis, Texas**

P&L responsibility for this facility utilizing a leading edge Siemens Westinghouse 501G combustion turbine.

- Assigned the role of site construction manager, responsible for completion, start-up, commissioning and contract closeout.
- Staffed the plant, working with the employees to allow them to create a vision and culture at the site.
- Ensured compliance with air, water, waste, regulatory compliance, safety and preparing all the business processes needed to participate in the ERCOT market.

**Jan 1990 – Jan 2000 Florida Power and Light Company, Juno Beach, FL**

**Apr 1998 – Jan 2000 Production Manager, FPL Energy Sayreville Cogen. Facility (300 MW 2X1 CC, 501D5), Sayreville, New Jersey**

**Oct 1997 – Apr 1998 Production Assurance Manager, FPL Sanford Plant (Two 400 MW, one 200 MW, oil and gas rankine cycle), DeBary, Florida.**

**Jan 1990 – Oct 1997 Senior Engineer, FPL Putnam Plant (500 MW, Two 2X1 CC, 501B5A's), East Palatka, Florida.**

**Education and Qualifications**

- M.S. Engineering Management, University of South Florida
- B.S. Mechanical Engineering, University of Florida
- Licensed P.E., State of Florida
- USA Citizenship
- Working knowledge of Spanish language.
- Licensed Private Pilot, Single Engine Land.



## CITY OF REVERE

Brian M. Arrigo  
Mayor

August 19, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Dr. Drew Bunker to the Board of Health. Dr. Bunker is a physician at Mass General Hospital Broadway Primary Care - Revere and has devoted himself to supporting the health and wellness of all residents of our city. A compassionate leader in our community, Dr. Bunker provides care to many underserved neighbors, and he will be an asset to our revamped public health division. I am fully confident that Dr. Drew Bunker will serve our community as a member of the Board of Health.

Regards,

Brian M. Arrigo  
Mayor ..

Attachment: Dr. Bunker Appointment (21-262 : Appointment of Dr. Drew Bunker to Board of Health)



## CITY OF REVERE

Brian M. Arrigo  
Mayor

August 19, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Anayochukwu Osueke to the Affordable Housing Trust Fund Board of Trustees.

Anayo is a dynamic professional in our community eager to support our mission to promote housing affordability in our community. An analyst and AVP at State Street with prior experience working for international organizations, Anayo will deliver a wealth of expertise and experience in financial modeling and macroeconomic policy to the inaugural cohort of trustees of the Affordable Housing Trust Fund. I am fully confident of Anayo Osueke's capability to serve the City of Revere as an inaugural trustee of the Affordable Housing trust Fund.

Regards,

Brian M. Arrigo  
Mayor



# Anayochukwu (Anayo) Osueke

Web: <https://www.linkedin.com/in/anayo-osueke-24b36814>

Revere, MA, 02151 | 202.557.6386 | aosueke@gmail.com

## SUMMARY

Quantitative analyst in the financial industry with over ten years of broad experience in macroeconomic policy analysis, quantitative modeling, and financial statistics programming.

## EDUCATION

**Johns Hopkins University (SAIS)** *M.S., International Economics/Latin American Studies; Quantitative Methods* 2008-2010  
**Morehouse College** *B.S., Chemistry* 1999-2004

## PROFESSIONAL EXPERIENCE

**Quantitative Analyst, AVP**, State Street Corporation, Boston, MA Apr.2019-Present

- CCAR/CECL capital stress testing: Execute and manage the internal loan-level valuation and PD/LGD models for the SST commercial real-estate/CMBS portfolio
- Managed the Transaction Monitoring and Customer Risk Rating Models for Federal Anti-Money Laundering (AML) risk compliance
- Lead a group of quantitative analysts to develop machine-learning techniques to provide continuous monitoring of equity cross-trade practices and client risk profiles to mitigate risk and ensure State Street's compliance with laws and regulations.
- Developed customer risk rating model that monitored client KRI in accordance with international and federal laws and regulations
- Scripted algorithms in R that mapped operational losses to event types defined by operational risk taxonomy
- Designed SQL based databases and automatic processes to extract, update and analyze patterns in daily cross-trade transactions to safeguard the fair and equitable treatment of clients.
- Applied statistical models to identify potential money laundering activities from State Street's clients.

**CCAR Economist AVP**, State Street Corporation, Boston, MA Sep.2016-Apr.2019

Worked closely with stakeholders within State Street's Enterprise Risk Management division to develop State Street's Federal Reserve supervisory scenarios which stressed the bank's investment portfolio credit risk, operational risk, interest rate risk, and market risk.

- Conducted individual workshops with stakeholders to design stress scenarios for supervisory stress exercises: CCAR, and DFAST
- Prepared and presented reports that detailed the development of the stress scenarios and their adherence to regulatory requirements for State Street's senior risk management committee.
- Designed and built automated tools for statistical analysis, data visualization, and management of large data sets using SQL, and R.
- Reviewed linear estimation and forecast models to assess econometric fitness for stress test models

**Research Analyst**, International Monetary Fund, Washington D.C. Feb.2012-Feb.2016

- Participated in several technical working groups with local stakeholders, economists, and central bank officials to monitor the soundness of interconnected banking and insurance institutions in the Caribbean, Dominican Republic (CAPDR) region; involved developing best practices for credit risk management and surveillance.
- Provided statistical and economic policy research for the Regional Economic Outlook, an annual IMF publication that discusses current economic developments and prospects for countries in various regions.
- Daily monitored and reported on bond and equity markets in the Latin American region using Bloomberg data services; involved obtaining current macroeconomic and financial data on the Latin American region, comparative emerging economies as well as advanced economies.

**Public Finance Research Consultant**, The World Bank Group, Washington, D.C. Aug. 2010-Feb.2012

- Provided written and oral briefings on public sector financial developments to senior country economists in preparation for finance ministry meetings on public expenditure.
- Scripted STATA, VBA, and Python financial models to analyze trends in public sector expenditure.
- Constructed OLAP using SQL Server to process complex queries on public finance.
- Monitored and analyzed efficiency of public sector finance of developing economies in Latin America, Eastern Europe, and Africa; identified financial trends and regional variation; conducted budget deviation analysis

**FUNDES International**, Macroeconomic Research Internship, San Jose, Costa Rica Jun.2009-Aug.2009

- Researched public policies for small and medium sized business entrepreneurs in Costa Rica, Mexico and El Salvador; prepared briefings for potential public/private sector partnerships.
- Conducted financial due diligence as part of a strategic initiative to expand corporate partnerships; examined 501 (c)(3) tax filings; reviewed company annual statements; presented results to executive board.

**United States Peace Corps**, Volunteer, St. Christopher and Nevis Sept.2005-Aug.2007

- Conceived and managed a rural development project to assist in worker transition from agriculture to tourism industry; secured startup capital for investment equipment; managed all financial reconciliation.

**ADDITIONAL SKILLS**

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**Publications:** *Taking Stock of European Banks' Deleveraging in Latin America; Taking the Pulse: Leverage and Debt Servicing Capacity among firms in the LA 5 countries; What is Behind Latin America's Declining Income Inequality?*

**Languages:** English (Native); Spanish (Proficient); Portuguese (Intermediate Low); French (Basic Low)

**Programming:** STATA, VBA for Excel, Eviews, Java, Haver, Bloomberg, Python Scripting