



CITY COUNCIL  
Regular Meeting

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City Councillor Joseph A. DelGrosso  
City Council Chamber – 2<sup>nd</sup> Floor  
Revere City Hall  
Revere, MA 02151  
Calendar  
Monday, August 26, 2024, 6:00 PM

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

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

**Salute to the Flag**

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of July 22, 2024

3. **24-244** The Revere City Council will unveil a plaque dedicated to the women who served, are serving, and will serve on the City Council.

**Public Hearings**

4. **24-061** Hearing called as ordered on AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS.

5. **24-176** Hearing called as ordered on AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE.

6. **24-245** Hearing called as ordered on a petition submitted by National Grid to install a new pole #15-50 on Railroad Street beginning at a point approximately 10 feet South of the centerline of Lee Burbank Highway and continuing approximately 648 feet in a West direction in Revere, MA. (Plan # WR30917933)

7. **24-246** Hearing called as ordered on a petition submitted by National Grid to install a line of underground electric conduits across Railroad Street to existing manhole A-29, from the property line of 30 Railroad Street towards existing conduits on Railroad Street, and install conduits from manhole 120 across Railroad Street to new pole 15-50 in Revere, MA. (Plan # WR30917933)

8. **24-247** Hearing called as ordered on a petition submitted by National Grid to install a handhole and meter pedestal configuration on the sidewalk at 36 Lee Burbank Highway, Revere, MA. (Plan # 30960723)

9. **24-248** Hearing called as ordered on a petition submitted by National Grid to install underground facilities on Nahant Avenue beginning at a point approximately 130 feet North of the centerline of the intersection of Nahant Avenue and Shirley Avenue and continuing approximately 60 feet in a Northwest direction and to install underground secondary service for 13 Nahant Avenue, Revere, MA from Pole # 2454. (Plan # 30737684)

10. **24-249** Hearing called as ordered on a petition submitted by National Grid to construct a line of underground electric conduits from pole 3314 and crossing Centennial Avenue to energize the new customer at 124 Centennial Avenue, Revere, MA. (Plan # WR3095771).

**Zoning Sub-Committee Report**

11. **24-216** An Ordinance Further Amending the Zoning Map of the City of Revere relative to 1330 Broadway (CD to TED) and the Beachmont Fire Station 931 Winthrop Avenue (RB to NB).

**Appointments Sub-Committee Report**

12. **24-229** Communication from the Mayor relative to the appointment of Rocky Graziano to the Cultural Council.
13. **24-230** Communication from the Mayor relative to the reappointment of William Reedy to the Council on Elder Affairs.
14. **24-232** Communication from the Mayor relative to the reappointment of Mary Vigliotta to the Council on Elder Affairs.
15. **24-233** Communication from the Mayor relative to the reappointment of Arthur Pelton to the Zoning Board of Appeals.
16. **24-234** Communication from the Mayor relative to the appointment of Thomas Carleton to the Conservation Commission.
17. **24-235** Communication from the Mayor relative to the appointment of Amelia Viscay to the Conservation Commission.
18. **24-214** Motion presented by Councillor Guarino-Sawaya: That the City Council approve the installation of a portrait memorializing the late City Councillor George J. Rotondo, Jr. in the Joseph A. DelGrosso City Council Chamber.

**Communications**

19. **24-250** Communication from the Election Commission relative to the warrant for September 3, 2024 State Primary.
20. **24-251** Communication from the Election Commissioner relative to detail Police Officers for September 3, 2024 State Primary.
21. **24-252** Communication from the City Auditor relative to the Public Infrastructure Gift Fund MGL Chapter 44, Section 53A.
22. **24-253** Communication from the City Auditor Relative to the Public Health Emergency Relief Fund. MGL Chapter 44, Section 53A.
23. **24-254** Communication from the City Auditor relative to the Opioid Trust Fund.
24. **24-255** Communication from the City Auditor relative to RevereTV's quarterly appropriation.
25. **24-256** A presentation by the Chief of Planning and Community Development and Jason Shreiber of Stantec on the Broadway Corridor Parking Study.

26. **24-257** Communication from the Chief of Planning & Community Development relevant to a proposed special act to support the family of Robert O'Brien.
27. **24-258** Communication from the Chief of Planning and Community Development relative to Title 9 amendments which would permit recreational marijuana establishments in the City of Revere.

### **Motions**

28. **24-259** Motion presented by Council President Cogliandro: That the Mayor approve a traffic study for Adams Street in regards to potentially changing it to a one-way street. The area has many issues with vehicles.
29. **24-260** Motion presented by Councillor Novoselsky: That the Mayor request the Traffic Commission to authorize parking on Beach St. between Kimball Ave and North Shore Rd. The MBTA has removed the 411 bus stop on the north side of Beach St.
30. **24-261** Motion presented by Council President Cogliandro: That the Mayor request the Police Department or the appropriate department to conduct a traffic, safety, and/or feasibility study for the purpose of combating constant moving violations on the streets surrounding Revere High School including but not limited to East Mountain Avenue, Cary Avenue, School Street, and True Street.
31. **24-262** Motion presented by Councillor McKenna: That the Mayor be request the appropriate departments to use a less invasive rodent poison when baiting. Data shows that the wild life food chain is being affected and are killing off hawks, coyotes, owls, cats, dogs, etc. from this lethal poison. A less invasive poison would help protect wild life and would be of equal cost compared to the current rodent poison.
32. **24-263** Motion presented by Councillor McKenna: That the Mayor be requested to reinstate the "Adopt an Island Program" wherein companies and businesses pay to maintain neglected islands or green spaces and the City will in turn provide a sign acknowledging the business' name that maintains the site.
33. **24-264** Motion presented by Councillor Jaramillo: That the Mayor direct the Fire Chief to conduct a cost and feasibility analysis to add a 24/7 emergency response ambulance and EMT/EMT responder to be housed under the Police Department.
34. **24-265** Motion presented by Councillor Argenzio: That the Mayor request the Traffic Commission to install speed bumps in the following locations: in the vicinity of 74 Yeamans Street and 130 Prospect Avenue.
35. **24-266** Motion presented by Councillor Haas: That the Mayor request Planning & Community Development to assess an ideal location for a skate park and to explore grant opportunities and partnerships to fund the installation.
36. **24-267** Motion presented by Councillor Silvestri, Councillor McKenna: That the Mayor be requested to name the garden area where memorial bricks will be installed at Leach Park, the Chris Alba Remembrance Garden.

37. **24-268** Motion presented by Councillor Kelley: That the Mayor request DCR to conduct much needed maintenance and repair of several issues on Revere Beach Boulevard including but not limited to wall erosion and deteriorating lamp posts that need painting.
38. **24-269** Motion presented by Councillor Kelley: That the following zoning ordinance be ordered to a public hearing: An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems Section 1. Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety. Section 2. Section 17.28.035 Mechanical Parking System is hereby deleted in its entirety.
39. **24-270** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the City's Policy Writer & Analyst in conjunction with the Police Department and Inspectional Services to draft an updated noise ordinance that is enforceable.
40. **24-271** Motion presented by Councillor Silvestri: That the City Council order to a public hearing A ZONING ORDINANCE ESTABLISHING DEFINITIONS, USES, SPECIAL PERMIT DISTRICT BOUNDARIES, AND REGULATIONS FOR MARIJUANA ESTABLISHMENTS IN THE CITY OF REVERE. (see attachment)
41. **24-272** Motion presented by Councillor Guarino-Sawaya: Pursuant to Rule 46 of the City Council Rules of Order, that the City Council approve the installation of a portrait for Margaret P. "Peggy" O'Hara-Shanahan (d. 2021) in honor of her being the first woman to serve on the Revere City Council. (appointed 1973).
42. **24-273** Motion presented by Councillor Guarino-Sawaya: Pursuant to Rule 46 of the City Council Rules of Order, that the City Council approve the installation of a portrait for Elvira T. "Vera" Curcio (d. 2007) in honor of her being the first woman elected to serve on the City Council and the first woman to represent Ward 3. (elected 1976).



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, July 22, 2024

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

**Salute to the Flag**

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of June 24, 2024

**RESULT: ACCEPTED**

3 24-215 Tom O'Brien, CEO of HYM will appear before the City Council to provide an update on the development of Suffolk Downs.

Tom O'Brien of HYM addressed the City Council relative to the Boston Globe article. The information contained within the article was mostly accurate, but the headline did not capture the context of the article. The Suffolk Downs project is well underway. Roadways and infrastructure have been completed and a building permit for the next building has been pulled. New commercial tenants are close to signing leases and those entities will be announced when that happens.

**RESULT: PLACED ON FILE**

4 24-201 Motion presented by Council President Cogliandro: That the Mayor, Chief of Police, and DPW Superintendent appear before the City Council to discuss the growing problem with vehicles speeding throughout the City,

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and continuing approximately 648 feet in a West direction in Revere, MA. (Plan # WR30917933)

There was no representative from National Grid present to address the petition.

**RESULT: PLACED ON FILE**

- 7      24-218      Hearing called as ordered on a petition submitted by National Grid to install a line of underground electric conduits across Railroad Street to existing manhole A-29, from the property line of 30 Railroad Street towards existing conduits on Railroad Street, and install conduits from manhole 120 across Railroad Street to new pole 15-50 in Revere, MA. (Plan # WR30917933)

There was no representative from National Grid present to address the petition.

**RESULT: PLACED ON FILE**

**Unfinished Business**

- 8      24-204      Motion presented by Councillor Zambuto: That the City Council establish, by Rule of Order, the following criteria for the installation of City Councillor portraits in the Council Chamber: 1. Portraits must be of City Councillors who have passed away. 2. The individual must have made notable contributions to the City or represents a significant milestone in the history of the City Council. 3. The City Council shall designate the Appointments & Recognition Sub-Committee to review nominations based on the contributions or milestone. 4. Nominations for portrait display shall be submitted by City Councillors only. 5. Once a nomination is approved, a high quality portrait will be selected from existing digital photographs. 6. Portraits will be displayed in designated space in the Council Chamber approved by the selection committee.

That the City Council establish, by Rule of Order, the following criteria for the installation of City Councillor portraits in the Council Chamber: 1. Portraits must be of City Councillors who have passed away. 2. The individual must have made notable contributions to the City or represents a significant milestone in the history of the City Council. 3. The City Council shall designate the Appointments & Recognition Sub-Committee to review nominations based on the contributions or milestone. 4. Nominations for portrait display shall be submitted by City Councillors only. 5. Once a nomination is approved, a high quality portrait will be selected from existing digital photographs. 6. Portraits will be displayed in designated space in the Council Chamber approved by the sub-committee.

**RESULT: ORDERED - VOICE VOTE**

- 9      24-214      Motion presented by Councillor Guarino-Sawaya: That the City Council approve the installation of a portrait memorializing the late City

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Councillor George J. Rotondo, Jr. in the Joseph A. DelGrosso City Council Chamber.

**RESULT:**

**REFERRED TO APPOINTMENTS**

**Next: 8/26/2024 6:00 PM**

**Legislative Affairs Sub-Committee Report**

The Legislative Affairs Sub-Committee met on Monday evening, July 22, 2024 at 5:15PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Guarino-Sawaya, Jaramillo, Kelley, Silvestri, and Chairman Argenzio.

**24-061** An Ordinance Providing for Interpretation Services for Public Meetings and Public Documents.

Councillor Jaramillo has been working with the administration to align the proposed ordinance with the City’s Language Access Plan. The language before the committee has been confirmed with the City’s Policy Writer & Analyst. The committee unanimously voted in favor of recommending the proposed ordinance be ordered to a public hearing by the City Council.

**24-077** An Ordinance Requiring the Publication of Certain Records of the Police Department.

Councillor Jaramillo offered the following amendments to the proposed ordinance:

- D. That the department of public health, and the Revere Police Department's Mental Health and Substance Use Clinician, draft recommendations that govern and guide this ordinance with the best interests of harm reduction, mental health, and restorative justice in mind.
- E. That this ordinance go into effect no later than 30 days after said recommendations are duly submitted to be placed on file with the city council and the mayor's office.

On Councillor Jaramillo’s proposed amendments. Councillor Jaramillo voting “YES”. Councillors Guarino-Sawaya, Kelley, Silvestri, and Chairman Argenzio voting “NO”. Amendments fail.

On Chairman Argenzio's motion to refer the proposed ordinance out of committee with the recommendation for adoption. Councillors Guarino-Sawaya, Jaramillo, Kelley, Silvestri, and Chairman Argenzio voting “YES”. Ordinance received a favorable recommendation.

**24-176** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the City Planner to draft a zoning ordinance prohibiting short-term rental use in single-family zoning districts.

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The City Solicitor's legal opinion on the request and the Short-Term Rental Office proposed ordinance was read into the record. Based upon the current functionality of the short-term rental enforcement, Councillor Guarino-Sawaya withdrew her motion and sponsored the proposed amendments to the short-term rental ordinance. The committee voted favorably to recommend that the ordinance be referred to a public hearing. Councillors Guarino-Sawaya, Jaramillo, Kelley, Silvestri, and Chairman Argenzio voting “YES”.

- 10        24-061        An Ordinance Providing for Interpretation Services for Public Meetings and Public Documents. (language attached)

Ordered to a public hearing.

**AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS**

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

**Section 1.** Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

F. Interpretation Services for Public Meetings.

1. Definitions

- a. “Interpretation” or “interpretation services” shall mean the act of a qualified interpreter communicating live conversation from the source language into the target language.
- b. “Public body,” pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the commonwealth or any part thereof shall be deemed a state public body; provided, further, that “public body” shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.
- c. “Public meeting,” pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body’s jurisdiction, provided, however, “meeting” shall not include:
  - i. an on-site inspection of a project or program, so long as the members do not deliberate;

- ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;
  - iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;
  - iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or
  - v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.
- d. “Public notification” shall mean any document disseminated by a city department for public consumption.
  - e. “Translation” or “translation services” shall mean the act of a qualified translator converting written content from the source language into the target language.
2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for public meetings and documents. Said interpretation and translation services shall meet the following requirements:
    - a. Public meetings shall be interpreted from English to at least one language other than English.
    - b. The use of interpretation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey 5
  3. All city departments shall provide translated documents including but not limited to public notifications or informational pamphlets in a language other than English.
    - a. All public notifications shall be translated from English to at least one language other than English.
    - b. The use of translation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey.
  5. The City shall arrange for professional interpretation services to be available at all public meetings in accordance with the provisions set out by subsection 2.03.050(2). Interpretation services shall include but are not limited to simultaneous interpretation during the meeting. The City shall require

reasonable qualifications, including but not limited to certification from interpreters.

- 6. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City’s official website.
- 7. The City shall provide public notice of the availability of interpretation services at public meetings through various channels, including but not limited to the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.
- 8. Funding for interpretation and translation services shall be allocated in the City’s annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.
- 9. This ordinance shall take effect within 90 days of passage.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 8/26/2024 6:00 PM</b>
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11      24-077      Hearing called as ordered on An Ordinance Requiring the Publication of Certain Records of the Police Department. (attached)

**AN ORDINANCE REQUIRING THE PUBLICATION OF CERTAIN RECORDS OF THE POLICE DEPARTMENT**

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

**Section 1.** Chapter 2.60 Police Department is hereby amended by inserting the following new section:

Section 2.60.120 Police Blotter and Arrest Log Publication

- A. The police department shall make the police blotter and arrest log accessible to the public by publishing it, on a weekly basis, on the official media page of the Revere Police Department. Further, that a link to the Revere Police Department’s media page be included on the official City of Revere website. The police blotter and arrest log shall include, but not limited to, a chronological list containing information on arrests, citations, accidents, incidents, and any other relevant law enforcement activities within the police department. Geographical information shall not be included for incidents involving substance use and mental health.
- B. The police blotter and arrest log shall be easily accessible to the public through a dedicated section or page on the official website. The police blotter shall be in a format that is easily searchable, sortable, and downloadable for public viewing and analysis.
- C. The police department shall ensure that the published information complies with relevant laws and regulations concerning public records, and shall redact or remove any part of the police blotter and arrest log that is exempt from disclosure pursuant to Mass. Gen. Laws c. 4 § 7(26) or other legally applicable privileges from non-exempt material.

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June 24, 2024 Ordered to a first reading  
 July 22, 2024 Ordered on a second reading.  
 July 22, 2024 Ordered on a third and final reading.  
 July 22, 2024 Ordered Engrossed and Ordained on a Roll Call.

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

12      24-176      Motion presented by Councillor Guarino-Sawaya: That the Mayor request the City Planner to draft a zoning ordinance prohibiting short-term rental use in single-family zoning districts.

**AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE**

**SECTION 1.** Section 8.09.030(A)(2) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

**SECTION 2.** Section 8.09.030(A)(3) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

**SECTION 3.** Section 8.09.040(A)(1) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a);

- a. The operator shall submit proof of owner occupancy, including but not limited to:
  - i. a valid Massachusetts ID;
  - ii. a valid Massachusetts Driver’s License;
  - iii. vehicle registration; and,
  - iv. a voter registration card.

**SECTION 4.** Section 8.09.040(A)(2) of the Revised Ordinances of the City of Revere is hereby deleted in its entirety, and the remaining numbered sub-sections are hereby re-numbered accordingly.

**SECTION 5.** Section 8.09.040(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “two” and inserting in place thereof the word “three.”

**SECTION 6.** Section 8.09.080(A) of the Revised Ordinances of the City of Revere is hereby amended by deleting this sub-section in its entirety and inserting in place thereof the following the sub-section (A):

- A. Any person who violates a provision of this chapter shall be fined four-hundred and ninety dollars 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 issue a cease-and-desist order, and seek an

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injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a short-term rental.

**SECTION 7.** This section shall take effect upon its passage.

**RESULT:**                      **ORDERED TO PUBLIC HEARING - CC**                      **Next: 8/26/2024 6:00 PM**

**Communications**

13            24-219            Communication from RPD Officer Singer of Revere Boxing requesting a temporary fundraising business license pursuant to RRO Section 5.13.040 for the purpose of raising funds for the Revere Boxing Program.

**ORDERED:**    THAT THE CITY COUNCIL HEREBY GRANTS A TEMPORARY FUNDRAISING LICENSE TO REVERE BOXING PURSUANT TO SECTION 5.13.040 OF THE REVERE REVISED ORDINANCES.

**RESULT:**                      **ORDERED - VOICE VOTE**

14            24-220            Communication from the Director of Diversity, Equity and Inclusion relative to an Ordinance Establishing Rules and Regulations for the Display of Flags and Use of City Hall.

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

15            24-221            Communication from the Veterans Service Officer requesting a public hearing for AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR VETERANS MEMORIAL POLES IN THE CITY OF REVERE.

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

16            24-222            Communication from the City Auditor requesting a transfer of all Wonderland parking revenue from FY2024 to the High School Stabilization Fund.

**ORDERED:**    THAT THE CITY COUNCIL DEDICATES 100% OF THE RENTAL REVENUE COLLECTED FROM THE SO-CALLED “WONDERLAND SITE” UNDER MASS. GEN. LAWS CHAPTER 64L TO THE HIGH SCHOOL STABILIZATION FUND ESTABLISHED UNDER MASS. GEN. LAWS CHAPTER 40, SECTION 5B, EFFECTIVE FOR FISCAL YEAR 2024 BEGINNING ON JULY 1, 2023.

**RESULT:**                      **ORDERED - VOICE VOTE**

17            24-223            Communication from the City Auditor relative to the Educational Technology Program ETP expenditures for the city council chamber AV upgrades.

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**ORDERED:** THAT THE CITY COUNCIL APPROVES AN APPROPRIATION FROM THE ETP ACCOUNT IN THE AMOUNT OF \$120,040.80 FOR CITY COUNCIL CHAMBER AV UPGRADES.

**RESULT:**            **ORDERED - VOICE VOTE**

18        24-224        Communication from the City Auditor relative to the FY2024 Year End Transfers.

**ORDERED:** THAT THE CITY COUNCIL APPROVES THE FY2024 YEAR END TRANSFERS AS REPORTED BY CFO RICH VISCAIY.

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## City Council – Regular Meeting

July 22, 2024

## General Fund

## Transfer From:

MAYOR'S OFFICE	PERM SAL	84,000.00
MAYOR'S OFFICE	CONT SRVS	60,000.00
TALENT & CULTURE	PERM SAL	14,000.00
CONSTITUENT SERVICES	PERM SAL	32,000.00
CONSTITUENT SERVICES	COMP SVCS	45,000.00
INFORMATION TECHNOLOGY	CONT SRVS	25,000.00
ASSESSOR'S	OVERTIME	22,000.00
COLLECTOR/TREASURER	CONT SRVS	90,000.00
ENGINEERING	PERM SAL	18,000.00
MNRECC	CONT SRVS	276,676.00
MUNICIPAL INSPECTIONS	PERM SAL	60,500.00
MUNICIPAL INSPECTIONS	COMP OPERT	24,000.00
DPW ADMINISTRATION	STIPEND	23,000.00
DPW FACILITIES	PERM SAL	20,500.00
PUBLIC HEALTH DEPT	PERM SAL	115,000.00
VETERANS' SERVICES	PERM SAL	23,000.00
VETERANS' SERVICES	VETS BEN	250,000.00
CONSUMER AFFAIRS	PERM SAL	23,000.00
UNCLASSIFIED	GROUP HEALTH	430,225.00

## Transfer To:

CITY COUNCIL	PERM SAL	26,000.00
HUMAN RESOURCES	SICK LEAVE	6,800.00
AUDITING	PERM SAL	12,000.00
INFORMATION TECHNOLOGY	PERM SAL	20,000.00
COLLECTOR/TREASURER	PERM SAL	32,000.00
SOLICITOR'S OFFICE	SICK LEAVE	5,200.00
CITY CLERK	PERM SAL	28,000.00
ELECTION	PERM SAL	5,000.00
LICENSE COMMISSION	PERM SAL	1.00
CONSERVATION COMMISSION	PERM SAL	5,100.00
COMMUNITY DEVELOPMENT	SICK LEAVE	600.00
POLICE DEPT	OTHER SAL	156,000.00
POLICE DEPT	EDUC INC	276,600.00
POLICE DEPT	SICK LEAVE	78,100.00
POLICE DEPT	UTILITIES	10,000.00
FIRE DEPT	OVERTIME	274,000.00
FIRE DEPT	SICK LEAVE	91,500.00
FIRE DEPT	AUTO MAINT	40,000.00
BUILDING COMMISSION	PERM SAL	27,000.00
PARKING DEPT	OVERTIME	11,500.00
PARKING DEPT	CROSSING GUARDS	70,000.00
DPW HIGHWAY	PERM SAL	32,000.00
DPW PARKS & OPEN SPACE	OVERTIME	76,000.00
COMM ON DISABILITIES	PERM SAL	4,000.00
PARKS & RECREATION	CUSTODIAL OT	50,000.00
PARKS & RECREATION	SEAS SAL	25,000.00
PARKS & RECREATION	EQUIP/SUPPL	1,000.00
UNCLASSIFIED	MEDICARE TAXES	210,500.00
UNCLASSIFIED	INSURANCE	39,000.00
RETIREMENT	CONTRIB	23,000.00

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**WATER/SEWER ENTERPRISE**

*Transfer From:*

DPW WATER/SEWER	MWRA-SEWER	114,300.00
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*Transfer To:*

DPW WATER/SEWER	OVERTIME	95,000.00
DPW WATER/SEWER	SICK LEAVE	9,500.00
DPW WATER/SEWER	MWRA-WATER	3,400.00
DPW WATER/SEWER	NOTES BOND	6,400.00

**SOLID WASTE ENTERPRISE**

*Transfer From:*

DPW SOLID WASTE	PERM SAL	23,000.00
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*Transfer To:*

DPW SOLID WASTE	RECYCDISP	23,000.00
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**RESULT: ORDERED - VOICE VOTE**

19      24-225      Communication from the City Auditor relative to an appropriation for the Transportation Network Assessment.

**ORDERED:** THAT THE CITY COUNCIL APPROVES AN APPROPRIATION IN THE AMOUNT OF \$122,640 FROM THE TRANSPORTATION FUND TO THE DPCD TRANSPORTATION OUTLAY ACCOUNT.

**RESULT: ORDERED - VOICE VOTE**

20      24-226      Communication from the City Auditor requesting a transfer from the Cable Access Receipt Reserved Fund to RevereTV invoices.

**ORDERED:** THAT THE CITY COUNCIL APPROVES AN APPROPRIATION FROM THE CABLE ACCESS RECEIPT RESERVED FUND FOR PAYMENT OF REVERETV'S QUARTERLY INVOICE IN THE AMOUNT OF \$42,500.

**RESULT: ORDERED - VOICE VOTE**

21      24-227      Communication from the City Auditor relative to the Community Improvement Trust transfer for McMackin Field clean up and rehabilitation.

**ORDERED:** THAT THE CITY COUNCIL APPROVES AN APPROPRIATION IN THE AMOUNT OF \$50,000 FROM THE COMMUNITY IMPROVEMENT TRUST FUND TO THE McMACKIN FIELD ACCOUNT.

Minutes Acceptance: Minutes of Jul 22, 2024 6:00 PM (Salute to the Flag)



**RESULT: ORDERED - VOICE VOTE**

22      24-228      Communication from the City Auditor relative to the Community Improvement Trust transfer for Oak Island Park improvement.

**ORDERED:** THAT THE CITY COUNCIL APPROVES AN APPROPRIATION IN THE AMOUNT OF \$44,000 FROM THE COMMUNITY IMPROVEMENT TRUST FUND TO THE OAK ISLAND PARK ACCOUNT.

**RESULT: ORDERED - VOICE VOTE**

23      24-229      Communication from the Mayor relative to the appointment of Rocky Graziano to the Cultural Council.

**RESULT: REFERRED TO APPOINTMENTS**      Next: 8/26/2024 6:00 PM

24      24-230      Communication from the Mayor relative to the reappointment of William Reedy to the Council on Elder Affairs.

**RESULT: REFERRED TO APPOINTMENTS**      Next: 8/26/2024 6:00 PM

25      24-231      Communication from the Mayor relative to AN ACT AUTHORIZING THE CITY OF REVERE TO PAY A CERTAIN SUM OF MONEY TO DENISE MATTERA (CONDELLI), WIDOW OF SCHOOL COMMITTEEMAN ANTHONY MATTERA

**AN ACT AUTHORIZING THE CITY OF REVERE TO PAY A CERTAIN SUM OF MONEY TO DENISE MATTERA (CONDELLI), WIDOW OF SCHOOL COMMITTEEMAN ANTHONY MATTERA**

**Section 1.** The city of Revere may pay an amount not to exceed \$31,400 to Denise Mattera (Condelli). School Committeeman Anthony Mattera passed away while serving as a member of the school committee. This amount represents the salary to which he would have been entitled if he had lived and served until the end of his term of office.

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

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

26      24-232      Communication from the Mayor relative to the reappointment of Mary Vigliotta to the Council on Elder Affairs.

Minutes Acceptance: Minutes of Jul 22, 2024 6:00 PM (Salute to the Flag)

**RESULT: REFERRED TO APPOINTMENTS Next: 8/26/2024 6:00 PM**

27 24-233 Communication from the Mayor relative to the reappointment of Arthur Pelton to the Zoning Board of Appeals.

**RESULT: REFERRED TO APPOINTMENTS Next: 8/26/2024 6:00 PM**

28 24-234 Communication from the Mayor relative to the appointment of Thomas Carleton to the Conservation Commission.

**RESULT: REFERRED TO APPOINTMENTS Next: 8/26/2024 6:00 PM**

29 24-235 Communication from the Mayor relative to the appointment of Amelia Viscay to the Conservation Commission.

**RESULT: REFERRED TO APPOINTMENTS Next: 8/26/2024 6:00 PM**

**Motions**

30 24-236 Motion presented by Councillor Novoselsky: That the Mayor request the Traffic Commission to authorize the installation of speed bumps in the vicinity of 29 Franklin Avenue and 139 Campbell Avenue. Traffic calming measures are required as speeding is a major complaint of the neighbors in this area.

**RESULT: ORDERED - VOICE VOTE**

31 24-237 Motion presented by Council President Cogliandro: That the Mayor request the Chief of Police to install a traffic camera at the intersection of Cushman Avenue and Adams Street on pole #1370.

Suzi Kechechian, 205 Cushman Avenue, addressed the City Council.

**RESULT: ORDERED - VOICE VOTE**

32 24-238 Motion presented by Councillor Jaramillo: That the Mayor request MassDOT to conduct a feasibility study for the construction of a foot bridge over Squire Road between 35 and 407 Squire Road in the interest of pedestrian safety.

Councillor Zambuto is recorded as recused from discussion on this motion.

Minutes Acceptance: Minutes of Jul 22, 2024 6:00 PM (Salute to the Flag)

**RESULT: ORDERED AS AMENDED VOICE VOTE**

33      24-239      Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Building Commissioner to develop a procedure checklist for residents wanting to do work on their property. The list should include permit types, requirements, and other departments that may need to issue permits such as the Conservation Commission, DPW, ZBA, and/or City Council. The list shall be published online.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

34      24-240      Motion presented by Councillor Novoselsky, Councillor Guarino-Sawaya: That the Mayor re-instate the outside water meter program to allow seniors to monitor water usage outside without adding the sewage charge. The water department should provide seniors with an acceptable outside adapter for under \$40 to enable them to take the meter to the water department for proper credit.

**RESULT: REFERRED TO ELDER AFFAIRS**

35      24-241      Motion presented by Councillor Argenzio: That the Mayor request National Grid to install a support pole at the corner of Yeamans Street and Warren Street. The current distance between the existing poles on the west side of Yeamans Street does not allow for wires servicing the east side of Yeamans Street to be the required height over the street causing trucks to pull wires off homes on a consistent basis.

**RESULT: ORDERED - VOICE VOTE**

36      24-242      Motion presented by Councillor Guarino-Sawaya: That the Mayor request DCR to install and extend "Quiet Zone" signage on Revere Beach Boulevard from its current terminus to Carey Circle.

**RESULT: ORDERED - VOICE VOTE**

37      24-243      Motion presented by Councillor Silvestri: That the Mayor request the Traffic Commission, in conjunction with the City's Policy Writer & Analyst, to develop an enforcement and confiscation mechanism for Section 10.16.171 Operation of Motorized Scooters, Prohibited of the Revere Revised Ordinances. As written, the traffic regulation is unenforceable.

**RESULT: ORDERED - VOICE VOTE**

Minutes Acceptance: Minutes of Jul 22, 2024 6:00 PM (Salute to the Flag)

**City Council – Regular Meeting**

**July 22, 2024**

Ordered adjourned at 8:11 PM.

Attest:

City Clerk

**Minutes Acceptance: Minutes of Jul 22, 2024 6:00 PM (Salute to the Flag)**

## Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

### **AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS**

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

**Section 1.** Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

#### F. Interpretation Services for Public Meetings.

##### 1. Definitions

- a. "Interpretation" or "interpretation services" shall mean the act of a qualified interpreter communicating live conversation from the source language into the target language.
- b. "Public body," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the commonwealth or any part thereof shall be deemed a state public body; provided, further, that "public body" shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.
- c. "Public meeting," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body's jurisdiction, provided, however, "meeting" shall not include:
  - i. an on-site inspection of a project or program, so long as the members do not deliberate;
  - ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;
  - iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;
  - iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or
  - v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.

- d. “Public notification” shall mean any document disseminated by a city department for public consumption.
  - e. “Translation” or “translation services” shall mean the act of a qualified translator converting written content from the source language into the target language.
2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for public meetings and documents. Said interpretation and translation services shall meet the following requirements:
    - a. Public meetings shall be interpreted from English to at least one language other than English.
    - b. The use of interpretation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey 5
  3. All city departments shall provide translated documents including but not limited to public notifications or informational pamphlets in a language other than English.
    - a. All public notifications shall be translated from English to at least one language other than English.
    - b. The use of translation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey.
  4. The City shall arrange for professional interpretation services to be available at all public meetings in accordance with the provisions set out by sub-section 2.03.050(2). Interpretation services shall include but are not limited to simultaneous interpretation during the meeting. The City shall require reasonable qualifications, including but not limited to certification from interpreters.
  5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City’s official website.
  6. The City shall provide public notice of the availability of interpretation services at public meetings through various channels, including but not limited to the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.
  7. Funding for interpretation and translation services shall be allocated in the City’s annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.
  8. This ordinance shall take effect within 90 days of passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before August 13, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
July 31, 2024  
Bill to: [amelnik@revere.org](mailto:amelnik@revere.org)

That the City Council order to a public hearing the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE PROVIDING FOR INTERPRETATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS**

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

Section 1. Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

F. Interpretation Services for Public Meetings

- i. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation services for meetings of public bodies. Said interpretation must meet the following requirements:
  - a. Public meetings shall be interpreted from English to at least one language other than English.
  - b. The language other than English shall be determined by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.
  - c. The interpretation shall be triggered if at least 10% of the city's population speaks the said language.
- ii. All city departments shall provide interpreted documents such as a public notifications or pamphlets in at least one language other than English.
  - a. All public notifications shall be interpreted from English to at least one language other than English.
  - b. The language other than English shall be determined by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.
  - c. The interpretation shall be triggered if at least 10% of the city's population speaks the said language.
- iii. The City shall arrange for professional interpretation services to be available at all public meetings. Translation services shall include, not limited to, simultaneous interpretation during the meeting.
- iv. The City shall develop and implement a plan outlining procedures for interpretation services. The plan shall be made publicly available on the City's official website.
- v. The City shall engage qualified and certified interpreters for said language interpretation services. Interpreters should possess linguistic and cultural proficiency and familiarity with local government terminology.
- vi. The City shall provide notice to the public about the availability of interpretation services at public meetings through various channels, including the official website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.

- vii. Funding for interpretation services shall be allocated in the City's annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.
- viii. This ordinance shall take effect on July 1, 2024.



**AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS:**

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

Section 1. Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

F. Interpretation Services for Public Meetings.

1. Definitions

- a. "Interpretation" or "interpretation services" shall mean the act of a qualified interpreter communicating live conversation from the source language into the target language.
- b. "Public body," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the commonwealth or any part thereof shall be deemed a state public body; provided, further, that "public body" shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.
- c. "Public meeting," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body's jurisdiction, provided, however, "meeting" shall not include:
  - i. an on-site inspection of a project or program, so long as the members do not deliberate;
  - ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;

iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;

iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or

v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.

d. "Public notification" shall mean any document disseminated by a city department for public consumption.

e. "Translation" or "translation services" shall mean the act of a qualified translator converting written content from the source language into the target language.

2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for ~~meetings of public bodies-meetings~~ and documents. Said interpretation and translation services ~~must~~ shall meet the following requirements:

a. Public meetings shall be interpreted from English to at least one language other than English.

~~b. The language other than English shall be determine by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.~~

~~e-b.~~ The use of interpretation shall be triggered if at least 10% of the city's population speaks the said language according to the US Census' American Community Survey 5-

3. All city departments shall provide ~~interpreted~~ translated documents including but not limited to ~~such as~~ public notifications or informational pamphlets in a language other than English.

a. All public notifications shall be ~~interpreted~~ translated from English to at least one language other than English.

~~b. The language other than English shall be determine by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.~~

eb. The use of ~~interpretation~~ translation shall be triggered if at least 10% of the city's population speaks the said language according to the US Census' American Community Survey.

Commented [C11]: same comment from the previous section

4. The City shall arrange for professional interpretation services to be available at all public meetings in accordance with the provisions set out by sub-section 2.03.050(2). ~~Translation~~ Interpretation services shall include but are not limited to simultaneous interpretation during the meeting. The City shall require reasonable qualifications, including but not limited to certification from interpreters.

5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City's official website.

~~6. The City shall engage qualified and certified interpreters for said language interpretation services. Interpreters should possess linguistic and cultural proficiency and familiarity with local government terminology.~~

Commented [C12]: This sub-section was deleted and condensed within sub-section 4. Less is more in an ordinance; its sufficient to simply say the City shall require certain qualifications and or certification.

6. The City shall provide ~~notice to the public~~ public notice about of the availability of interpretation services at public meetings through various channels, including but not limited to the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.

7. Funding for interpretation and translation services shall be allocated in the City's annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.

8. This ordinance shall take effect on July 1, 2024.

Dear Honorable Council Members,

I am writing to commend the Revere City Council's commitment to inclusivity, particularly the recent proposal for an ordinance providing interpretation services for all public meetings and translation for all city documents.

While the intention is admirable, I would like to offer some considerations to enhance the comprehensiveness of the proposed approach for council order 24-061 "An ordinance providing interpretation services for public meetings and public documents."

Firstly, it's crucial to acknowledge the potential challenges associated with the ordinance, especially considering the lofty price tag that interpretation services "for all live meetings" might entail. The City has already demonstrated its dedication to linguistic inclusivity through the provision of city translation devices for meetings upon request and in-person interpretation services at city hall.

While the ordinance aims to enhance inclusivity, here are my concerns how this ordinance might not be fully inclusive:

**Language Limitations:** The ordinance focuses on the second most spoken language based on census data. This may overlook smaller linguistic communities, potentially leaving them without adequate interpretation services, thereby excluding them.

**Dynamic Language Shifts:** Relying solely on census data might not capture dynamic language shifts within the community. Emerging language needs may be overlooked, leading to potential exclusion.

**Accessibility Barriers:** Despite offering interpretation services, individuals who speak languages beyond the prioritized one may still face accessibility barriers, hindering their full participation in public meetings and understanding of documents.

**Cultural Competence:** While interpreters are required to possess linguistic proficiency, cultural competence is equally vital. Failure to consider this aspect may result in a lack of understanding of diverse cultural nuances, potentially excluding certain communities.

**Communication Gaps:** Public awareness efforts may not reach all residents, leading to communication gaps. Some individuals might not be aware of the available interpretation services, making the city's communication less inclusive.

**Exclusion of Non-English Speakers:** The ordinance primarily addresses non-English speakers. However, it might not fully encompass individuals who are proficient in English but may still face barriers due to legal or technical language complexities in public documents.

**Potential Stigmatization:** Prioritizing specific languages based on demographic data might unintentionally stigmatize smaller linguistic communities, making them feel less valued or recognized by the city.

With a significant portion of the 10% category, the city has demonstrated resource efficiency in addressing the linguistic needs of a substantial part of its population. The existing translation efforts by the city have been effective in meeting the language needs of the community, reducing the necessity for additional interpretation services. Instead of expanding Interpretation services, resources could be redistributed to address other pressing needs within the community or to enhance existing services.

To optimize resources and ensure a more adaptive and inclusive framework, I propose the following:

**Community Engagement:** Actively engage with the community to identify language preferences and ensure that interpretation services align with the evolving linguistic landscape.  
(For instance, there are 33 different languages spoken at the homes of Revere Public School Students).

**Tailored Solutions:** Customize language support based on community feedback and specific requirements, acknowledging that a one-size-fits-all approach may not cater to the unique linguistic needs of diverse communities.

**Continuous Evaluation:** Establish a system for continuous evaluation and adaptation of language services based on community feedback and demographic changes.

**Multifaceted Outreach:** Expand public awareness efforts to reach all corners of the community through collaboration with community organizations, local media, and educational institutions.

**Legal Accessibility:** Ensure that legal documents are not only translated but also presented in a comprehensible manner, addressing potential barriers posed by legal jargon.

It's important to note that the city's existing provision of translation devices and in-person interpretation services at City Hall is commendable. Building upon these initiatives and incorporating the proposed considerations will contribute to a more holistic and effective approach to linguistic inclusivity.

I believe that the proposed enhancements can be implemented within existing resources, ensuring a balance between inclusivity and fiscal responsibility without needing a city ordinance in place.

Thank you for your dedication to creating an inclusive community, and I appreciate your consideration of these suggestions. I look forward to witnessing the continued progress towards a more linguistically diverse and accessible city.

Sincerely,



Steven Morabito  
Director of Diversity, Equity, and Inclusion  
281 Broadway  
Revere, MA 02151

**AN ORDINANCE PROVIDING FOR INTEPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS:**

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

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F. Interpretation Services for Public Meetings.

1. Definitions

- a. "Interpretation" or "interpretation services" shall mean the act of a qualified interpreter communicating live conversation from the source language into the target language.
- b. "Public body," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the commonwealth or any part thereof shall be deemed a state public body; provided, further, that "public body" shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.
- c. "Public meeting," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body's jurisdiction, provided, however, "meeting" shall not include:
- i. an on-site inspection of a project or program, so long as the members do not deliberate;
  - ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;

iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;

iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or

v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.

d. "Public notification" shall mean any document disseminated by a city department ~~for public consumption~~ that is critical for ensuring meaningful access to the city's major activities and programs by beneficiaries generally.

e. "Translation" or "translation services" shall mean the act of a qualified translator converting written content from the source language into the target language.

2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for ~~meetings of public bodies~~ meetings and documents. Said interpretation and translation services ~~must~~ shall meet the following requirements:

~~a. Public meetings shall be interpreted from English to at least one language other than English.~~

~~b. The language other than English shall be determine by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.~~

~~e-b.a.~~ The use of interpretation shall be triggered if at least 10% of the city's population speaks the said language according to the US Census' American Community Survey 5-

3. All city departments shall provide ~~interpreted~~ translated documents including but not limited to such as public notifications or informational pamphlets in ~~a language other than English~~ the language(s) as described below:-

~~a. All public notifications shall be interpreted translated from English to at least one language other than English.~~

Commented [D01]: Edit wording

~~b. The language other than English shall be determine by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.~~

~~eb. The use of **interpretation translation for public notifications** shall be triggered if **5% or 1,000 people at least 10%** of the city's population speaks the said language according to the US Census' American Community Survey.~~

4. The City shall arrange for professional interpretation services to be available at all public meetings **in accordance with the provisions set out by sub-section 2.03.050(2).** ~~Translation~~ Interpretation services shall include **but are not limited to** simultaneous interpretation during the meeting. **The City shall require reasonable qualifications, including but not limited to certification from interpreters.**

5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City's official website.

~~6. The City shall engage qualified and certified interpreters for said language interpretation services. Interpreters should possess linguistic and cultural proficiency and familiarity with local government terminology.~~

6. The City shall provide ~~notice to the public~~ **public notice about** of the availability of interpretation services at public meetings through various channels, including **but not limited to** the official **City** website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.

7. Funding for interpretation **and translation** services shall be allocated in the City's annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.

8. This ordinance shall take effect on July 1, 2024.

**Commented [C12]:** same comment from the previous section

**Commented [C13]:** This sub-section was deleted and condensed within sub-section 4. Less is more in an ordinance; its sufficient to simply say the City shall require certain qualifications and or certification.



**AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS:**

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c. "Public meeting," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body's jurisdiction, provided, however, "meeting" shall not include:

i. an on-site inspection of a project or program, so long as the members do not deliberate;

ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;

iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;

iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or

v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.

d. “Public notification” shall mean any document disseminated by a city department that is critical for ensuring meaningful access to the city’s major activities and programs by beneficiaries generally.

e. “Translation” or “translation services” shall mean the act of a qualified translator converting written content from the source language into the target language.

2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for public meetings and documents. Said interpretation and translation services shall meet the following requirements:

a. The use of interpretation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey.

3. All city departments shall provide translated documents including but not limited to public notifications or informational pamphlets in the language(s) as described below:

a. The use of translation for public notifications shall be triggered if 5% or 1,000 people of the city’s population speaks the said language according to the US Census’ American Community Survey.

4. The City shall arrange for professional interpretation services to be available at all public meetings in accordance with the provisions set out by sub-section 2.03.050(2). Interpretation services shall include but are not limited to simultaneous interpretation during the meeting. The City shall require reasonable qualifications, including but not limited to certification from interpreters.

5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City’s official website.

6. The City shall provide public notice of the availability of interpretation services at public meetings through various channels, including but not limited to the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.
7. Funding for interpretation and translation services shall be allocated in the City's annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.
8. This ordinance shall take effect on July 1, 2024.



City of Revere

# LANGUAGE ACCESS PLAN



# VALUES

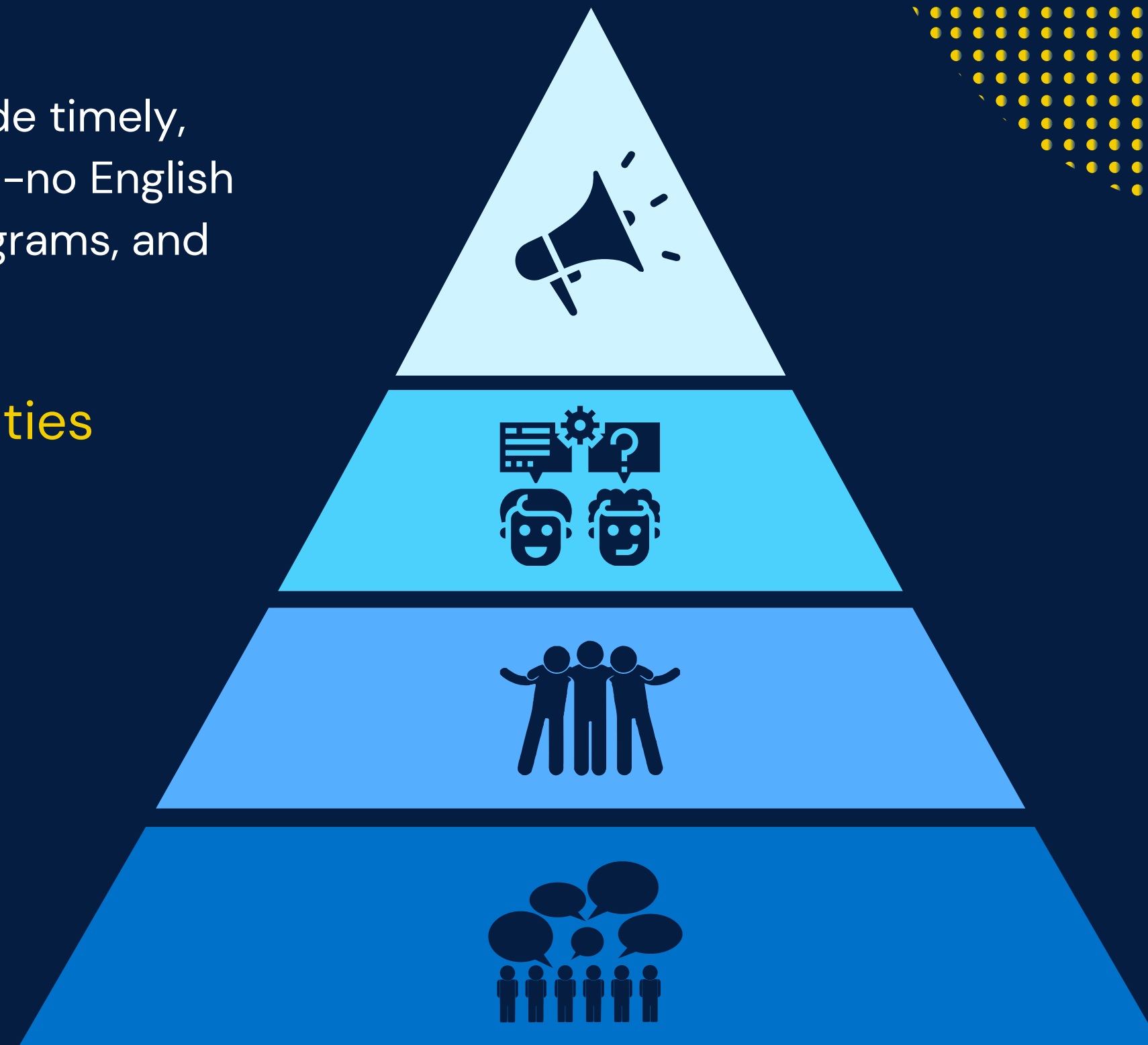
City Hall, and all its branches, aims to provide timely, meaningful access for persons with little-to-no English capabilities to important City services, programs, and activities.

**01** Support underserved communities

**02** Advance equity

**03** Create meaningful access

**04** Strengthen the City's internal capacity



# STATISTICS

# 58%



More than half of the City's residents speak a language other than English at home.

# 44%



Almost half of the City's residents are foreign born.



# ABOUT THE LAP



DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

LAP's are adopted in accordance with Title VI of the Civil Rights Act of 1964 and Executive Order 13166. A LAP is required by all HUD program recipients, which include many City departments and programs.



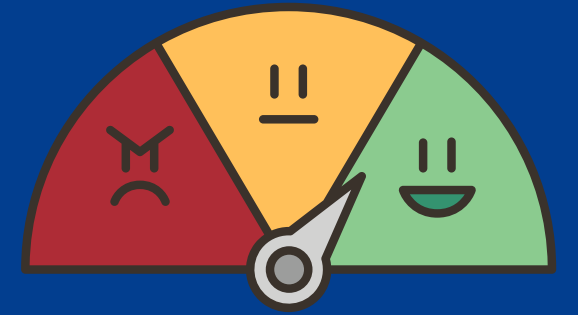
# GOALS AND RESULTS

## Municipal Leadership

The City of Revere would be leading the way amongst its peers by holding all departments to the highest standard of service through meaningful language access.

## Resident Satisfaction

A Language Access Plan removes barriers to access for persons with Limited English Proficiency, which is ~12,000 residents as of 2015, most likely more.





# Components of the LAP



# FEEDBACK FROM HUD



## Satisfactory

Our draft LAP fulfills the requirements by a municipality as a recipient of HUD grants and programs.



## Resident Value

Our LAP demonstrates a commitment by the City to residents who have gone unheard and unassisted for years.



## Innovative

David Cotrone, Esq. praised our draft for its attention to detail and creativity; he even proposed showcasing it across the region as an exemplary guide for other municipalities to follow. Further, HUD was impressed by the cross-departmental collaboration exhibited on this project and hopes to tout the joint effort.

# REAL-WORLD EXAMPLE

## Revere Fire Dept looking to DHS for federal funding



The RFD submitted City documents to DHS for approval for a federal grant. DHS rejected 4 of the submissions, stating that they were not satisfactory for the requirements of the Civil Rights Act, Rehabilitation Act, Title IX, Age Discrimination Act, etc.

### To comply:

In their updated response to DHS, the RFD was able to reference the City's LAP which addresses policies and resources for LEP individuals.



## Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

### **AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE**

**SECTION 1.** Section 8.09.030(A)(2) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

**SECTION 2.** Section 8.09.030(A)(3) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

**SECTION 3.** Section 8.09.040(A)(1) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a);

- a. The operator shall submit proof of owner occupancy, including but not limited to:
- i. a valid Massachusetts ID;
  - ii. a valid Massachusetts Driver's License;
  - iii. vehicle registration; and,
  - iv. a voter registration card.

**SECTION 4.** Section 8.09.040(A)(2) of the Revised Ordinances of the City of Revere is hereby deleted in its entirety, and the remaining numbered sub-sections are hereby re-numbered accordingly.

**SECTION 5.** Section 8.09.040(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting the word "two" and inserting in place thereof the word "three."

**SECTION 6.** Section 8.09.080(A) of the Revised Ordinances of the City of Revere is hereby amended by deleting this sub-section in its entirety and inserting in place thereof the following the sub-section (A):

- A. Any person who violates a provision of this chapter shall be fined four-hundred and ninety dollars 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 issue a cease-and-desist order, and seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a short-term rental.

**SECTION 7.** This section shall take effect upon its passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before August 13, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
July 31, 2024  
Bill to: [amelnik@revere.org](mailto:amelnik@revere.org)



**City of Revere**  
**Office of the City Solicitor**

281 Broadway  
Revere, MA 02151  
O: 781-286-8166

**Paul Capizzi**

5.b

*City Solicitor*

**Daniel E. Doherty**

*Assistant City Solicitor*

**Sheryl A. Pelletier**


*Paralegal*

**Claire Inzerillo**

*Policy Writer & Analyst*

**Patrick M. Keefe Jr.**  
*Mayor*

**TO:** Legislative Affairs Subcommittee

**FR:** Paul Capizzi, City Solicitor 

**CC:** Nick Catinazzo, Director  
Vincent Argenzio, Short Term Rental Officer

**RE:** Restricting Short-Term Rentals – Title 8, Chapter 9 – in Single Family Districts

**DA:** July 22, 2024

I have been asked to render an opinion regarding a proposal to amend the Short-Term Rental Ordinance, which was presented as follows:

May the City Council amend Title 8, Chapter 9 to prohibit short-term rentals in the RA zoning districts?

Answer: Yes, but there are matters to consider before adopting any changes.

**Discussion**

Generally, no use is allowed in any zoning district unless expressly authorized by the City. See. R.R.O.17.16.030.

In 2021, the City adopted its Short-Term Rental Ordinance, Chapter 8.09, which for the first time in Revere allowed residential homes to be used for short-term rentals. Homeowners are required to register their home as a short-term rental with the Short-Term Rental Enforcement Office. R.R.O. 8.09.040.

Consequently, any change to exclude the currently allowed use of short-term single-family rental in the RA zoning districts (RA zoning districts are single family only) will not apply to those single-family homes already lawfully registered as short-term rentals in the RA districts. M.G.L. ch.40A, § 6; R.R.O. 17.40.010. The amended ordinance shall apply prospectively, and not to existing short-term rentals. So, any single-family home in the RA district that is registered as a

Attachment: Opinion to Legislative Affairs Amend STR 07.22.2024 (24-176 : Zoning Ordinance - Short-Term Rentals)

short-term rental may continue to operate subsequent to the adoption of any amendment prohibiting the use.

Also, given the RA district is single-family only, any prior non-conforming multi-family homes that exist in an RA zone will be well positioned to argue that it applies to single-family homes only. Therefore, any multi-family homes in the RA district are permitted to register as short-term rentals. This will undoubtedly frustrate the intent of the amendment, but also segregate single-family homeowners from multi-family homeowners.

Another argument for concern will be that of single-family homeowners in the RA district who claim that the law is unfair and biased because single-family homes outside of the RA districts may legally register as short-term rentals.

Of course, any amendment until legally challenged may stand, but I bring your attention to the inconsistencies to be raised and the expected scrutiny to be asserted from opponents.

## Chapter 8.09 SHORT-TERM RENTALS

### Sections:

#### 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.

(C.O. 21-211, § 1, 8-23-2021)

#### 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.

(C.O. 21-211, § 1, 8-23-2021)

#### 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 on 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 days and not exceeding in any case a cumulative total of six 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.

(C.O. 21-211, § 1, 8-23-2021)

### 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 twelve 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 twelve years of age, and the division within the unit of separate bedrooms for separate rental parties is prohibited.
    - a. The City shall grant no more than two Short Term Rental Licenses to a dwelling.
  - 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 twelve years of age, and the division within the unit of separate bedroom for separate rental parties is prohibited.
    - a. The City shall grant no more than two Short Term Rental Licenses to a dwelling.
- B. Short-term rental occupancy shall be limited to two persons per bedroom, excluding children under the age of twelve 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.

(C.O. 21-211, § 1, 8-23-2021)

### 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 twenty-four hours per day to renters, the short-term rental enforcement office, and public safety authorities.

a. The operator shall submit proof of owner occupancy, including but not limited to:

i. a valid Massachusetts ID;

ii. a valid Massachusetts Driver's License;

iii. vehicle registration; and

iv. a voter registration card.

- ~~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 two hundred fifty thousand dollars per incident and coverage for short-term rental use.
7. Provide the online/URL address listing(s) the short-term rental.

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(Supp. No. 9, Update 3)

- B. Pay the annual fee of ~~two~~three hundred dollars per short-term rental unit in addition to any fees as required in accordance with section 8.09.070 of this chapter.
- C. Request the short-term rental office to conduct an inspection, which shall be completed within twenty-one days of date the completed application is submitted and the associated fee is paid. 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.
  - 1. 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.
  - 2. In the event any further inspection is necessary after an initial re-inspection, a fee of fifty dollars 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 to C inclusive are completed and a certificate of inspection is issued.

(C.O. 21-211, § 1, 8-23-2021)

#### **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 eleven inches wide and fourteen inches high containing the information described in subsection (F)(1) through (4) above, shall be posted in a conspicuous place in every short-term rental unit.
- H. A sign measuring no less than eight and one-half inches wide and eleven inches high illustrating the emergency exit shall be posted in each bedroom.

(C.O. 21-211, § 1, 8-23-2021)

### 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 or more findings of violations of this chapter within a one-year period, or three 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.

(C.O. 21-211, § 1, 8-23-2021)

### 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.

(C.O. 21-211, § 1, 8-23-2021)

### 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, violates a provision of this chapter~~ shall be fined ~~three-four-hundred and ninety~~ hundred dollars 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

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(Supp. No. 9, Update 3)

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described in this section, the city may issue a cease-and-desist order, and 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.

(C.O. 21-211, § 1, 8-23-2021)

**AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM  
RENTALS IN THE CITY OF REVERE**

**SECTION 1.** Section 8.09.030(A)(2) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

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**SECTION 5.** Section 8.09.040(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting the word "two" and inserting in place thereof the word "three."

**SECTION 6.** Section 8.09.080(A) of the Revised Ordinances of the City of Revere is hereby amended by deleting this sub-section in its entirety and inserting in place thereof the following the sub-section (A):

- A. Any person who violates a provision of this chapter shall be fined four-hundred and ninety dollars 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 issue a cease-and-desist order, and seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a short-term rental.

**SECTION 7.** This section shall take effect upon its passage.

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to install a new pole #15-50 on Railroad Street beginning at a point approximately 10 feet South of the centerline of Lee Burbank Highway and continuing approximately 648 feet in a West direction in Revere, MA. (Plan # WR30917933)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before August 20, 2024.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
08/01/2024



August 1, 2024

**To the City Council of Revere, Massachusetts**

To whom it may Concern:

Enclosed please find a petition of NATIONAL GRID, covering NATIONAL GRID pole location(s)

If you have any questions regarding this permit, please contact:

William Davidge – [William.davidge@nationalgrid.com](mailto:William.davidge@nationalgrid.com)

Please notify National Grid's Jennifer Iannalfo of the hearing date / time to  
[Jennifer.iannalfo@nationalgrid.com](mailto:Jennifer.iannalfo@nationalgrid.com)

If this petition meets with your approval, please return an executed copy, including hearing date.

National Grid: Jennifer Iannalfo; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

*Nick Memmolo*

Nick Memmolo  
Supervisor, Distribution Design

Enclosures

Questions contact – William Davidge – [William.davidge@nationalgrid.com](mailto:William.davidge@nationalgrid.com)

**PETITION FOR POLE AND WIRE LOCATIONS**

To the City Council  
Of Revere, Massachusetts

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

Railroad Street - National Grid to install 1 SO pole on Railroad Street beginning at a point approximately 10 feet South of the centerline of the intersection of Lee Burbank Highway and continuing approximately 648 feet in a West direction. National Grid proposes to install a new pole and anchor for feeder riser on Railroad Street, Revere, Ma.

Location approximately as shown on plan attached.

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

**No.# 30917933**

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

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

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

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

Attachment: PH.NationalGridRailroadStreetNewPole08262024 (24-245 : National Grid - Railroad Street, New Pole)



July 1, 2024

Questions contact – William Davidge – [William.davidge@nationalgrid.com](mailto:William.davidge@nationalgrid.com)

**ORDER FOR POLE AND WIRE LOCATIONS**

In the City of Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and  
be and it is hereby granted a location for and permission to erect and maintain poles and wires to  
be placed thereon, together with such sustaining and protecting fixtures as said Company may  
deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said  
Company dated the 10th day of January, 2024.

All construction under this order shall be in accordance with the following conditions:  
Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points  
indicated upon the plan marked – Railroad Street - Revere, Massachusetts.

**No.# 30917933**

Filed with this order:

There may be attached to said poles such wires, cables, and fixtures as needed in their business and  
all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the  
ground.

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

Railroad Street - National Grid to install 1 SO pole on Railroad Street beginning at a point  
approximately 10 feet South of the centerline of the intersection of Lee Burbank Highway and  
continuing approximately 648 feet in a West direction. National Grid proposes to install a new  
pole and anchor for feeder riser on Railroad Street, Revere, Ma.

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

\_\_\_\_\_  
Massachusetts City/Town Clerk. 20 \_\_\_\_\_

Attachment: PH.NationalGridRailroadStreetNewPole08262024 (24-245 : National Grid - Railroad Street, New Pole)

Received and entered in the records of location orders of the City/Town of  
Book Page

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, M  
at \_\_\_\_\_ a public hearing was held on the petition of

Massachusetts Electric Company d/b/a NATIONAL GRID for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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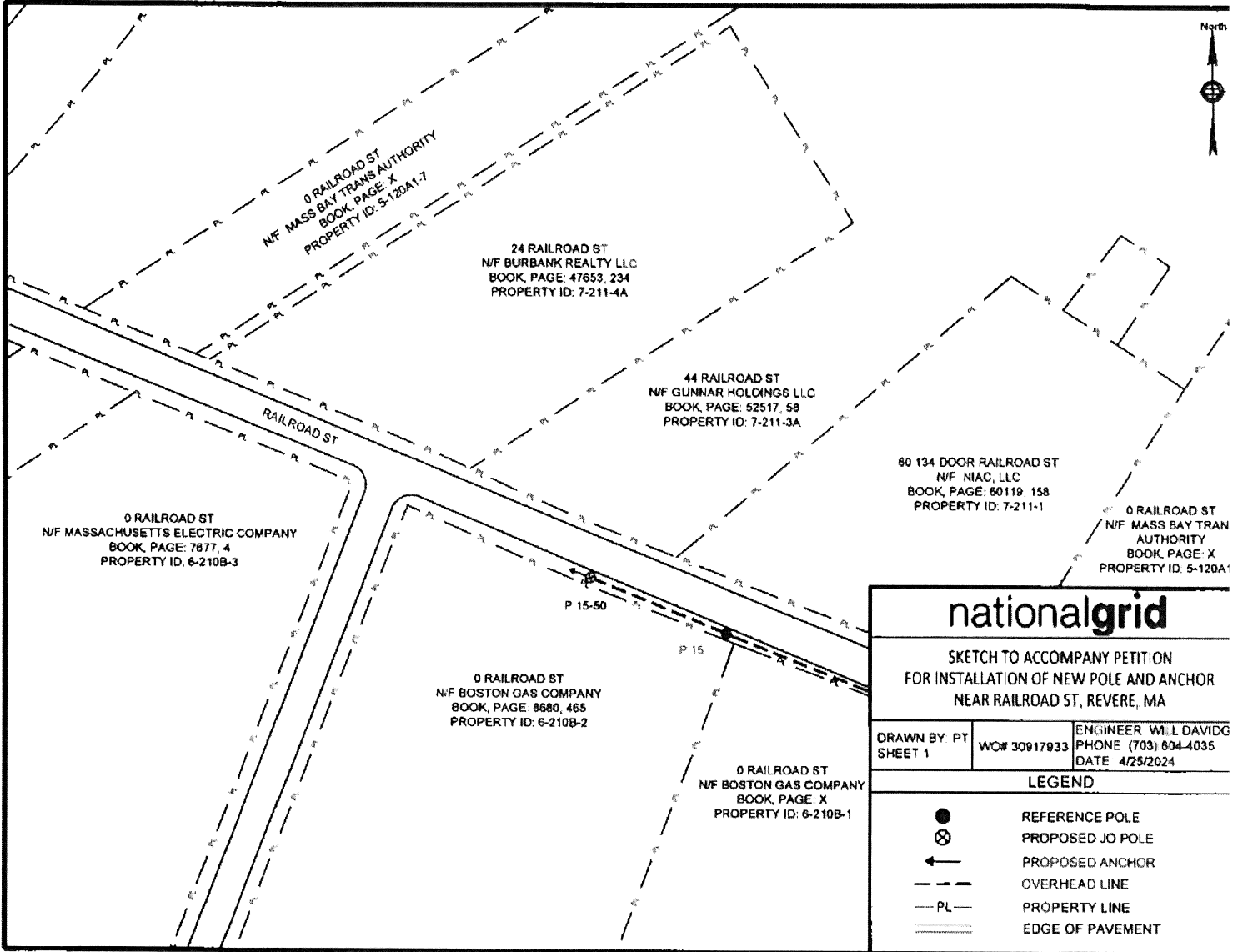
Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:  
City/Town Clerk

Attachment: PH.NationalGridRailroadStreetNewPole08262024 (24-245 : National Grid - Railroad Street, New Pole)



Attachment: PH.NationalGridRailroadStreetNewPole08262024 (24-245 : National Grid - Railroad Street, New Pole)

No.	Address	Owner's Info	Property ID
		Boston Gas Company C/O Keyspan Energy Delivery 40 Sylvan Rd Waltham, MA 02451	6-2108-2
	1 0 Railroad St		

Attachment: PH.NationalGridRailroadStreetNewPole08262024 (24-245 : National Grid - Railroad Street, New Pole)

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to install a line of underground electric conduits across Railroad Street to existing manhole A-29, from the property line of 30 Railroad Street towards existing conduits on Railroad Street, and install conduits from manhole 120 across Railroad Street to new pole 15-50 in Revere, MA. (Plan # WR30917933)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before August 20, 2024.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
08/01/2024



August 1, 2024

To the City Council of Revere, Massachusetts

To Whom It May Concern:

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

If you have any questions regarding this permit, please contact:

William Davidge – [William.davidge@nationalgrid.com](mailto:William.davidge@nationalgrid.com)

Please notify National Grid's Jenn Iannalfo of the hearing date / time to [Jennifer.Iannalfo@nationalgrid.com](mailto:Jennifer.Iannalfo@nationalgrid.com)

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

National Grid: Jennifer Iannalfo; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

*Nick Memmolo*

Nick Memmolo  
Distribution Design Supervisor

Enclosures

Questions contact – William Davidge – [William.davidge@nationalgrid.com](mailto:William.davidge@nationalgrid.com)

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Railroad Street - Revere, Massachusetts.

The following are the streets and highways referred to:

**WR# 30917933**

Railroad Street - National Grid to install underground facilities on Railroad Street. Install ~ 20' of conduits across Railroad Street to existing manhole A-29. Install ~ 11' of conduits from the property line of 30 Railroad Street towards existing conduits located on Railroad Street. Install ~ 41' of conduits from manhole 120 across Railroad Street to new pole 15-50 in Revere, Ma.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Nick Memmolo*  
BY \_\_\_\_\_  
Engineering Department

Attachment: PH.NationalGridRailroadStreetConduits08262024 (24-246 : National Grid - Railroad Street Conduits)

Questions contact – William Davidge – William.davidge@nationalgrid.com

Dated: July 1, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 10th day of January, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Railroad Street - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**WR# 30917933**

Railroad Street - National Grid to install underground facilities on Railroad Street. Install ~ 20' of conduits across Railroad Street to existing manhole A-29. Install ~ 11' of conduits from the property line of 30 Railroad Street towards existing conduits located on Railroad Street. Install ~ 41' of conduits from manhole 120 across Railroad Street to new pole 15-50 in Revere, Ma.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., ....., 20 .....

Received and entered in the records of location orders of the City/Town of

Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M

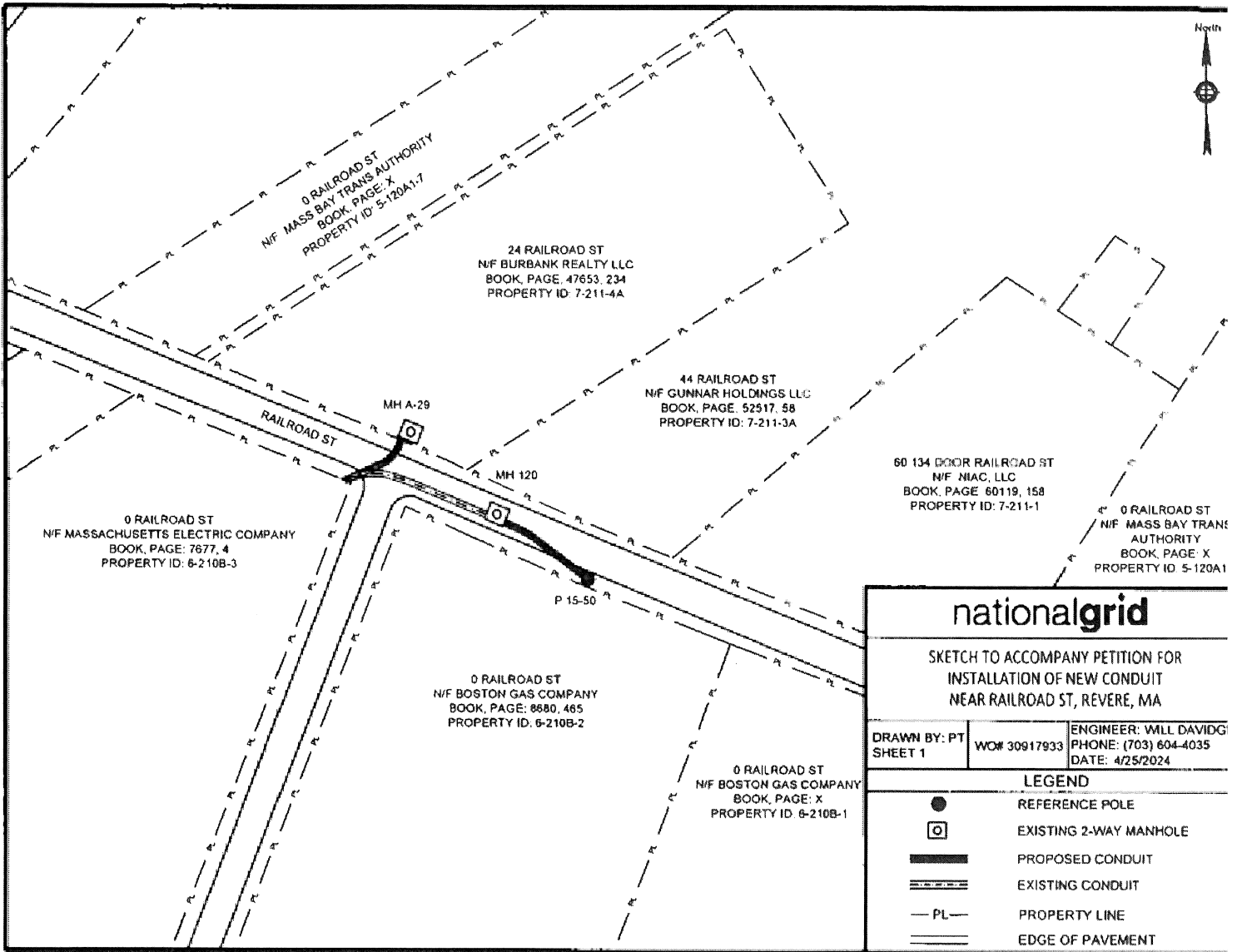
at ....., a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least

Attachment: PH.NationalGridRailroadStreetConduits08262024 (24-246 : National Grid - Railroad Street Conduits)



seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....  
.....  
.....



Attachment: PH.NationalGridRailroadStreetConduits08262024 (24-246 : National Grid - Railroad Street Conduits)

No.	Address	Owner's Info	Property ID
1	0 Railroad St	Massachusetts Electric Company C/O Properties Dept 40 Sylvan Rd Waltham, MA 02451	6-210B-3
2	0 Railroad St	Boston Gas Company C/O Keyspan Energy Delivery 40 Sylvan Rd Waltham, MA 02451	6-210B-2
3	24 Railroad St	Burbank Realty LLC 112 Railroad St Revere, MA 02151	7-211-4A

Attachment: PH.NationalGridRailroadStreetConduits08262024 (24-246 : National Grid - Railroad Street Conduits)

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to install a handhole and meter pedestal configuration on the sidewalk at 36 Lee Burbank Highway, Revere, MA. (Plan # 30960723)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before August 20, 2024.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
08/01/2024



July 26, 2024

To the City Council of Revere, Massachusetts

To Whom It May Concern:

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

If you have any questions regarding this permit, please contact:

Zachary Trani – [Zachary.trani@nationalgrid.com](mailto:Zachary.trani@nationalgrid.com)

Please notify National Grid's Jenn Iannalfo of the hearing date / time to [Jennifer.iannalfo@nationalgrid.com](mailto:Jennifer.iannalfo@nationalgrid.com)

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

National Grid: Jennifer Iannalfo; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

*Nick Memmolo*

Nick Memmolo  
Distribution Design Supervisor

Enclosures

Questions contact – Zachary Trani – Zachary.trani@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID  
 Of NORTH ANDOVER, MASSACHUSETTS  
 For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Lee Burbank Hwy - Revere, Massachusetts.

The following are the streets and highways referred to:

**WR# 30960723**

Lee Burbank Hwy - National Grid is petitioning to open the sidewalk and street in front of 36 Lee Burbank Hwy., Revere and install a handhole and meter pedestal configuration on the sidewalk in Revere, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a  
 NATIONAL GRID *Nick Memmolo*  
 BY \_\_\_\_\_  
 Engineering Department

Questions contact – Zachary Trani – [Zachary.trani@nationalgrid.com](mailto:Zachary.trani@nationalgrid.com)

Dated: July 26, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 23<sup>rd</sup> day of June, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Lee Burbank Hwy. - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**WR# 30960723**

Lee Burbank Hwy - National Grid is petitioning to open the sidewalk and street in front of 36 Lee Burbank Hwy., Revere and install a handhole and meter pedestal configuration on the sidewalk in Revere, MA.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., ....., 20 .....

Received and entered in the records of location orders of the City/Town of

Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M

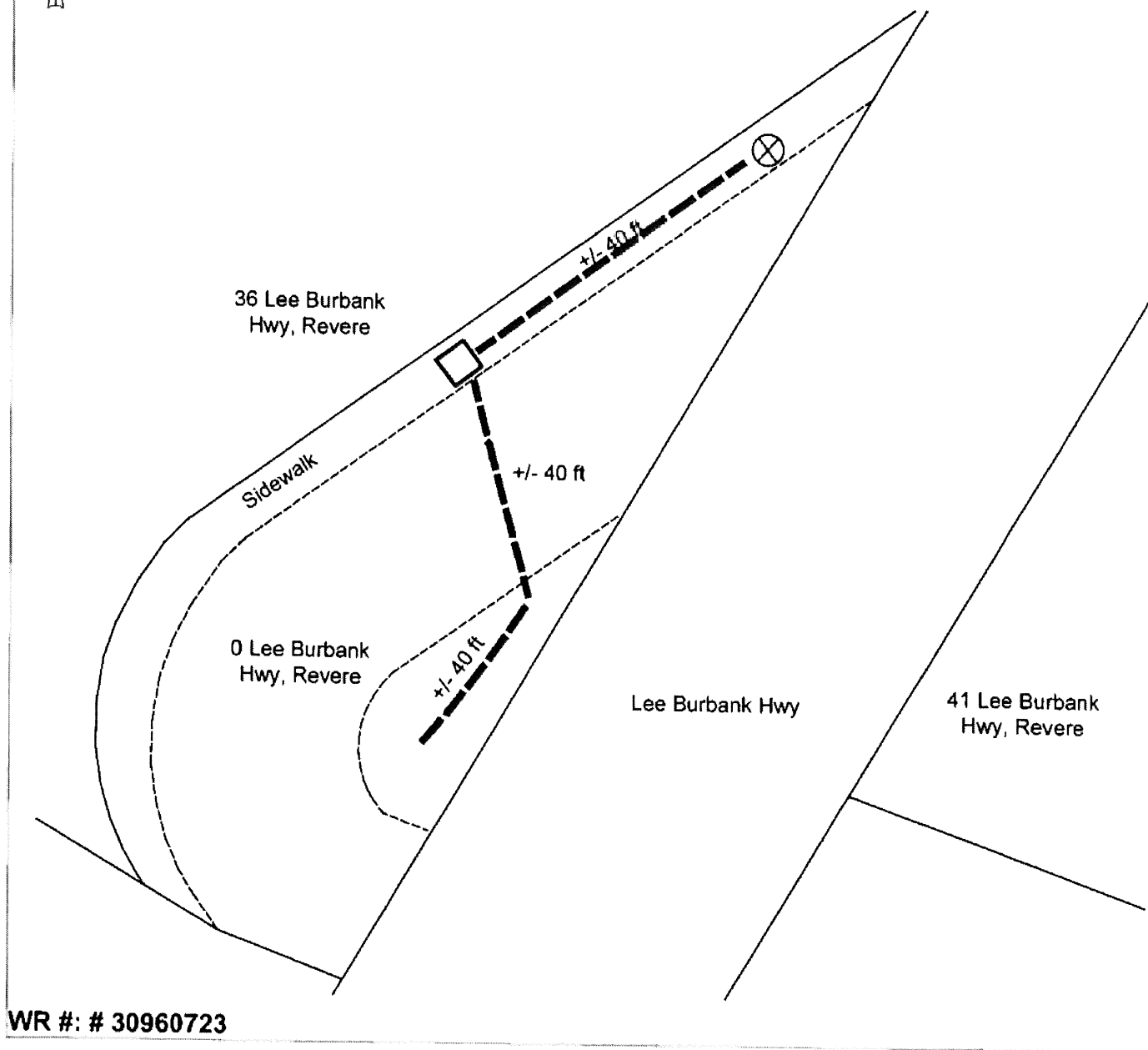
at ....., a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways

Attachment: PH.NationalGrid36LeeBurbankHighway08262024 (24-247 : National Grid - 36 Lee Burbank Highway)

or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....  
.....  
.....





WR #: # 30960723

**UNDERGROUND PETITION**

**— —** PROPOSED UNDERGROUND CONDUIT

**□** PROPOSED METER PEDESTAL AND HANDHOLE CONFIGURATION

**Job description**

NGRID is petitioning to open the sidewalk & street in front of 36 Lee Burbank HWY, Revere and install a handhole and meter pedestal configuration on the sidewalk.

DISTANCES ARE APPROXIMATE

**nationalgrid**

Date: 6/18/24

WORK REQUEST: # 30873009

To The: City Of Revere

For Proposed: Underground Conduit Location: 0 Lee Burbank Hwy, Revere

Drawn By: Zachary Trani

Attachment: PH.NationalGrid36LeeBurbankHighway08262024 (24-247 : National Grid - 36 Lee Burbank Highway)

S/NO.	ADDRESS	OWNER'S INFO	PARCEL ID
1	36 LEE BURBANK HWY, REVERE	NAME 1: MASSACHUSETTS PORT AUTHORITY MAILING: 1 HARBOR SIDE DR, EAST BOSTON MA 02128	5- 120A 1-2A
2	41 LEE BURBANK HWY, REVERE	NAME 1: JOES KWIK MARTS MA LLC MAILING: P O BOX 385, ALLENTOWN PA 18105	5- 120B -21B

Attachment: PH.NationalGrid36LeeBurbankHighway08262024 (24-247 : National Grid - 36 Lee Burbank Highway)

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to install underground facilities on Nahant Avenue beginning at a point approximately 130 feet North of the centerline of the intersection of Nahant Avenue and Shirley Avenue and continuing approximately 60 feet in a Northwest direction and to install underground secondary service for 13 Nahant Avenue, Revere, MA from Pole # 2454. (Plan # 30737684)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before August 20, 2024.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
08/08/2024



August 14, 2024

To the City Council of Revere, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID, covering NATIONAL GRID pole location(s)

If you have any questions regarding this permit, please contact:

Erica Troha (774) 643-1879

Please notify National Grid's Jennifer Iannalfo of the hearing date / time to [Jennifer.Iannalfo@nationalgrid.com](mailto:Jennifer.Iannalfo@nationalgrid.com)

If this petition meets with your approval, please return an executed copy to each of the above-named Companies.

National Grid: Jennifer Iannalfo, 1101 Turnpike Street; North Andover, MA 01845.

Very truly yours,

*Nick Memmolo*

Nick Memmolo  
Supervisor, Distribution Design

Enclosures

Attachment: PH.NationalGrid\3NahantAvenue08262024 (24-248 : National Grid - 13 Nahant Avenue)

Questions contact – Erica Troha (774) 643-1879

## PETITION FOR POLE AND WIRE LOCATIONS

To the City Council  
Of Revere, Massachusetts

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

Nahant Avenue - National Grid to install 1 SO pole on Nahant Avenue beginning at a point approximately 174 feet North of the centerline of the intersection of Nahant Avenue and Shirley Avenue and continuing approximately 8 feet in a West direction. Install new SO pole 2454-1 and 8 feet of 2-4" conduit through the sidewalk up to the property line, Revere, Ma.

Location approximately as shown on plan attached.

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

**No.# 30737684**

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

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

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Nick Memmolo*  
BY \_\_\_\_\_  
Engineering Department

Attachment: PH.NationalGrid\3NahantAvenue08262024 (24-248 : National Grid - 13 Nahant Avenue)

August 14, 2024

Questions contact – Erica Troha (774) 643-1879

**ORDER FOR POLE AND WIRE LOCATIONS**

In the City of Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and  
be and it is hereby granted a location for and permission to erect and maintain poles and wires to  
be placed thereon, together with such sustaining and protecting fixtures as said Company may  
deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said  
Company dated the 9th day of August, 2024.

All construction under this order shall be in accordance with the following conditions:  
Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points  
indicated upon the plan marked – Nahant Avenue - Revere, Massachusetts.

**No.# 30737684**

Filed with this order:

There may be attached to said poles such wires, cables, and fixtures as needed in their business and  
all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the  
ground.

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

Nahant Avenue - National Grid to install 1 SO pole on Nahant Avenue beginning at a point  
approximately 174 feet North of the centerline of the intersection of Nahant Avenue and Shirley  
Avenue and continuing approximately 8 feet in a West direction. Install new SO pole 2454-1 and 8  
feet of 2-4" conduit through the sidewalk up to the property line, Revere, Ma.

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

\_\_\_\_\_  
Massachusetts City/Town Clerk. \_\_\_\_\_  
20 \_\_\_\_\_

Attachment: PH.NationalGrid\3NahantAvenue08262024 (24-248 : National Grid - 13 Nahant Avenue)

Received and entered in the records of location orders of the City/Town of  
Book Page

Attest:  
City/Town Clerk

I hereby certify that on 20 , at o'clock, M  
at a public hearing was held on the petition of

Massachusetts Electric Company d/b/a NATIONAL GRID for permission to erect the poles, wires,  
and fixtures described in the order herewith recorded, and that we mailed at least seven days before  
said hearing a written notice of the time and place of said hearing to each of the owners of real  
estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to erect  
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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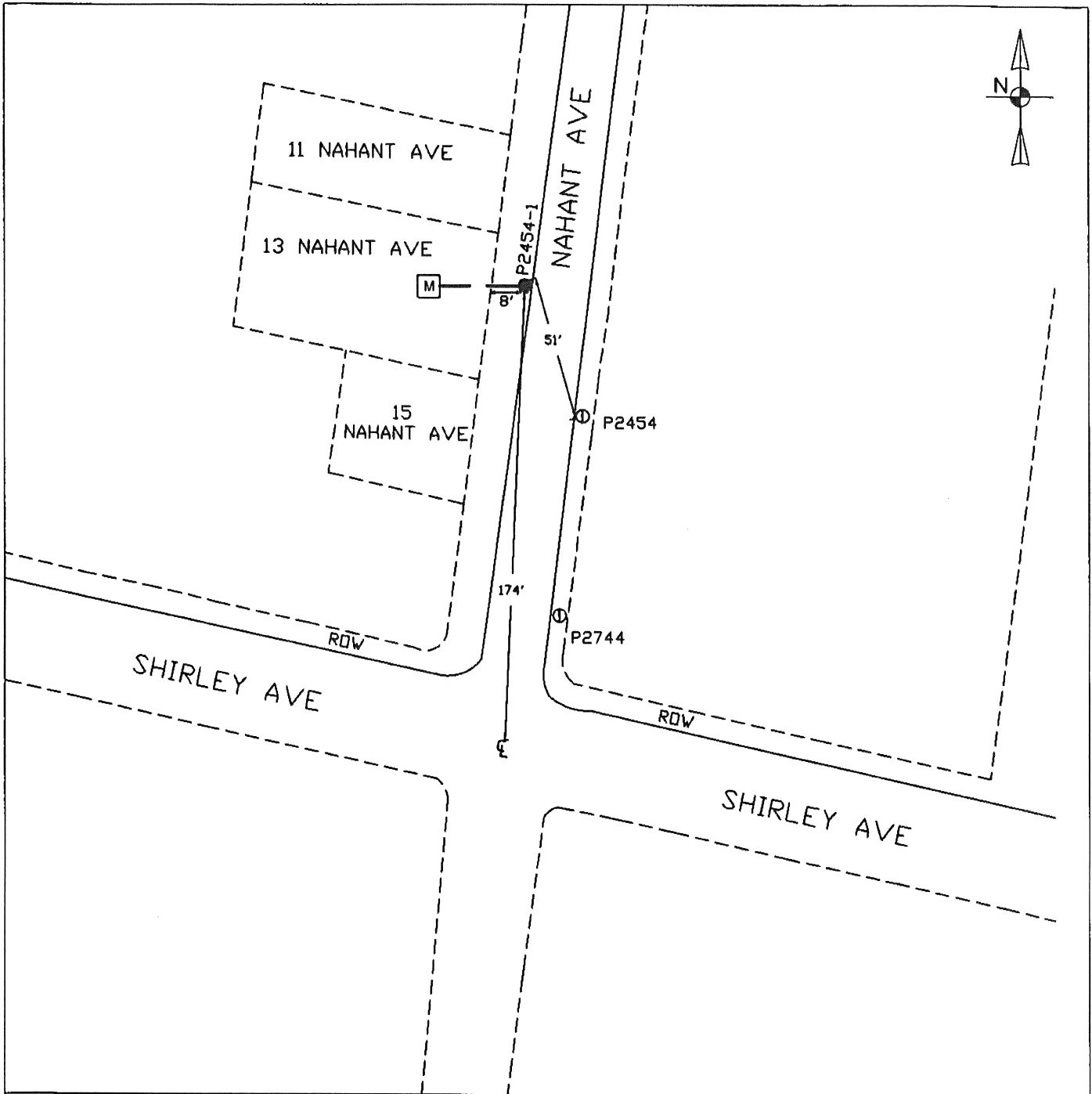
Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:  
City/Town Clerk

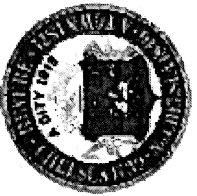
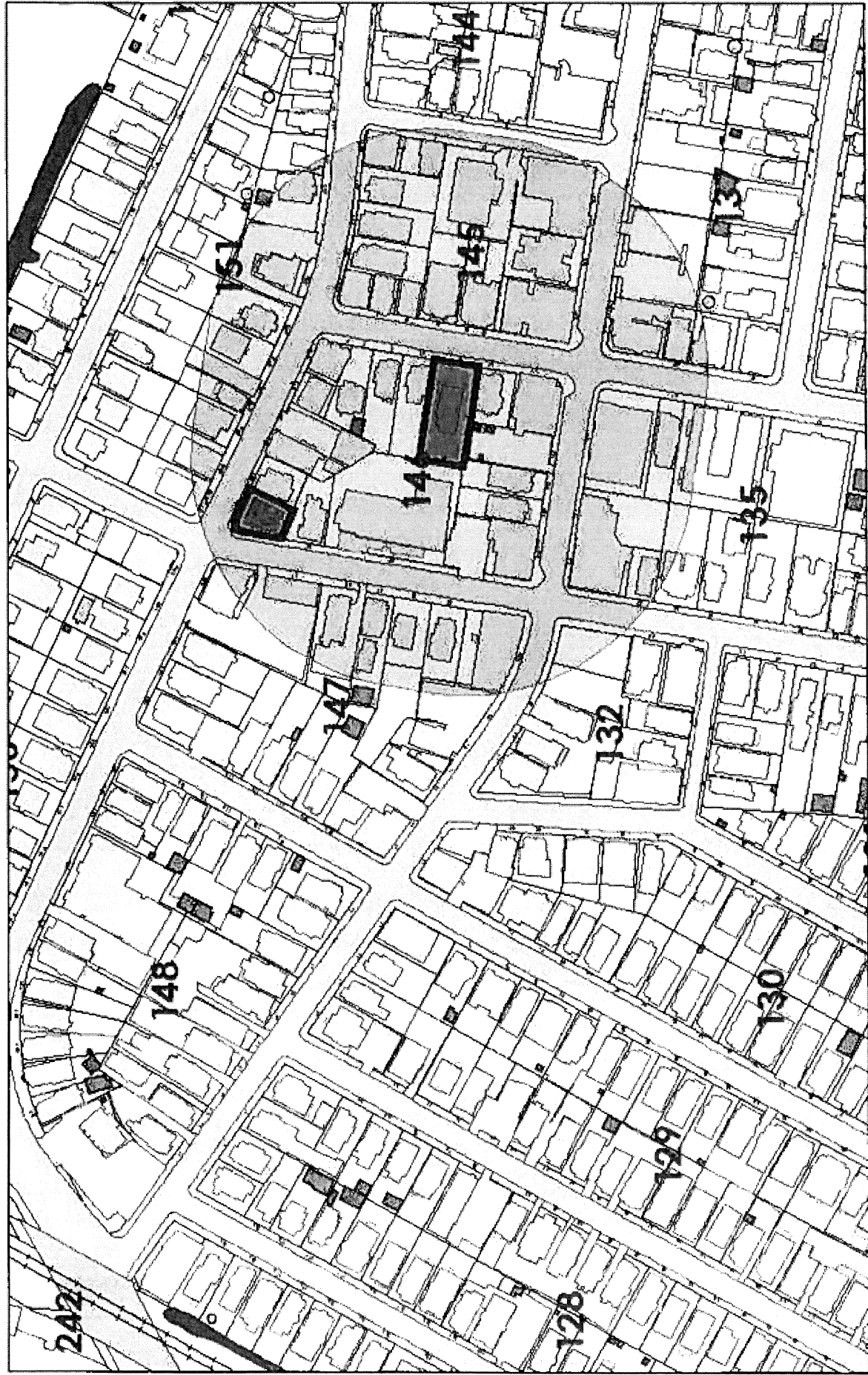
Attachment: PH.NationalGrid\3NahantAvenue08262024 (24-248 : National Grid - 13 Nahant Avenue)



<b>POLE PETITION</b>	<b>nationalgrid</b>
● Proposed NGRID Pole Locations	Date: 8/9/2024
○ Existing NGRID Pole Locations	Plan Number: 30737684
⦿ Proposed J.O. Pole Locations	To Accompany Petition Dated: 8/9/2024
⊕ Existing J.O. Pole Locations	To The: City                      Of Revere
— — Proposed UG Conduit	For Proposed: SO   Pole: 2454-1   Location: Nahant Ave
<b>M</b> Customer Meter	Date Of Original Grant:
- - - Property Line	
<b>DISTANCES ARE APPROXIMATE</b>	

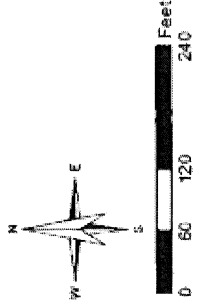
Attachment: PH.NationalGrid\13NahantAvenue08262024 (24-248 : National Grid - 13 Nahant Avenue)





13 Nahant Av, Rev

Information presented is provided "as is." The City of Nahant, Massachusetts, does not warrant the accuracy or completeness of the information. The City of Nahant, Massachusetts, is not responsible for any errors or omissions in this information.



Attachment: PH.NationalGrid\3NahantAvenue08262024 (24-248 : National Grid - 13 Nahant Avenue)

Account Number	Parcel ID	Street Num	Street Name	Lot/City	Whole Unit	Owner 1	Owner 2	Owner 3
2759	8-146-19	15	NAHANT AVE	REVERE		MELO MARIANO P		
2738	8-146-2	114	SHIRLEY AVE	REVERE		VAN ALUNE		
2739	8-146-3	112	SHIRLEY AVE	REVERE		REVERE HOUSING AUTHORITY		
15188	8-145-4B	18	NAHANT AVE	REVERE		PADILLA RAMIRO L	ROJAS BEATRIZ	
2740	8-146-4	110	SHIRLEY AVE	REVERE		REVERE HOUSING AUTHORITY		
2760	8-147-1	100	SHIRLEY AVE	REVERE		WALNUT SHIRLEY LLC		
2863	8-151-12-1	596A	BEACH ST	REVERE	1	MEZROUH TAYEB	MEZROUH DJAMILA	
2864	8-151-12-2	596B	BEACH ST	REVERE	2	HARMONY TRUST	WU JENNIFER YUETMEI TRUSTEE	WU YIU WING TRUSTEE
2865	8-151-13	592	BEACH ST	REVERE		BURROUGHS CONCETTA	BURROUGHS LISA	
2776	8-147-17	565	BEACH ST	REVERE		565 BEACH LLC		
2735	8-145-13	7	WALDEN ST	REVERE		CALDERON LUDIN H ORELLANA	ORELLANA YULIAN HERRERA	
2722	8-145-6	10	NAHANT AVE	REVERE		EAST WONDER ENTERPRISES INCORPORATED INC		
2757	8-146-17	11	NAHANT AVE	REVERE		HASSAN ABDELGHANY Z		
2780	8-147-21	53	WALNUT AVE	REVERE		MARSHALL HERWINS REVOCABLE TRUST	HERWINS MARSHALL TRUSTEE	C/O ALISA DE DOMINICIS
2551	8-135-2	111	SHIRLEY AVE	REVERE		HAYDEE CABRERA REALTY TRUST FRANCISCA H	GUEVARA, TRUSTEE FRANCISCA	
2550	8-135-1	103	SHIRLEY AVE	REVERE		CABRERA FRANCISCA H		
2614	8-137-13	65	DEHON ST	REVERE		KNAPP KAREN A	ENOS ALICE B	KNAPP KATHLEEN M
2616	8-137-15	50	NAHANT AVE	REVERE		GLOBAL REALTY LLC		
2554	8-135-5	51	NAHANT AVE	REVERE		REVERE HOUSING AUTHORITY		
2564	8-135-15	84	WALNUT AVE	REVERE		REVERE HOUSING AUTHORITY		
2553	8-135-4	47	NAHANT AVE	REVERE		REVERE HOUSING AUTHORITY		
2621	8-137-19	155	SHIRLEY AVE	REVERE		MELLONE SALVATORE C		
2565	8-135-16	82	WALNUT AVE	REVERE		OSSORNO ZULY Y LOPERA		
2620	8-137-18		SHIRLEY AVE	REVERE		CITY OF REVERE	CITY HALL	
2619	8-137-17		SHIRLEY AVE	REVERE		CITY OF REVERE	CITY HALL	
15079	8-137-16D	139	SHIRLEY AVE	REVERE		EA REALTY TRUST	EA LIENG TRUSTEE	EA CHRISTELLE TRUSTEE
2552	8-135-3	123	SHIRLEY AVE	REVERE		RISE COMMUNITY AND HOUSING I		
2501	8-132-1		SHIRLEY AVE	REVERE		CITY OF REVERE	MAYORS OFFICE	
2510	8-132-10		SHIRLEY AVE	REVERE		CITY OF REVERE	MAYORS OFFICE	
2717	8-145-1	156	SHIRLEY AVE	REVERE		TANG & EAR REALTY TRUST	EAM TANG TRUSTEE ET AL	
2737	8-146-1	27	NAHANT AVE	REVERE		ALUNE VAN		
2718	8-145-2	146	SHIRLEY AVE	REVERE		146 SHIRLEY AVENUE REALTY TRUST	HEAP MENG TRUSTEE	
2719	8-145-3	140	SHIRLEY AVE	REVERE		SONG XIYONG		
2741	8-146-5	104	SHIRLEY AVE	REVERE		SHIRLEY AVENUE HOLDING LLC		
2742	8-146-6		WALNUT AVE	REVERE		REVERE HOUSING AUTHORITY		
2736	8-145-14	17	WALDEN ST	REVERE		TND HOMES I LLC	C/O THE NEIGHBORHOOD DEVELOPER	
2782	8-147-23	55	WALNUT AVE	REVERE		55 WALNUT, LLC		
2721	8-145-5	14	NAHANT AVE	REVERE		TND HOMES I LLC	C/O THE NEIGHBORHOOD DEVELOPER	
2758	8-146-18	13	NAHANT AVE	REVERE		596 RAYMOND LLC		
2761	8-147-2	86	SHIRLEY AVE	REVERE		86-92 SHIRLEY AVENUE LLC		
2723	8-145-7	6	NAHANT AVE	REVERE		JACOBSON DANIEL		
2734	8-145-12	629	BEACH ST	REVERE		CITY WALK REALTY, LLC		
2756	8-146-16	9	NAHANT AVE	REVERE		TAFT ROBERT	PROM SARIM	
2728	8-145-11-1	623	BEACH ST	REVERE	1	HERNANDES JESUS		
2729	8-145-11-2	623	BEACH ST	REVERE	2	AYALA JEANCARLO		

Attachment: PH.NationalGrid\3NahantAvenue08262024 (24-248 : National Grid - 13 Nahant Avenue)

2730	8-145-11-3	623	BEACH ST	REVERE	3	ISAZA KEVIN R		
2731	8-145-11-4	623	BEACH ST	REVERE	4	PUERTA JHON J		
2732	8-145-11-5	623	BEACH ST	REVERE	5	ALATI FAMILY TRUST	SINAN-ALATI SAMI TRUSTEE	
2733	8-145-11-6	623	BEACH ST	REVERE	6	SEPULVEDA JOHN		
16187	8-145-11-0000	623	BEACH ST	REVERE		623 BEACH ST CONDO ASSOC	C/O HTIME 1 REALTY LLC	
2726	8-145-10	611	BEACH ST	REVERE		VALENTIM CHARLES A	MARTINS ELCIO R	
2781	8-147-22	53A	WALNUT AVE	REVERE		MARSHALL HERWINS REVOCABLE TRUST	HERWINS MARSHALL TRUSTEE	C/O ALISA DE DOMINICIS
2779	8-147-20	51	WALNUT AVE	REVERE		ZAFAR PROPERTIES LLC		
2725	8-145-9	607	BEACH ST	REVERE		MORABITO LEONARD		
2724	8-145-8	601	BEACH ST	REVERE		DCI BEACH LLC		
2755	8-146-15	7	NAHANT AVE	REVERE		THAM YETH	THAM SAROU	
2752	8-146-14-1	599	BEACH ST	REVERE	1	BINDER STEVEN G		
2753	8-146-14-2	599	BEACH ST	REVERE	2	STRAKHOV ALEXANDER	STRAKHOV OLGA B	
2754	8-146-14-3	5	NAHANT AVE	REVERE	3	SURF VIEW REALTY TRUST	VAZZA THOMAS J TRUSTEE	MECAGNI MARK TRUSTEE
16229	8-146-14-0000	599	BEACH ST	REVERE		599 BEACH ST CONDO ASSOC	SURF VIEW REALTY TRUST	
2778	8-147-19	45	WALNUT AVE	REVERE		REVERE HOUSING AUTHORITY		
2750	8-146-13	593	BEACH ST	REVERE		ROBLES ELENA	ROBLES AKA MARIA ELENA	
2745	8-146-8	38	WALNUT AVE	REVERE		38 WALNUT, LLC		
2749	8-146-12	589	BEACH ST	REVERE		B A & A REALTY TRUST	GETCHELL BRENDA E TRUSTEE	
2748	8-146-11	583	BEACH ST	REVERE		B A & A REALTY TRUST	GETCHELL BRENDA E TRUSTEE	
2859	8-151-7	626	BEACH ST	REVERE		LOPEZ DOMINGO N		
2860	8-151-8	620	BEACH ST	REVERE		CAO LAP		
2747	8-146-10	581	BEACH ST	REVERE		OULDZENAGUI OMAR		
2777	8-147-18	37	WALNUT AVE	REVERE		37 39 WALNUT, LLC		
2861	8-151-9A	606	BEACH ST	REVERE		MALAGODI FAMILY TRUST	MALAGODI JESSICA L CO-TRUSTEE	MALAGODI RICHARD D JR CO
2746	8-146-9	575	BEACH ST	REVERE		ALVES ANDRE J	ALVES ANDERSON	ALVES JASMIN A
2862	8-151-11	600	BEACH ST	REVERE		GUERRA DORANCE	VICTORIA MARIA R	
2866	8-151-14	590	BEACH ST	REVERE		MOORE PAUL W III	PALMISANO ALEXANDRA G	
2878	8-151-25	113	KIMBALL AVE	REVERE		MELENDEZ JOSUE		
2857	8-151-15	584	BEACH ST	REVERE		GUERRA DORANCE	VICTORIA MARIA R	
2877	8-151-24	107	KIMBALL AVE	REVERE		MELENDEZ JOSUE	DIEZ-MELENDEZ CRISTINA	
2868	8-151-16	580	BEACH ST	REVERE		CALDERON NICOLAS		
2876	8-151-23	101	KIMBALL AVE	REVERE		DAHER MAUREEN A		
2869	8-151-17-	574	BEACH ST	REVERE	574	VEGA NELSON JR	DUNPHY TIMOTHY J	
2870	8-151-17-	578	BEACH ST	REVERE	578	DASS SHIV C	KAUR SARBIT	
2617	8-137-16A	40	NAHANT AVE	REVERE		CHHEOU HONG	TANG EAM	
15078	8-137-16C	137	SHIRLEY AVE	REVERE		LI TSZ KEUNG		
15187	8-145-4A	20	NAHANT AVE	REVERE		BARUA KALLOL		

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to construct a line of underground electric conduits from pole 3314 and crossing Centennial Avenue to energize the new customer at 124 Centennial Avenue, Revere, MA. (Plan # WR3095771)

A copy of the aforementioned plan is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before August 20, 2024.

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
08/14/2024



August 14, 2024

To the City Council of Revere, Massachusetts

To Whom It May Concern:

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

If you have any questions regarding this permit, please contact:

Zach Trani -- (781) 873-9432

Please notify National Grid's Jenn Iannalfo of the hearing date / time to  
[Jennifer.Iannalfo@nationalgrid.com](mailto:Jennifer.Iannalfo@nationalgrid.com)

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

National Grid: Jennifer Iannalfo; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

*Nick Memmolo*

Nick Memmolo  
Distribution Design Supervisor

Enclosures

Questions contact – Zachary Trani (781) 873-9432

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric Conduit Location:

To the City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Centennial Avenue - Revere, Massachusetts.

The following are the streets and highways referred to:

**WR# 30957711**

Centennial Avenue - National Grid to install underground facilities on Centennial Avenue. National Grid is proposing to install (2) - 4" conduits coming from pole 3314 and crossing Centennial Ave. to energize the new customer at 124 Centennial Avenue's electric service, Revere, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Nick Memmolo*  
BY \_\_\_\_\_  
Engineering Department

Questions contact – Zachary Trani (781) 873-9432

Dated: August 14, 2024

**ORDERED:**

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 9<sup>th</sup> day of August, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Centennial Avenue - Revere, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**WR# 30957711**

Centennial Avenue - National Grid to install underground facilities on Centennial Avenue. National Grid is proposing to install (2) - 4" conduits coming from pole 3314 and crossing Centennial Ave. to energize the new customer at 124 Centennial Avenue's electric service, Revere, MA.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., ....., 20 .....

Received and entered in the records of location orders of the City/Town of

Book ..... Page .....

Attest:  
.....

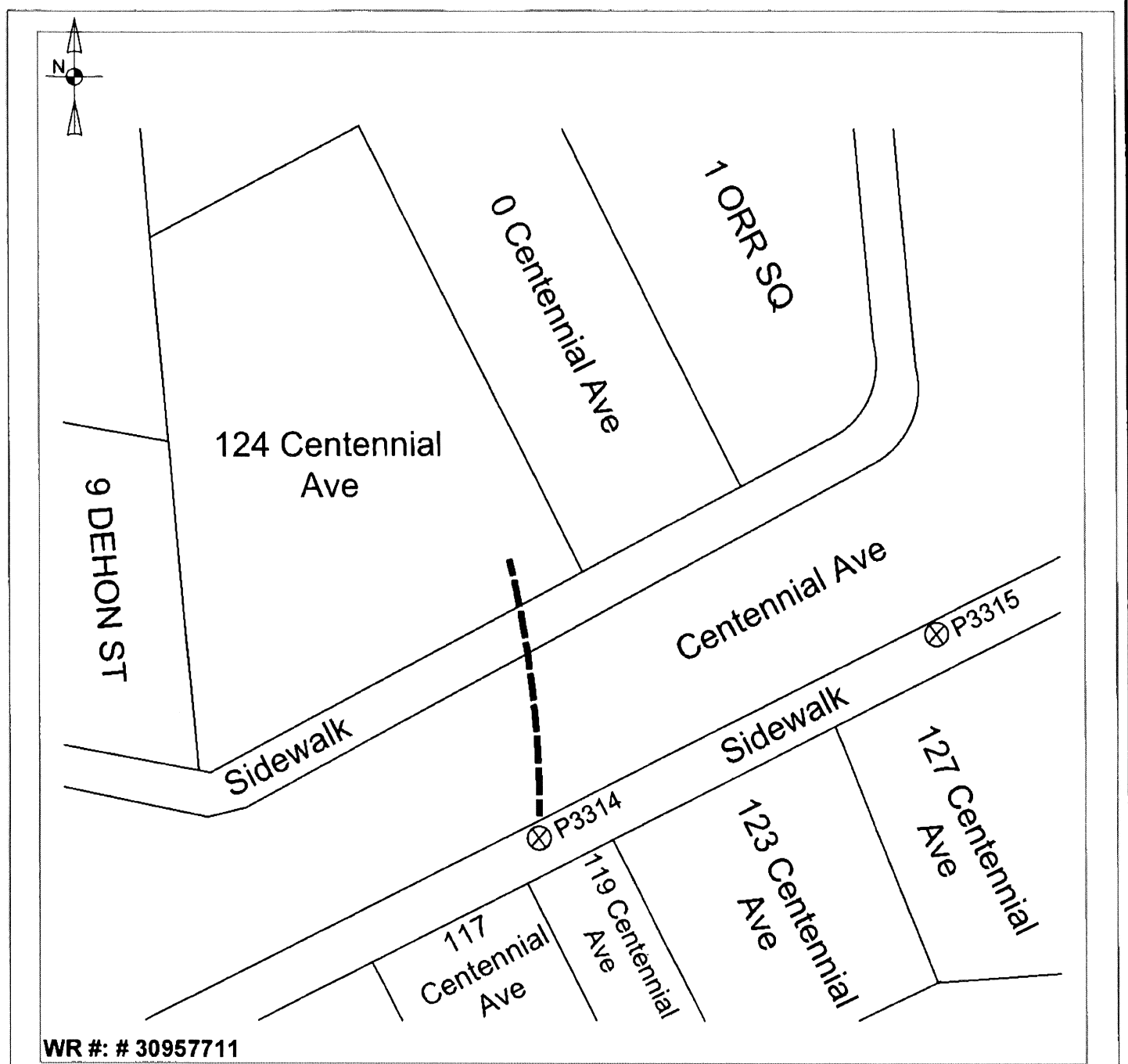
..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least

Attachment: PH.NationalGrid124CentennialAvenue08262024 (24-249 : National Grid - 124 Centennial Avenue)

seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.



.....  
.....  
.....





WR #: # 30957711

**UNDERGROUND PETITION**

-  PROPOSED UNDERGROUND CONDUIT
-  EXISTING JO POLE

**Job description**

NGRID is petitioning to install (2) - 4" conduits coming from Pole 3314 and crossing Centennial Ave to energize the new customer at 124 Centennial Ave's electric service.

DISTANCES ARE APPROXIMATE



Date: 8/9/24

WORK REQUEST: # 30957711

To The: City Of Revere

For Proposed: Underground Conduit Location: 124 Centennial Ave

Drawn By: Zachary Trani

Attachment: PH.NationalGrid124CentennialAvenue08262024 (24-249 : National Grid - 124 Centennial Avenue)

S/NO.	ADDRESS	OWNER'S INFO	PARCEL ID
1	1 ORR SQ, REVERE MA	NAME 1: ONE ORR SQUARE REALTY, LLC MAILING: 1 ORR SQ, REVERE MA 02151	8 138 4
2	0 CENTENNIAL AVE, REVERE MA	NAME 1: ONE ORR SQUARE REALTY, LLC MAILING: 1 ORR SQ, REVERE MA 02151	8 138 5
3	124 CENTENNIAL AVE, REVERE	NAME 1: CINCO DE MAYO II, INC MAILING: 124 CENTENNIAL AVE, REVERE MA 02151	8 138 6
4	9 DEHON ST, REVERE MA	NAME 1: SAUL T FISH PROPERTIES LLC MAILING: 343 WASHINGTON ST, NEWTON MA 02458	8 138 7D
5	127 CENTENNIAL AVE, REVERE	NAME 1: ACUNA JUAN CARLOS MAILING: 127 CENTENNIAL AVE, REVERE MA 02151	8 95 10

6	123 CENTENNIAL AVE, REVERE	NAME 1: BUSHMAN REALTY LLC MAILING: 343 WASHINGTON ST, NEWTON MA 02458	8 95 9
7	119 CENTENNIAL AVE, REVERE	NAME 1: BELIZARIO THEODORE G MAILING: 117 CENTENNIAL AVE, REVERE MA 02151	8 95 8B
8	117 CENTENNIAL AVE, REVERE	NAME 1: BELIZARIO THEODORE G MAILING: 117 CENTENNIAL AVE, REVERE MA 02151	8 95 8A

Attachment: PH.NationalGrid124CentennialAvenue08262024 (24-249 : National Grid - 124 Centennial Avenue)

CZ-24-06

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, July 22, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, July 23, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendments to the Zoning Map of the City of Revere as requested by the City of Revere:

**AN ORDINANCE FURTHER AMENDING THE ZONING MAP OF THE CITY OF REVERE**

**Section 1.** Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district of parcel 19-449-2 (1330 Broadway) from CD to TED.

**Section 2.** Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district of parcel 1-15-17 (931 Winthrop Avenue) from RB to NB.

A copy of the aforementioned application (**CZ-24-06**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before July 16, 2024.

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
07/03/2024  
07/10/2024

# City of Revere

## Department of Planning & Community Development

Tom Skwierawski -- *Chief of Planning & Community Development*  
281 Broadway, Revere, MA 02151 | (781) 286 - 8181



**Patrick M. Keefe Jr.**  
Mayor

July 24, 2024

Honorable City Council  
Revere City Hall  
Revere, MA 02151

RE: Zoning Map Amendments

Dear Members:

Pursuant to Section 17.56.040 of the Revised Revere Zoning Ordinance, the Planning Board at a regular meeting held on July 23, 2024, subsequent to a public hearing held on July 23, 2024, voted to favorably recommend the following zoning map amendments:

1. That the zoning of parcel 19-449-2 (1330 Broadway) be changed from CD to TED.
2. That the zoning of parcel 1-15-17 (931 Winthrop Ave.) be changed from RB to NB.

*Meg Simmons-Herling*

Meg Simmons-Herling  
Planning Board Chair

FS

# Rocky Graziano

LEARNING, TALENT, & ORGANIZATIONAL DEVELOPMENT EXPERT

Revere, MA | 617.605.0552 | CRockyGraziano@outlook.com

## Summary

Innovative, energetic, passionate, and collaborative change agent with a proven track record of influencing corporate culture and driving employee engagement through talent, learning and organizational development.

## Experience

### Head of Talent & Organizational Development | Cerence Inc | Burlington, MA | February 2020 – March 2024

#### Employee Engagement

- Designed, launched, and actively managed more than 20 annual global programs, including employee appreciation week, CEO Awards ceremony (won CEO Award in 2021) and nomination process, hackathon, technology conference, offsite sales meeting, and monthly manager town halls.
- Managed the annual employee engagement survey, including launch, focus groups, and post survey action planning. 90% plus response rate each year.
- Created and launched three global employee resource groups, then served as the HR liaison.
- Formed site specific and remote employee social committees and served as the HR liaison.
- Managed the global HR employee engagement budget.

#### Talent & Organizational Development

- Implemented a director and above talent review process that included development and succession planning.
- Designed, developed, implemented, and facilitated all training courses both virtually and in person, 25 programs in total with an 85% to 100% participation rate.
- Project managed the year-end performance and merit planning cycle for the company.
- Worked with design and implementation team to configure the learning, talent, merit, and performance modules of Workday.
- Designed and managed the completion of the required annual compliance training, 99% completion rate each year.
- Collaborated with HR Business Partners and the business on training needs for all levels within the organization.
- Created and launched career path frameworks for all business lines within the organization.
- Designed and managed the Take Charge of Your Career development project that featured guest speakers and digital content, 80% employee participation rate.
- Implemented and administered LinkedIn Learning platform with 100% employee activation.
- Served as interim HR Business Partner for North America during an extended leave of absence.

### Learning & Development Partner | Endurance Group | Burlington, MA

#### April 2018 – February 2020

- Designed, launched, and managed action planning for the annual employee engagement survey.
- Organized and managed four global employee resource groups.
- Designed, implemented, and facilitated a repertoire of 18 live training courses spanning leadership skills and practical applications. The leadership program had a 100% completion rate.
- Emceed all company meetings and social activities.
- Designed and program managed the talent review process which included succession planning.
- Implemented a global recognition software program and tactical rollout plan.
- Managed the global compliance training program.

## **Learning & Development Manager | Beyond Finance| Beverly, MA**

### **September 2016 – April 2018**

- Directly responsible for analyzing performance problems to design, deliver, and assess creative learning interventions throughout the organization.
- Implemented Salesforce and designed all training programs for 300 plus call center staff across multiple locations.
- Designed and program managed the performance management cycle, including writing competencies, selecting and implementing an HRIS system, and performing all necessary training.
- Designed all management, call center, and leadership training from scratch.
- Served as “culture czar” for the CEO

## **Senior Learning Specialist | People’s United Bank | Danvers, MA**

### **May 2013 – June 2016**

- Applied specialized knowledge of organization diagnosis and adult learning theory and collaborated with business units to identify and analyze learning and development needs.
- Provided advice and guidance to business units on content, design and delivery of appropriate learning solutions and interventions.
- Facilitated a repertoire of 20 classes, all manager meetings and high touch client interventions.
- Utilized best practices, benchmark metrics and performance targets to measure effectiveness of training courses, programs, curriculum and other interventions.
- Designed and implemented strategies for solving complex people or business challenges utilizing organizational design methods, processes and tools to identify issues and implement solutions.

## **AVP Financial Services Manager | People’s United Bank | Boston, MA | July 2011 – May 2013**

- Responsible for the overall management of branch sales, service, customer relationship building, portfolio growth, and profitability of branch.
- Identifies and manages profitable relationships with small businesses within the branch market by providing tailored business solutions.
- Leads and motivates the staff to maximize sales opportunities and increases the depth of the customer relationships to generate profitable revenue and foster branch effectiveness.

### **Additional Retail Banking Manager Experience**

#### **AVP Banking Center Manager | Bank of America | Boston, MA | October 2009 – April 2011**

#### **AVP Branch Cluster Manager | Santander | Boston, MA | June 2006 – October 2009**

### **Education**

University of Massachusetts, Boston | Master of Education (M.Ed) | 2017 | Major: Instructional Design

University of Massachusetts, Boston | Certificate in Instructional Technology | 2017

University of Massachusetts, Boston | Bachelor of Arts (B.A) | 2005



**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

June 18, 2024

Honorable City Council  
281 Broadway  
Revere, MA 02151

Dear Members of the Honorable City Council,

I write to inform you of my appointment of Rocky Graziano to the Cultural Council, in accordance with MGL Chapter 10 Section 58. I am appointing Mr. Graziano to a three-year term, effective upon the date of the Oath Office.

Mr. Graziano is passionate about making culture and the arts accessible to all Revere residents. I believe he has the experience and interest to serve the Cultural Council well.

Regards,

Patrick M. Keefe Jr.





**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

July 2, 2024

Honorable Members of the 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 reappointment of William Reedy to the Council of Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am reappointing Mr. Reedy to a three-year term, which expires on June 21, 2027.

Mr. Reedy has served on the Council of Elder Affairs since June of 2021. I am confident that he has the skillset to take on his second term.

Regards,



Patrick M. Keefe Jr.



**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

July 2, 2024

Honorable Members of the 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 reappointment of Mary Vigliotta to the Council of Elder Affairs, in accordance with Revere Ordinance Chapter 2.84. I am reappointing Ms. Vigliotta to a three-year term, which expires on June 21, 2027.

Ms. Vigliotta has served on the Council of Elder Affairs since June of 2021. I am confident that she has the experience and dedication to serve this second term.

Regards,

Patrick M. Keefe Jr.



**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

July 2, 2024

Honorable Members of the 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 reappointment of Arthur Pelton to the Zoning Board of Appeals, in accordance with Revere Ordinance Chapter 17.52 and MGL Chapter 40A Section 12. I am appointing Mr. Pelton to a five-year term, which expires on June 1, 2029.

Mr. Pelton has served on the Zoning Board of Appeals since June of 2020. I am confident that he has the knowledge and experience to serve this second term.

Regards,

Patrick M. Keefe Jr.



**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

July 17, 2024

Honorable Members of the Revere City Council  
Revere City Hall  
281 Broadway  
Revere, MA 02151

Dear Honorable Members of the Revere City Council,

I write to inform you of my appointment of Thomas Carleton to the Conservation Commission in accordance with MGL Chapter 40, Section 8C. Mr. Carleton will be filling the unexpired term of Samantha Woodman who resigned effective August 7, 2024. Mr. Carleton's appointment shall begin upon confirmation by the City Council and shall expire on May 7, 2026.

Mr. Carleton has a strong professional background and is familiar with the work of the Conservation Commission. I believe he has the knowledge and skillset to take on this responsibility.

Regards,

Patrick M. Keefe Jr.

## Contact

(508) 521-0251 (Home)  
tjcarleto@gmail.com

www.linkedin.com/in/thomas-carleton22 (LinkedIn)

## Top Skills

Land Development  
Complex Project Management  
Construction Management

## Certifications

Procore Certified Associate  
Unrestricted Construction  
Supervisor License

# Thomas Carleton

Construction Manager and Real Estate Professional  
Revere, Massachusetts, United States

## Summary

Construction and real estate development professional with a proven track record of success in envisioning, planning, and executing high-value projects. Adept at identifying lucrative investment opportunities, negotiating deals, and managing complex construction and development processes from inception to completion. Exceptional leadership abilities demonstrated in creating and leading multidisciplinary teams and fostering collaborative relationships with local authorities and project stakeholders. Dedicated to enriching communities, creating vibrant and sustainable spaces, as well as driving economical growth and development.

## Experience

### Boston Properties

#### Construction Manager

April 2022 - Present (2 years 1 month)

As Construction Manager for bxp I am directly responsible for managing all construction activities and services to ensure that project goals are fulfilled throughout each stage of the project. These activities include estimating, planning, pre-construction services, cost accounting, contract scopes and awards, contractor scheduling, tenant correspondence and overall field responsibility.

### Carleton Properties LLC

#### Owner

January 2015 - Present (9 years 4 months)

Revere, Massachusetts, United States

Owner, Developer and Manager of short and long-term rentals focused in the New England area. Oversee renovations and improvements to enhance the value and appeal of rental properties. Manage compliance with lease and short-term rental agreements. Analyze financial performance and make strategic decisions to maximize profitability. Stay informed about industry trends and regulations impacting respective markets.

**Integrated Builders**

Project Manager

July 2020 - April 2022 (1 year 10 months)

**CM&B, Inc.**

3 years 1 month

Senior Project Manager

April 2019 - April 2020 (1 year 1 month)

Danvers, MA

Project Manager

April 2017 - April 2019 (2 years 1 month)

Danvers, Massachusetts

Directly responsible for managing daily construction activities and services to ensure that the client's needs and goals are fulfilled throughout each stage of the project. These activities include estimating, planning, pre-construction services, cost accounting, subcontractor scopes and awards, scheduling, owner correspondence and overall field responsibility.

**Erland Construction**

Assistant Project Manager

May 2013 - April 2017 (4 years)

Fully responsible for project planning and development. Prepare subcontract scopes, reviewed proposals for completeness, negotiate and purchase trade in accordance with the budget, and writing contracts. Develop project and material delivery schedules and periodically update. Solicit and review of subcontractor pricing of change orders for the timely writing and presentation of change orders to the owner. Supervise superintendents and field staff as well as monitor construction, to ensure accordance with construction documents and applicable codes. Obtain final project acceptance from Owners/architects and solicited the certificate of occupancy from local authorities. Implement and enforce Erland's safety and quality initiatives. Promote business development by projecting a positive image of Erland at NAIOP, IFMA, ABC, Boston Building Congress, and 20:30 Club events.

**Education**

University of Massachusetts, Amherst

Bachelor of Science, Civil &amp; Environmental Engineering (2009 - 2013)



**CITY OF REVERE**  
**PATRICK M. KEEFE JR.**  
Mayor

July 17, 2024

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

Dear Honorable Members of the Revere City Council,

I write to inform you of my appointment of Amelia Viscay to the Conservation Commission, in accordance with MGL Title VII, Chapter 40, Section 8C, effective upon the date of the Oath of Office. Ms. Viscay will be filling the expired seat of John Shue.

Ms. Viscay is a quick learner, a team player, and cares deeply about her community. I am confident that she would be a great fit for the Conservation Commission.

Regards,

Patrick M. Keefe Jr.

# Amelia Viscay

781.808.1633 | [ameliaviscay1@gmail.com](mailto:ameliaviscay1@gmail.com)

## EDUCATION

**University of Massachusetts Amherst**

May 2024

*Bachelor of Arts in Political Science*

Minor: *Business Administration*

- Cumulative GPA of 3.92, Dean's List, Cum Laude, Commonwealth Honors College Scholar with Greatest Distinction
- Recipient of John & Abigail Adams' Scholarship
- Recipient of Dean's Scholarship

**Revere High School**

June 2020

- 4.18 Cumulative GPA, ranked 18 of 401

## EXPERIENCE

**D'Ambrosio LLP**

June 2024 - present

*Paralegal*

- Assist attorneys with legal research
- Draft and revise payment letters to clients
- Communicate with clients via phone call
- Accompany attorneys on meetings

**Revere Office of Travel and Tourism**

December 2021-August 2023

*Intern*

- Coordinated the launch of the new Travel and Tourism office in Revere
- Conduct research about local events and attractions
- Correspond with event planners, graphic designers, and Massachusetts Department of Travel to create marketing material

**Dot Joyce Consulting, LLP**

Summer 2021

*Promo Editor/Intern*

- Organize and attend weekly virtual meetings for clients
- Co-author and edit press releases prior to sending to news outlets
- Analyze data analytics for clients
- Track current events to better suit clients' marketing strategies

## EXTRACURRICULARS & ACTIVITIES

**UMass Poll Research Fellow**

- Assisted Professor Tatishe Nteta with collecting, analyzing, and reporting public opinion data
- Attend weekly meetings to review and discuss findings

**UMass Amherst Commonwealth Honors College**

- Conducted in-depth research to complete an undergraduate honors thesis on nonprofit involvement in prisoner reentry
- Completed an oral defense of thesis manuscript and articulated answers to my questions about my research

**UMass Jaberwocky Publishing Team**

*Nonfiction/Criticism Editor*

- Read, analyze, and select written submissions to include in the UMass Amherst official undergraduate literary journal







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

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

August 13, 2024

Anthony Saverio Cogliandro, Council President  
Revere City Council  
City Hall  
281 Broadway  
Revere, MA 02151

Dear President Cogliandro and Members of the Revere City Council:

Attached for your review and approval is the Warrant for the upcoming State Primary on Tuesday, September 3, 2024.

This item will be before you at your August 26, 2024 City Council meeting. I will be in attendance to answer any questions you may have.

Sincerely,

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

Attachment

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

Attachment: Letter to City Council for State Primary Warrant September 3, 2024 (24-250 : Warrant for September 3, 2024 State Primary)

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

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

**SS. SUFFOLK COUNTY**  
**CONDADO DE SUFFOLK**

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

**GREETINGS:**  
**SALUDOS:**

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

En nombre del Estado de Massachusetts, usted está requerida por la presente para notificar y advertir a los habitantes de la Ciudad de Revere calificados a votar en las elecciones Primarias para votar en:

<b>WARD 1, PRECINCTS 1 AND 2</b>	Beachmont Veterans Memorial School 15 Everard Street, Gymnasium, Bennington Street Entrance
<b>WARD 1, PRECINCT 3</b>	American Legion Post 61 249 Broadway
<b>WARD 2, PRECINCT 1</b>	Garfield Magnet School 176 Garfield Avenue, Gymnasium
<b>WARD 2, PRECINCTS 2, 3 AND 3A</b>	Carl Hyman Towers 50 Walnut Avenue
<b>WARD 3, PRECINCTS 1, 2 AND 3</b>	Revere High School 101 School Street, Gymnasium, Fieldhouse Entrance
<b>WARD 4, PRECINCTS 1, 2 AND 3</b>	Staff Sargent James J. Hill Elementary School 51 Park Avenue, Parking Lot Entrance
<b>WARD 5, PRECINCT 1</b>	Point of Pines Yacht Club 28 Rice Avenue
<b>WARD 5, PRECINCT 1A</b>	Jack Satter House 420 Revere Beach Boulevard
<b>WARD 5, PRECINCTS 2 AND 3</b>	Paul Revere School 395 Revere Street
<b>WARD 6, PRECINCTS 1, 2 AND 3</b>	West Revere Complex, A.C. Whelan School 107 Newhall Street, Gymnasium, Sargent Street Entrance

On **TUESDAY, THE THIRD DAY OF SEPTEMBER 2024** from 7:00 A.M. to 8:00 P.M. for the following purpose:

El **MARTES, 3 DE SEPTIEMBRE 2024** de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:

To cast their votes in the State Primary for the candidates of political parties for the following offices:

Para emitir sus votos en el primario estado de los candidatos de los partidos políticos para las siguientes oficinas:

SENATOR IN CONGRESS SENADOR EN EL CONGRESO	FOR THIS COMMONWEALTH PARA ESTA REPÚBLICA
REPRESENTATIVE IN CONGRESS REPRESENTANTE EN EL CONGRESO	FIFTH DISTRICT QUINTO DISTRITO
COUNCILLOR CONCEJAL	SIXTH DISTRICT SEXTO DISTRITO
SENATOR IN GENERAL COURT SENADOR DE LA LEGISLATURA ESTATAL	THIRD SUFFOLK DISTRICT DISTRITO TERCERA DE SUFFOLK
REPRESENTATIVE IN GENERAL COURT REPRESENTANTE DE LA LEGISLATURA ESTATAL	SIXTEENTH SUFFOLK DISTRICT DISTRITO DECIMOSEXTO DE SUFFOLK
REPRESENTATIVE IN GENERAL COURT REPRESENTANTE DE LA LEGISLATURA ESTATAL	NINETEENTH SUFFOLK DISTRICT DISTRITO DECIMONOVENO DE SUFFOLK
CLERK OF SUPREME JUDICIAL COURT SECRETARIO DE LA CORTE SUPREMA DE JUSTICA	SUFFOLK COUNTY CONTADO DE SUFFOLK
CLERK OF SUPERIOR COURT (CIVIL BUSINESS) SECRETARIO DE LA CORTE SUPERIOR (ASUNTOS CIVILES)	SUFFOLK COUNTY CONTADO DE SUFFOLK
CLERK OF SUPERIOR COURT (CRIMINAL BUSINESS) SECRETARIO DE LA CORTE SUPERIOR (ASUNTOS CRIMINALES)	SUFFOLK COUNTY CONTADO DE SUFFOLK
REGISTER OF DEEDS REGISTRADOR DE ESCRITURAS PÚBLICAS	SUFFOLK COUNTY CONTADO DE SUFFOLK
REGISTER OF PROBATE (VACANCY) REGISTRADOR TESTAMENTARIO (VACANTE)	SUFFOLK COUNTY CONTADO DE SUFFOLK

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

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

Given under our hands this 26th day of August 2024.  
Dado por nuestras manos este 26 día de agosto de 2024.

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

ATTEST:  
ATESTIGUA:

ASHLEY E. MELNIK  
CITY CLERK  
SECRETARIA DE LA CUIDAD



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

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

August 13, 2024

Anthony Saverio Cogliandro, Council President  
Revere City Council  
City Hall, 281 Broadway  
Revere, MA 02151

**RE: Police Officer Assignments for September 3, 2024 State Primary/November 5, 2024 Elections**

Dear President Cogliandro and Members of the City Council:

Chapter 92 of the Acts of 2022 requires that the City Council approve detailing of police officers for polling locations on election days. Chief Callahan and I are jointly recommending that the City Council approve the detailing of ten (10) police officers for the September 3, 2024 State Primary and the November 5, 2024 State Election as follows:

- |                            |                               |
|----------------------------|-------------------------------|
| Ward 1, Precincts 1, 2     | Beachmont School              |
| Ward 1, Precinct 3         | American Legion Post 61       |
| Ward 2, Precinct 1         | Garfield Magnet School        |
| Ward 2, Precincts 2, 3, 3A | Carl Hyman Towers             |
| Ward 3, Precincts 1, 2, 3  | Revere High School            |
| Ward 4, Precincts 1, 2, 3  | Hill School                   |
| Ward 5, Precinct 1         | Point of Pines Yacht Club     |
| Ward 5, Precinct 1A        | Jack Satter House             |
| Ward 5, Precincts 2, 3     | Paul Revere Innovation School |
| Ward 6, Precinct 1, 2, 3   | Whelan Elementary School      |

We are asking for Council approval of this request at your August 26, 2024 meeting. I will be in attendance to answer any questions or concerns you may have. Thank you for your consideration.

Sincerely,

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

cc: Police Chief Dave Callahan

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

Attachment: Letter to City Council on Detailing Police Officer for September 3, 2024 and November 5, 2024 Elections (24-251 : Detailing Police



# City of Revere

## City Auditor/Budget Director

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

**Richard Viscay**  
 City Auditor/Budget Director

August 21, 2024

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

RE: Public Infrastructure Gift Fund (MGL 44/53a)

Dear Councilor President Cogliandro,

To provide a mechanism to receive donations to help with public building and infrastructure improvements for the City of Revere, the Mayor would like to establish a gift account as prescribed by Massachusetts General Law (MGL). This account can be established by the City Council by establishing an account under Massachusetts General Law Chapter 44, Section 53a (see attached).

As such, we are respectfully requesting that the Council formally vote to establish a new gift account for the recent donation to the City from Link Logistics. This account, once established, will be named "Public Infrastructure Gift Fund" and will be funded by donations from individuals or businesses that can be spent on public building and infrastructure such as the rehabilitation of McMackin Field.

I will be present at Monday's Council meeting to answer any questions about this request.

Best regards,

Richard Viscay  
 CFO/City Auditor/Budget Director

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

Attachment: Public infrastructure gift fund (24-252 : Public Infrastructure Gift Fund)

## MGL Chapter 44, Section 53A: Grants and gifts; acceptance and expenditure

Section 53A. An officer or department of any city or town, or of any regional school or other district, may accept grants or gifts of funds from the federal government and from a charitable foundation, a private corporation, or an individual, or from the commonwealth, a county or municipality or an agency thereof, and in the case of any grant or gift given for educational purposes may expend said funds for the purposes of such grant or gift with the approval of the school committee, and in the case of any other grant or gift may expend such funds for the purposes of such grant or gift in cities having a Plan D or Plan E form of government with the approval of the city manager and city council, in all other cities with the approval of the mayor and city council, in towns with the approval of the board of selectmen, and in districts with the approval of the prudential committee, if any, otherwise the commissioners. In the case of grants from the federal government or from the commonwealth, a county or municipality or agency or instrumentality thereof, upon receipt of an agreement from the grantor to provide advance payment or reimbursement to the city, town or district, the officer or department may spend the amount of the advance payment, or the amount to be reimbursed, for the purposes of the grant, subject to the approvals required by this section. Any advance payment or reimbursement shall be applied to finance the grant expenditures; provided, however, that any expenditures outstanding at the close of the fiscal year after the fiscal year in which the grantor approved the agreement shall be reported by the auditor or accountant of the city, town or district, or other officer having similar duties, or by the treasurer if there be no such officer, to the assessors, who shall include the amount so reported in the determination of the next annual tax rate, unless the city, town or district has otherwise made provision therefor.

Notwithstanding the provisions of section fifty-three, any amounts so received by an officer or department of a city, town or district shall be deposited with the treasurer of such city, town or district and held as a separate account and may be expended as aforesaid by such officer or department receiving the grant or gift without further appropriation. If the express written terms or conditions of the grant agreement so stipulate, interest on the grant funds may remain with and become a part of the grant account and may be expended as part of the grant by such officer or department receiving the grant or gift without further appropriation. Any grant, subvention or subsidy for educational purposes received by an officer or department of a city, town or school district from the federal government may be expended by the school committee of such city, town or district without including the purpose of such expenditure in, or applying such amount to, the annual or any supplemental budget or appropriation request of such committee; provided, however, that this sentence shall not apply to amounts so received to which section twenty-six C of chapter seventy-one of the General Laws, and chapter six hundred and twenty-one of the acts of nineteen hundred and fifty-three, as amended, and chapter six hundred and sixty-four of the acts of nineteen hundred and fifty-eight, as amended, apply; and, provided further, that notwithstanding the foregoing provision, this sentence shall apply to amounts so received as grants under the Elementary and Secondary Education Act of 1965, (Public Law 89-10). After receipt of a written commitment from the federal government approving a grant for educational purposes and in anticipation of receipt of such funds from the federal government, the treasurer, upon the request of the school committee, shall pay from the General Fund of such municipality compensation for services rendered and goods supplied to such federal grant programs, such payments to be made no later than ten days after the rendition of such services or the supplying of such goods; provided, however, that the provisions of such federal grant would allow the treasurer to reimburse the General Fund for the amounts so advanced.



# City of Revere

## City Auditor/Budget Director

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

**Richard Viscay**  
 City Auditor/Budget Director

August 21, 2024

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

RE: Public Health Emergency Relief Fund (MGL 44/53a)

Dear Councilor President Cogliandro,

To provide a mechanism to receive donations to help with emergency relief for Revere community members, the Mayor would like to establish a gift account as prescribed by Massachusetts General Law (MGL). This fund can be established by the City Council by establishing an account under Massachusetts General Law Chapter 44, Section 53a (see attached).

As such, we are respectfully requesting that the Council formally vote to establish a new special revenue account for addressing emergency relief for community members who may be affected by natural disasters such as a fire, flood, hurricane, or tornado, as well as emergency housing situations as determined by the Mayor or Chief of Health and Human Services. The fund, once established, will be named "Public Health Emergency Relief Fund" and will be funded by donations from individuals or businesses, applicable grants, and other fundraising activities that align with addressing emergency relief for the Revere community and its stakeholders.

Both Lauren Buck and I will be present at Monday's Council meeting to answer any questions about this request.

Best regards,

Richard Viscay  
 CFO/City Auditor/Budget Director

Cc: Patrick M. Keefe Jr., Mayor  
 Lauren Buck, Chief of Health and Human Services  
 Assunta Newton, Assistant Budget Director

Attachment: Public health emergency relief fund (24-253 : Public Health Emergency Relief Fund)



## MGL Chapter 44, Section 53A: Grants and gifts; acceptance and expenditure

Section 53A. An officer or department of any city or town, or of any regional school or other district, may accept grants or gifts of funds from the federal government and from a charitable foundation, a private corporation, or an individual, or from the commonwealth, a county or municipality or an agency thereof, and in the case of any grant or gift given for educational purposes may expend said funds for the purposes of such grant or gift with the approval of the school committee, and in the case of any other grant or gift may expend such funds for the purposes of such grant or gift in cities having a Plan D or Plan E form of government with the approval of the city manager and city council, in all other cities with the approval of the mayor and city council, in towns with the approval of the board of selectmen, and in districts with the approval of the prudential committee, if any, otherwise the commissioners. In the case of grants from the federal government or from the commonwealth, a county or municipality or agency or instrumentality thereof, upon receipt of an agreement from the grantor to provide advance payment or reimbursement to the city, town or district, the officer or department may spend the amount of the advance payment, or the amount to be reimbursed, for the purposes of the grant, subject to the approvals required by this section. Any advance payment or reimbursement shall be applied to finance the grant expenditures; provided, however, that any expenditures outstanding at the close of the fiscal year after the fiscal year in which the grantor approved the agreement shall be reported by the auditor or accountant of the city, town or district, or other officer having similar duties, or by the treasurer if there be no such officer, to the assessors, who shall include the amount so reported in the determination of the next annual tax rate, unless the city, town or district has otherwise made provision therefor.

Notwithstanding the provisions of section fifty-three, any amounts so received by an officer or department of a city, town or district shall be deposited with the treasurer of such city, town or district and held as a separate account and may be expended as aforesaid by such officer or department receiving the grant or gift without further appropriation. If the express written terms or conditions of the grant agreement so stipulate, interest on the grant funds may remain with and become a part of the grant account and may be expended as part of the grant by such officer or department receiving the grant or gift without further appropriation. Any grant, subvention or subsidy for educational purposes received by an officer or department of a city, town or school district from the federal government may be expended by the school committee of such city, town or district without including the purpose of such expenditure in, or applying such amount to, the annual or any supplemental budget or appropriation request of such committee; provided, however, that this sentence shall not apply to amounts so received to which section twenty-six C of chapter seventy-one of the General Laws, and chapter six hundred and twenty-one of the acts of nineteen hundred and fifty-three, as amended, and chapter six hundred and sixty-four of the acts of nineteen hundred and fifty-eight, as amended, apply; and, provided further, that notwithstanding the foregoing provision, this sentence shall apply to amounts so received as grants under the Elementary and Secondary Education Act of 1965, (Public Law 89-10). After receipt of a written commitment from the federal government approving a grant for educational purposes and in anticipation of receipt of such funds from the federal government, the treasurer, upon the request of the school committee, shall pay from the General Fund of such municipality compensation for services rendered and goods supplied to such federal grant programs, such payments to be made no later than ten days after the rendition of such services or the supplying of such goods; provided, however, that the provisions of such federal grant would allow the treasurer to reimburse the General Fund for the amounts so advanced.



# City of Revere

## Chief Financial Officer/City Auditor

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

**Richard Viscay**  
 CFO/City Auditor

August 20, 2024

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

Dear Council President Cogliandro,

Pursuant to the adoption of MGL Chapter 40, Section 5B in November 2022, I am submitting a budget to supplement existing prevention, harm reduction, treatment, and recovery programs throughout the city by utilizing the money available in the Opioid Recovery and Remediation Trust Fund.

As you may remember, in December 2022, the Council approved an initial deposit of \$254,470 into the Opioid Recovery and Remediation Trust Fund. As of today, the Trust has an available balance of \$552,109.57. I am now requesting that the Council approve the following FY2025 budget totaling \$150,000 to fund outreach and other services for fiscal 2025. This will leave a balance in the Trust of \$402,110.

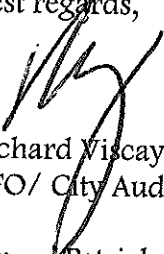
Below is detailed the specific requests:

- \$50,000 to solicit a vendor to pilot a Business Outreach Program for a 3–6-month contract which would include
  - o Identification of appropriate businesses to target
  - o Engagement with at least 15 businesses a month
  - o Staff trainings on Narcan administration and distribution of Narcan to willing businesses
  - o Production and distribution of educational materials like posters, fliers, and drink coasters
- \$75,000 to solicit a vendor to develop and execute a Mobile Outreach Program within the City of Revere for FY2025 which would include
  - o Utilization of a mobile outreach van or vehicle to visit homeless encampments/opioid-use population throughout the city
  - o Street outreach staff trained in Harm Reduction, Narcan administration, and Housing Support Resources
  - o Staff and run the Mobile Outreach Program at least 4 hours a day, 2 days a week throughout the fiscal year
  - o Nurse case management to provide STI testing and counseling
  - o Syringe services
  - o Coordination and case management consultation with SUDHI Office
- \$25,000 to pay for Rent and Utilities for 437 Revere Street to
  - o Continue showering program for opioid-use/homeless population
  - o Host Emergency Warming Center for 3 months (January – March 2025)

Attachment: OpioidTrustFund08262024 (24-254 : Opioid Trust Fund)

I will be available at the next Council meeting to answer any questions.

Best regards,



Richard Viscay  
CFO/ City Auditor

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



# City of Revere Chief Financial Officer/City Auditor

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

**Richard Viscay**  
CFO/City Auditor


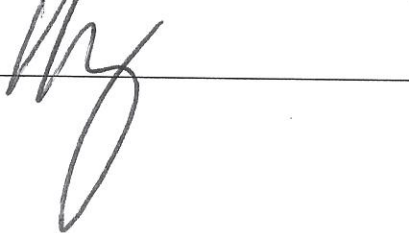
MEMORANDUM

To: Mayor Patrick M. Keefe Jr  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: August 20, 2024  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Opioid Recovery and Remediation Trust Fund (84351-596000)	\$150,000
	<i>Available Balance:</i> \$ 552,109.57	
TO:	Business Outreach Program	\$50,000
	<i>Original Budget</i> 0.00	
	Mobile Outreach Program	\$75,000
	<i>Original Budget</i> 0.00	
	Rent and Utilities	\$25,000
	<i>Original Budget</i> 0.00	

Based on the amount available as of August 20, 2024, there are sufficient funds to support such a transfer.

Account verified by   
Reviewed by 

For Audit Use Only:

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

Attachment: OpioidTrustFund08262024 (24-254 : Opioid Trust Fund)



# City of Revere

## Chief Financial Officer/City Auditor

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

**Richard Viscay**  
 CFO/City Auditor

August 19, 2024

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

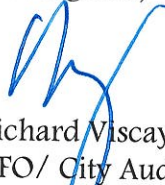
Dear Council President Cogliandro,

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 \$100,698.21 that will need an appropriation from the fund to RevereTV for operation of their media center.

I will be available at the next Council meeting to answer any questions.

Best regards,

  
 Richard Viscay  
 CFO/ City Auditor

Cc: Patrick Keefe, Mayor  
 Assunta Newton, Assistant Budget Director

Attachment: RevereTVQuarterlyAppropriation08262024 (24-255 : RevereTV Quarterly Appropriation)



# City of Revere Chief Financial Officer/City Auditor

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

**Richard Viscay**  
CFO/City Auditor


MEMORANDUM

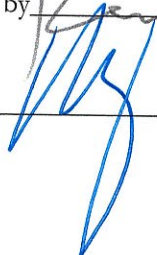
To: Mayor Patrick Keefe  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: August 19, 2024  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$100,698.21
	<i>Available Balance:</i>	<i>\$ 100,698.21</i>
TO:	Revere TV Invoices	\$100,698.21
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of August 19, 2024, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

Attachment: RevereTVQuarterlyAppropriation08262024 (24-255 : RevereTV Quarterly Appropriation)

For Audit Use Only:

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



City of Revere

# Broadway Corridor Parking Supply Management Plan

Revere City Council, August 26, 2024



Funded by MA Downtown Initiative Program of:



**Commonwealth of Massachusetts**  
Executive Office of  
Economic Development



# Contents

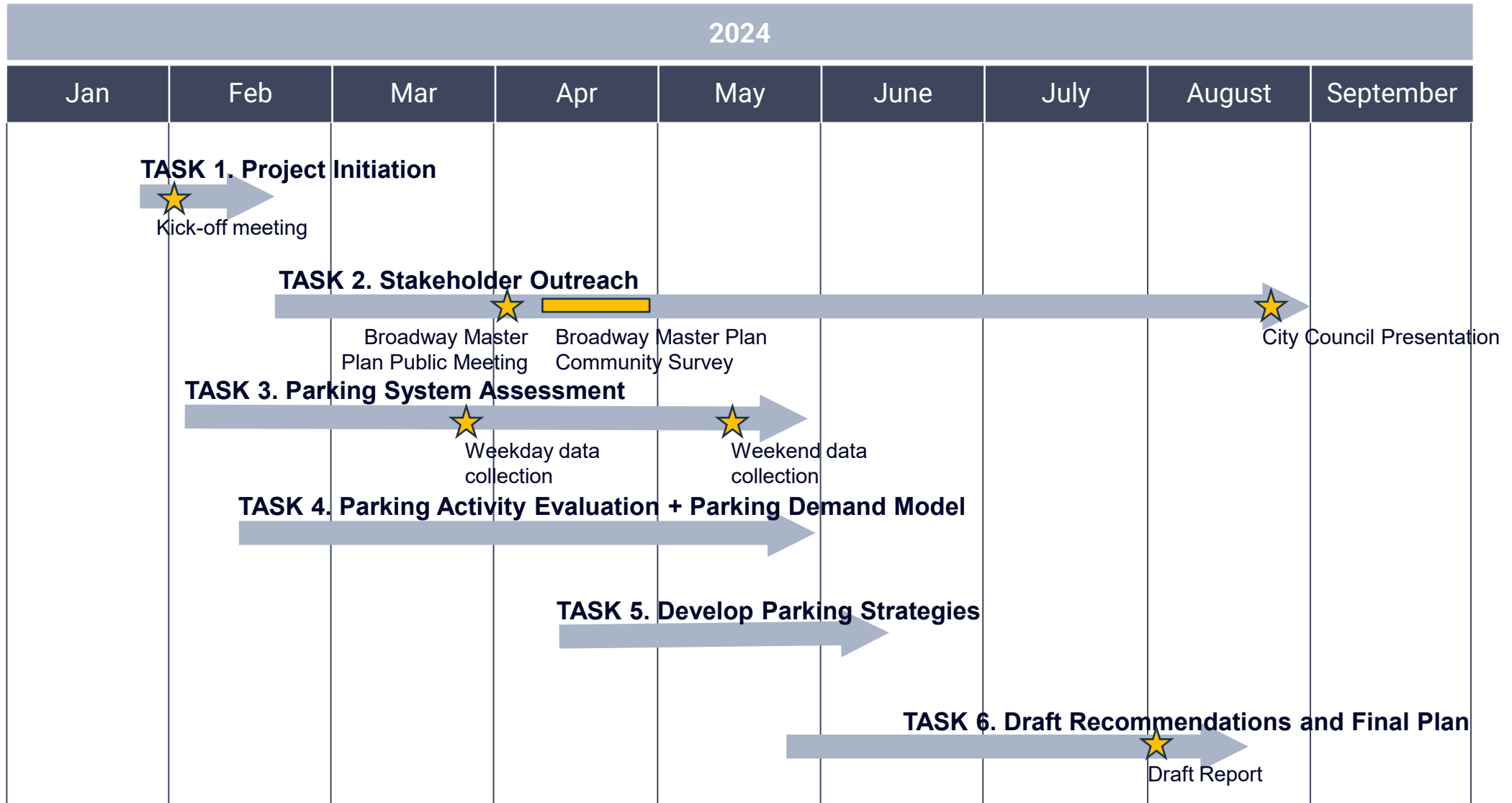
- Existing Parking System Overview
  - Inventory
  - Utilization
- Community Outreach
- Draft Recommendations







# Study Schedule





# PROJECT GOALS



## Fix existing deficiencies

1. Review current use of all parking spaces within the Study Area
2. Develop parking management strategies to address major challenges

## Improve effectiveness and efficiency

3. Assess effectiveness of existing permits, regulations, policies
4. Find opportunities to modernize parking enforcement
5. Analyze pricing and utilization to implement performance pricing

## Support development and Master Plan goals

6. Identify future parking needs in context of planned land use and development

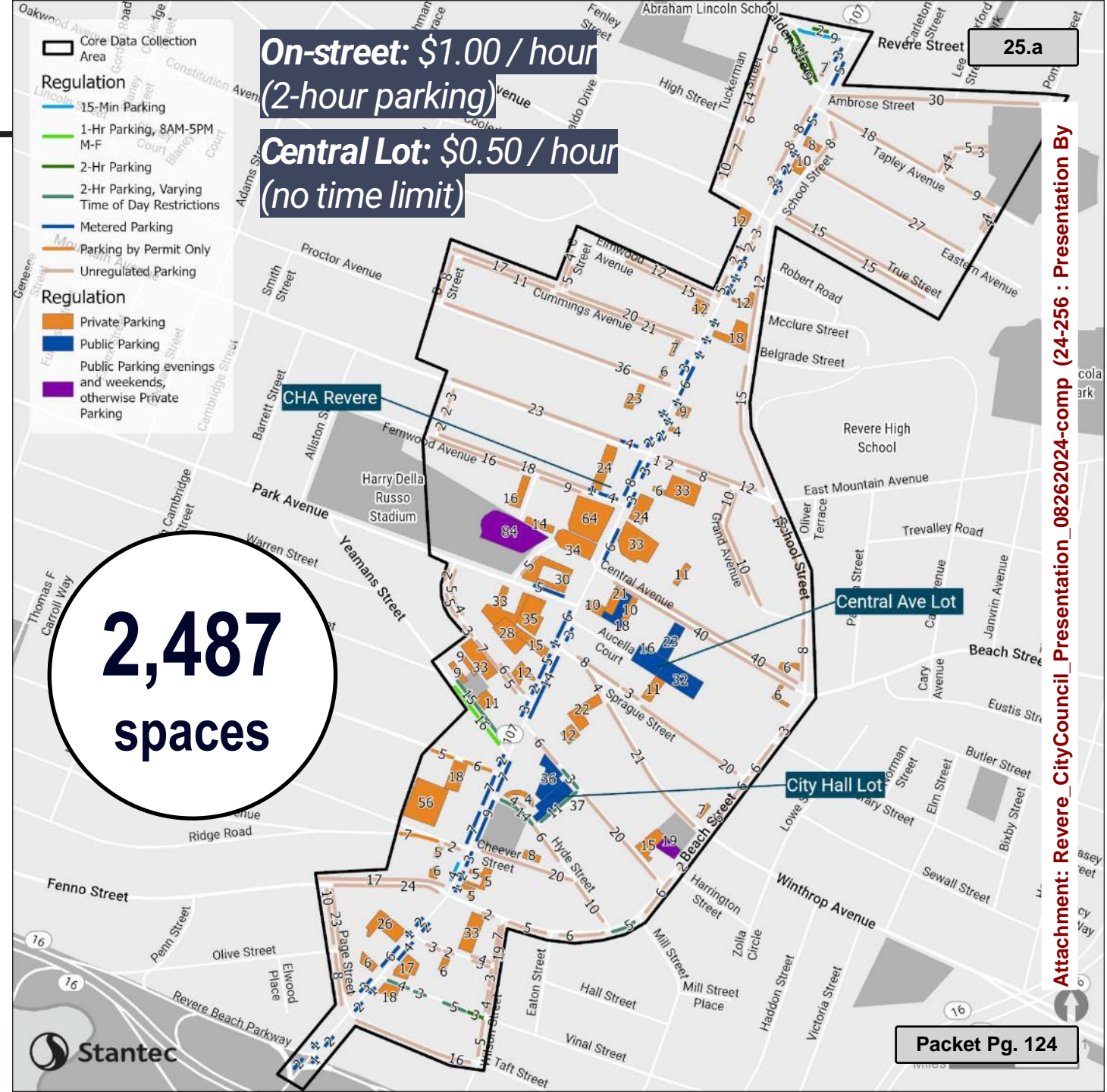
# Existing Parking Inventory





# Inventory

On-Street Regulations	Inventory	Percent
15-Min Parking	13	1%
1-Hr Parking	16	1%
2-Hr Parking	85	7%
Metered (Paid) Parking	177	14%
Parking by Permit Only	18	1%
Unregulated Parking	973	76%
<b>TOTAL</b>	<b>1,282</b>	<b>100%</b>
Off-Street Regulations	Inventory	Percent
Public Parking	162	13%
Public Parking, evenings and weekends, otherwise Private Parking	103	9%
Private Parking	940	78%
<b>TOTAL</b>	<b>1,205</b>	<b>100%</b>



- Core Data Collection Area**
- Regulation**
- 15-Min Parking
  - 1-Hr Parking, 8AM-5PM M-F
  - 2-Hr Parking
  - 2-Hr Parking, Varying Time of Day Restrictions
  - Metered Parking
  - Parking by Permit Only
  - Unregulated Parking
- Regulation**
- Private Parking
  - Public Parking
  - Public Parking evenings and weekends, otherwise Private Parking

**2,487 spaces**

**On-street: \$1.00 / hour (2-hour parking)**

**Central Lot: \$0.50 / hour (no time limit)**

**25.a**

Attachment: Revere\_CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

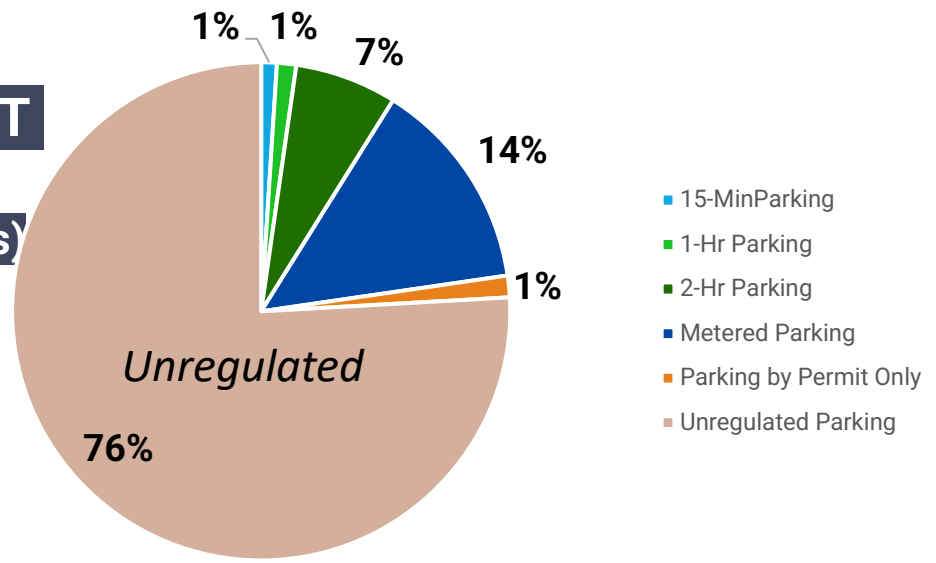


# Inventory

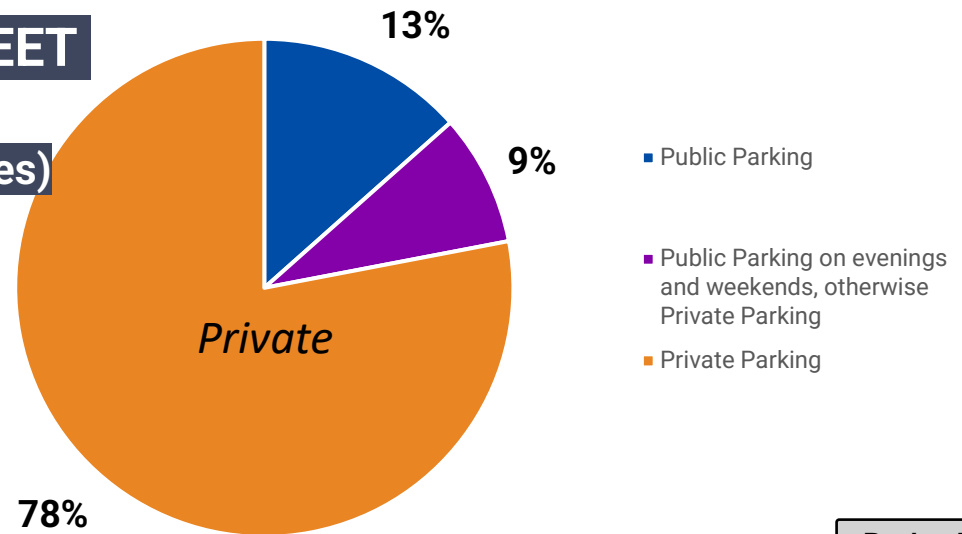


On-Street Regulations	Inventory	Percent
15-Min Parking	13	1%
1-Hr Parking	16	1%
2-Hr Parking	85	7%
Metered (Paid) Parking	177	14%
Parking by Permit Only	18	1%
Unregulated Parking	973	76%
<b>TOTAL</b>	<b>1,282</b>	<b>100%</b>
Off-Street Regulations	Inventory	Percent
Public Parking	162	13%
Public Parking, evenings and weekends, otherwise Private Parking	103	9%
Private Parking	940	78%
<b>TOTAL</b>	<b>1,205</b>	<b>100%</b>

## ON-STREET PARKING (1,282 spaces)



## OFF-STREET PARKING (1,205 spaces)



# Existing Parking Utilization



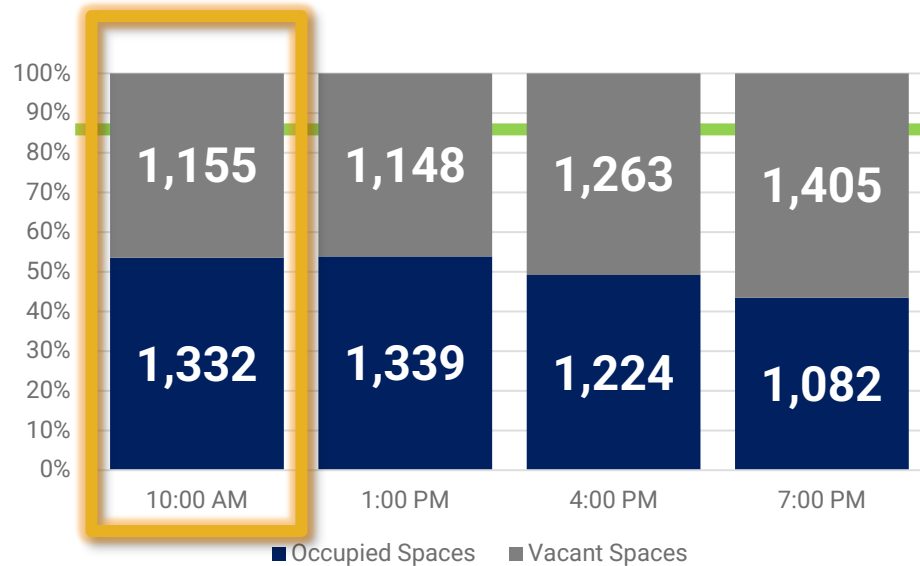


# Utilization

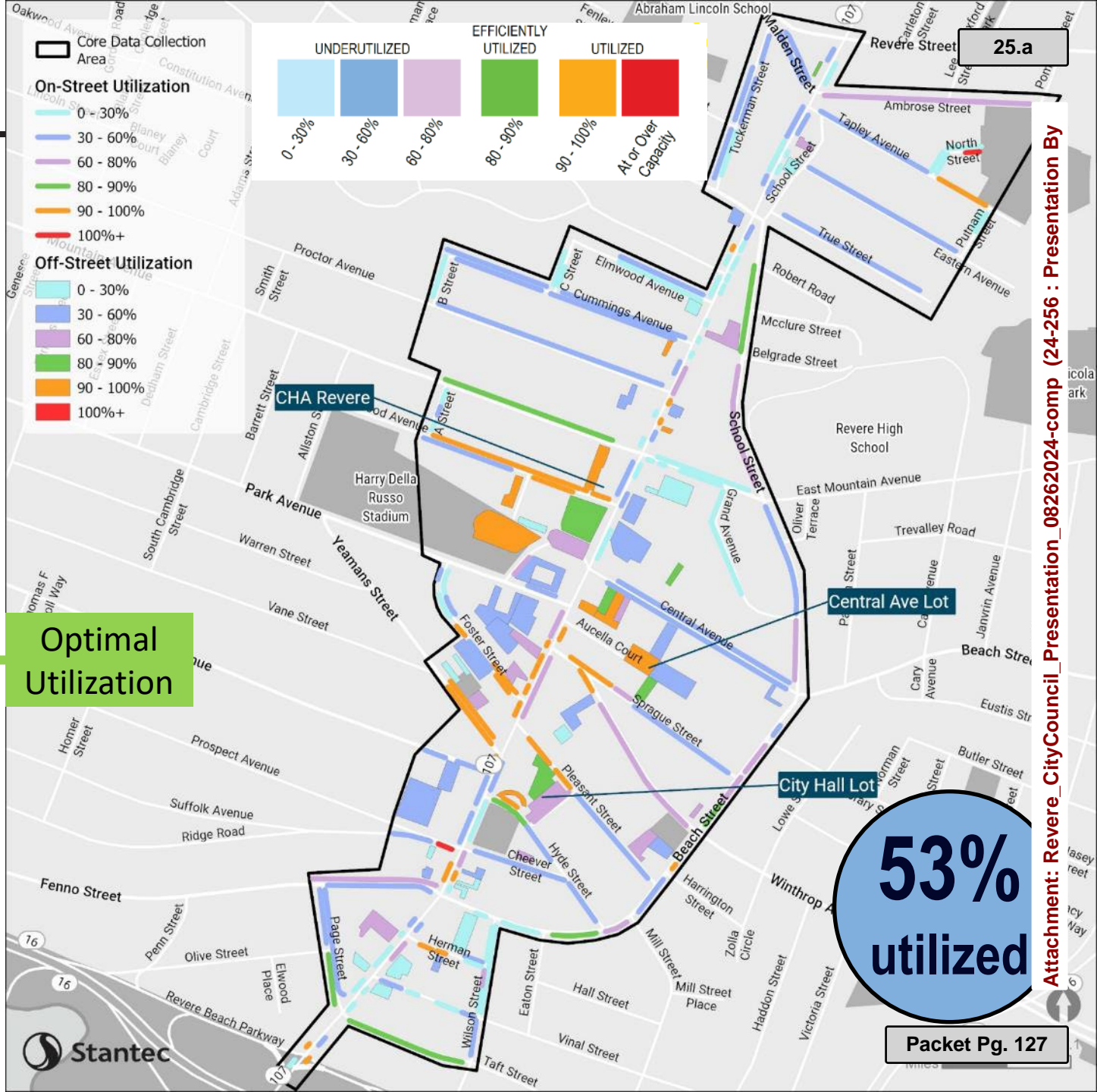
March 21, 2024

## THURSDAY – 10am-12pm

→ Along and within a **3-minute walk** of Broadway, overall utilization is only 53%



*This data collection overlapped with Street Sweeping for some on-street parking locations east of Broadway.*



Attachment: Revere\_CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

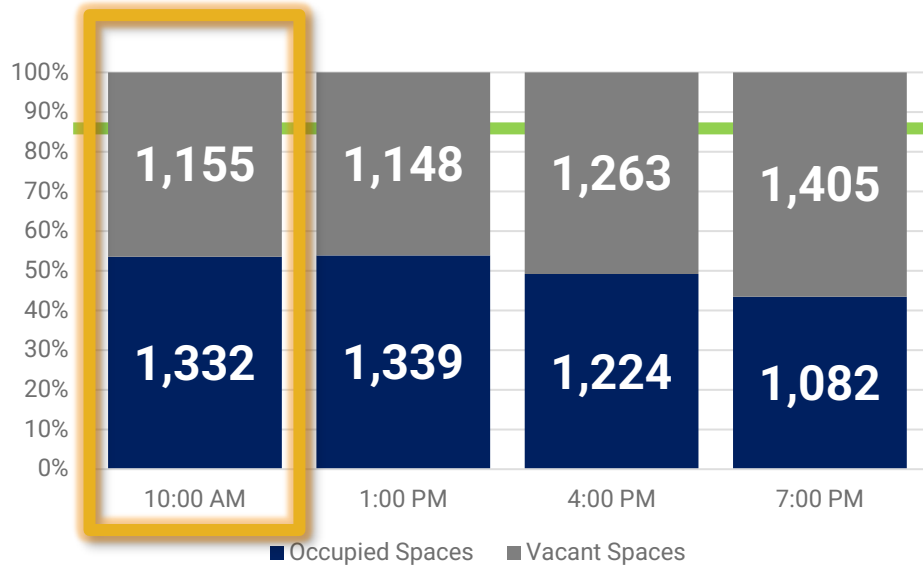


# Utilization

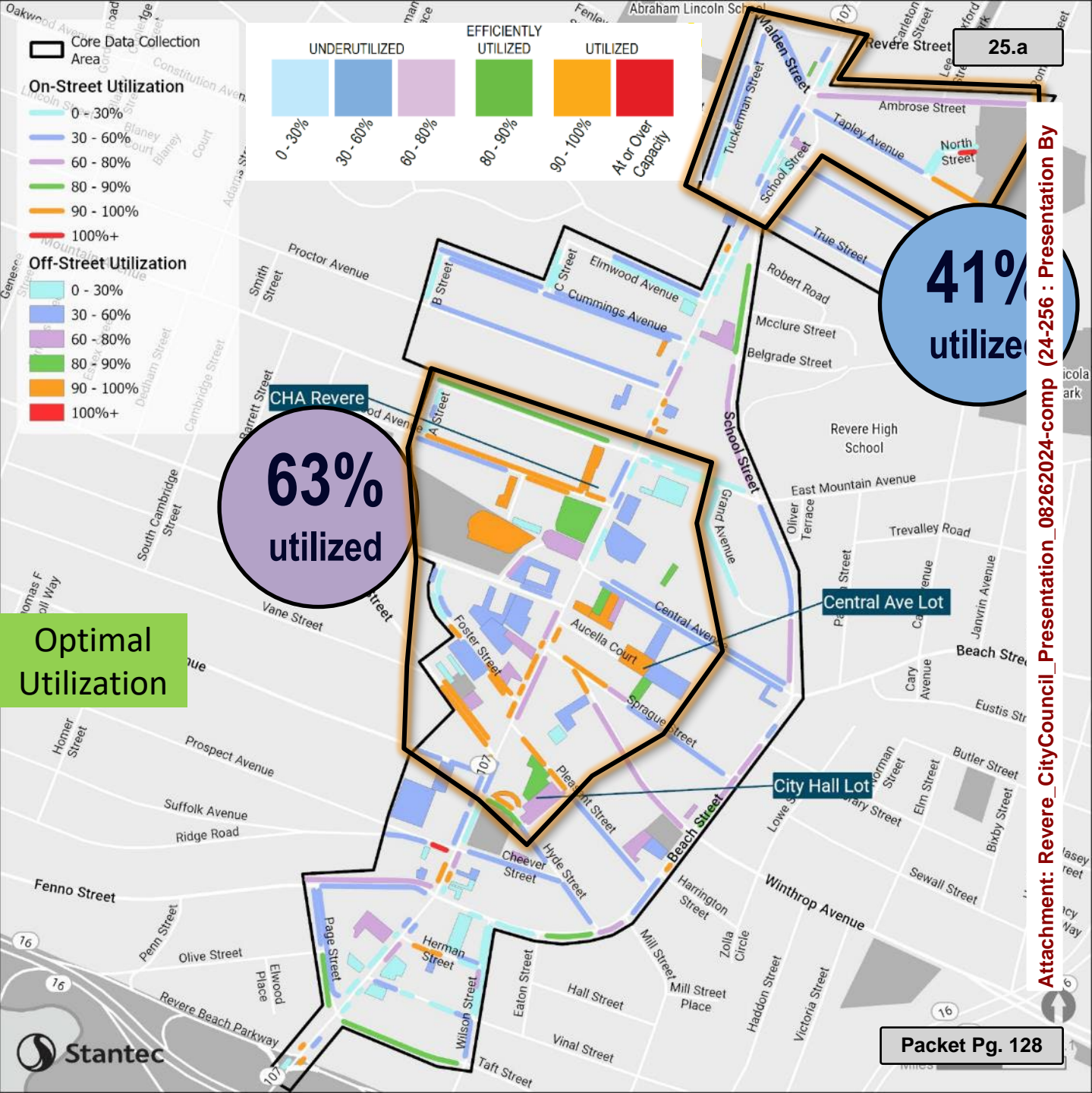
March 21, 2024

## THURSDAY – 10am-12pm

- The commercial core (Mountain Ave to City Hall) is higher, but still only 63%
- The northerly business area (near Revere & Broadway) is also slightly higher (41%)



This data collection overlapped with Street Sweeping for some on-street parking locations east of Broadway.





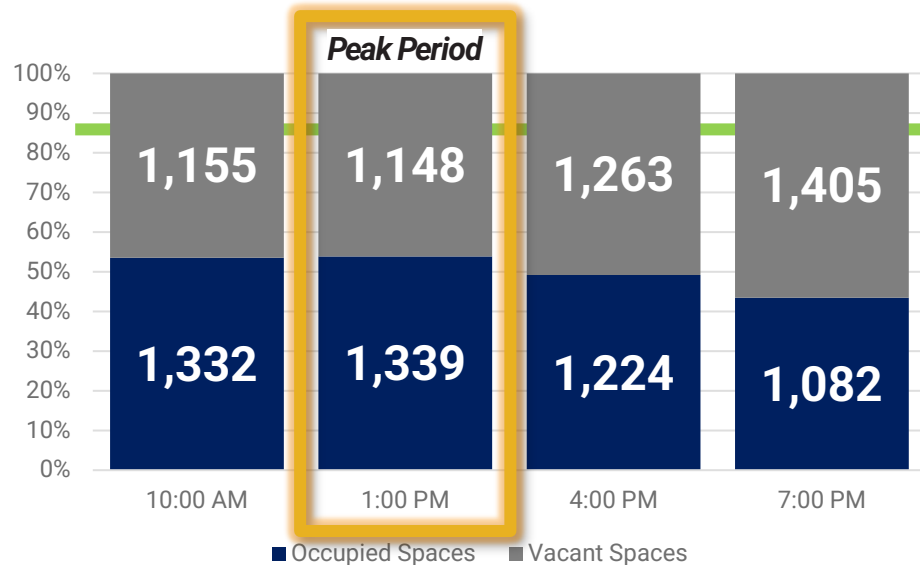


# Utilization

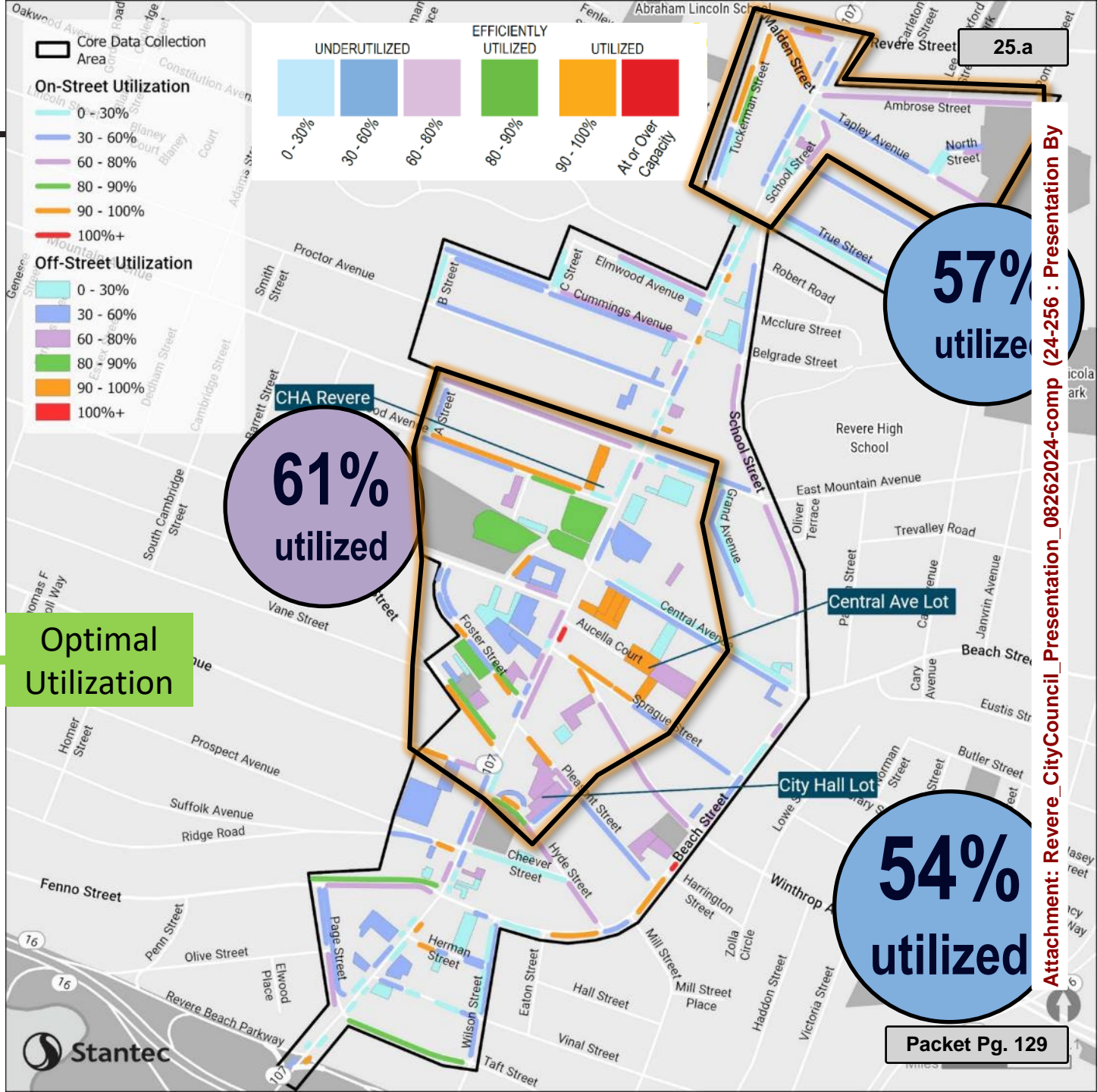
March 21, 2024

## THURSDAY – 1-3pm

- At the busiest time of day, the study area is only 54% utilized
- Core is at 61%
- Northerly zone up to 57%



This data collection overlapped with Street Sweeping for some on-street parking locations east of Broadway.



Attachment: Revere\_CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

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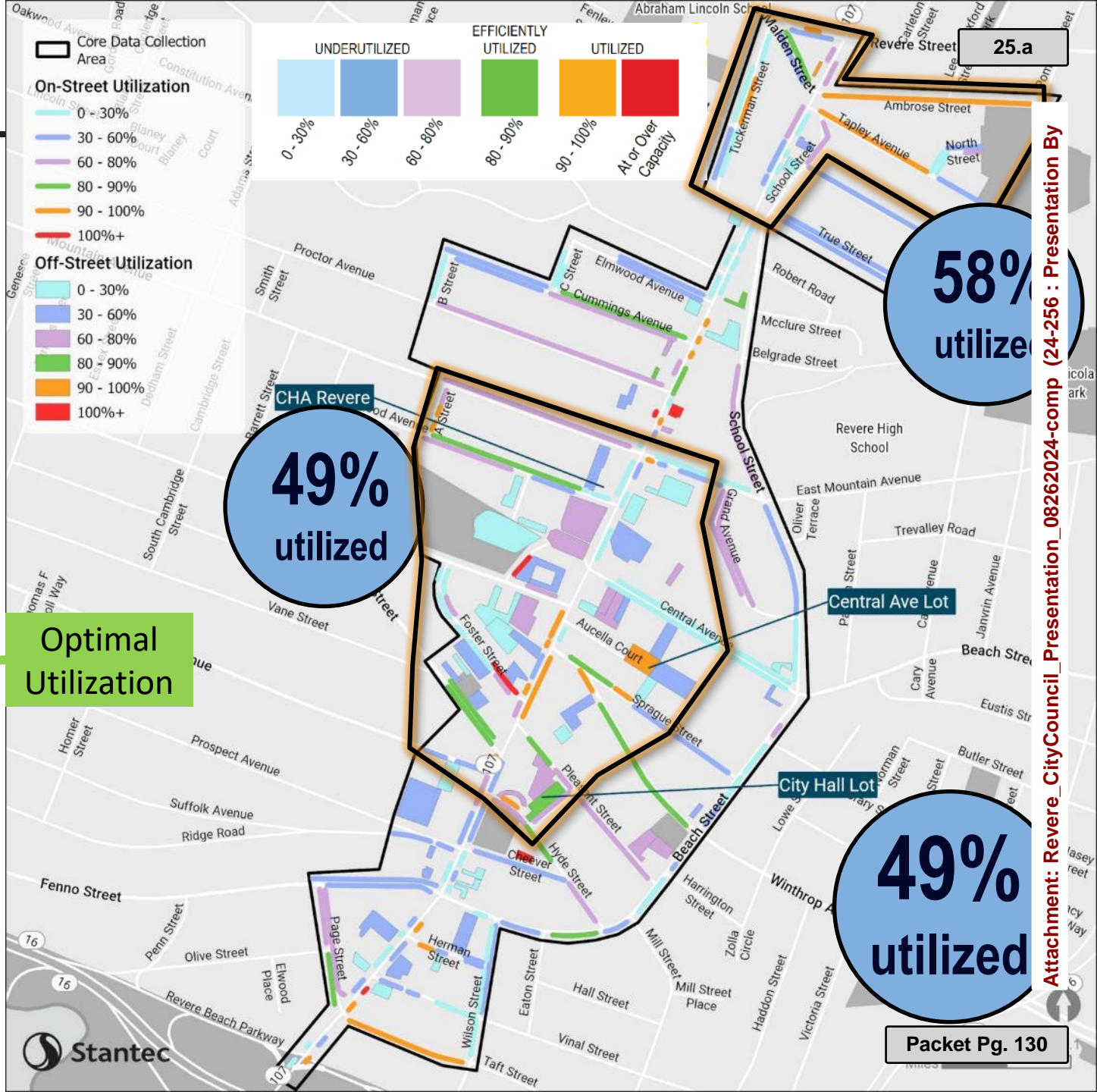
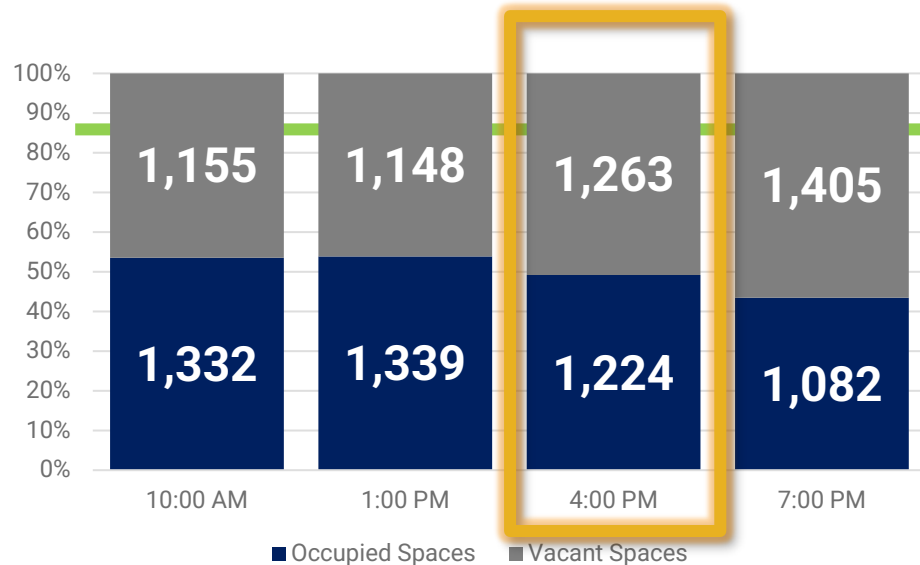


# Utilization

March 21, 2024

## THURSDAY – 4-6pm

- Utilization decreases
- Study area down to 49%
- Core down to 49%
- Northerly area up to 58%



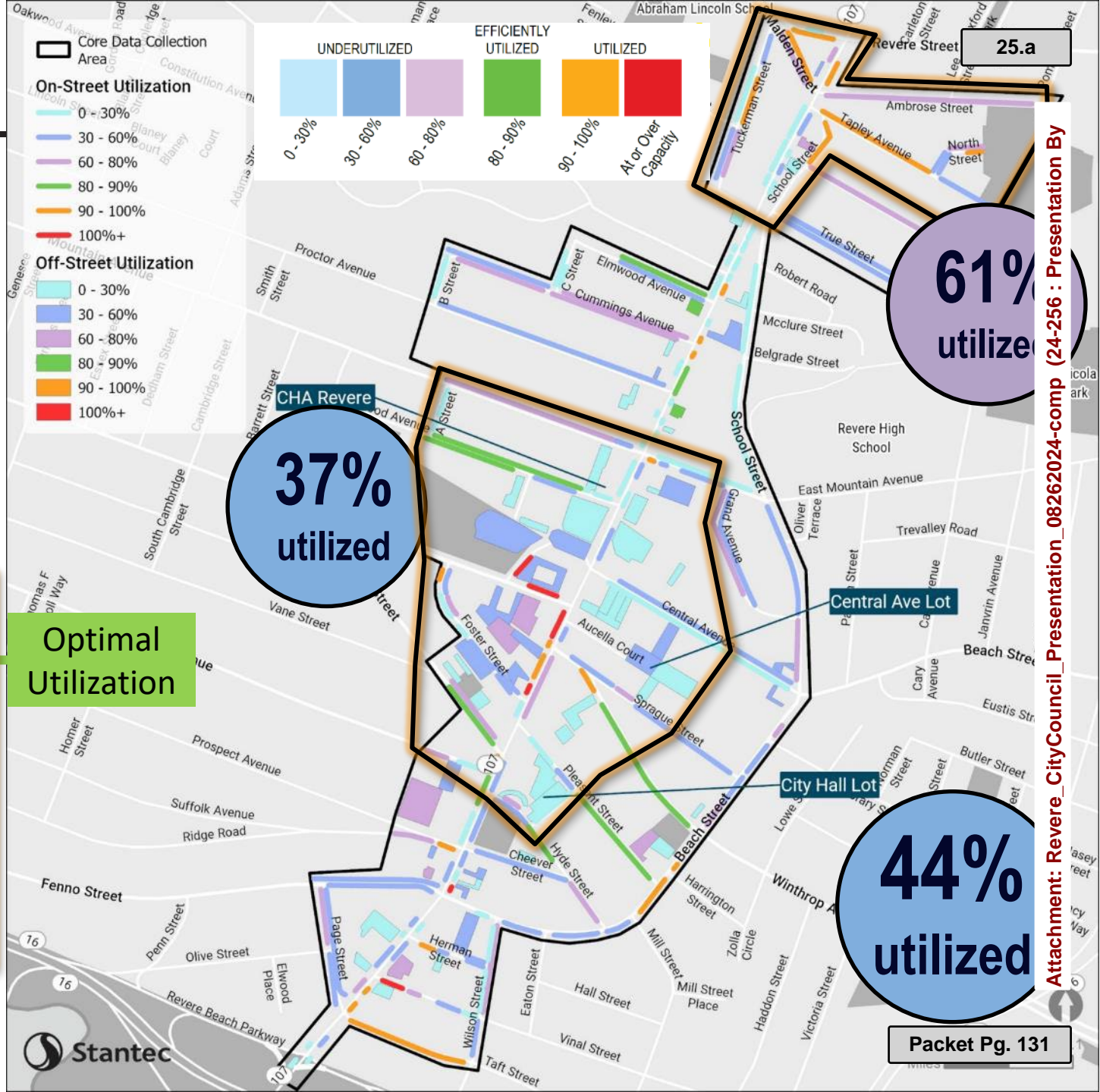
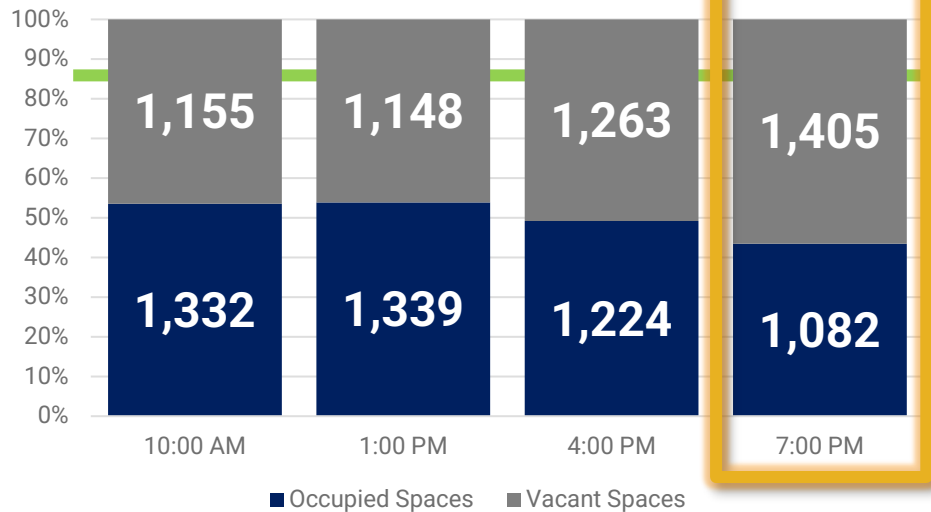


# Utilization

March 21, 2024

## THURSDAY – 7-9pm

- Other than small pockets, utilization is at a low
- Study area only 44%
- Core at only 37%
- Northerly area up to 61%



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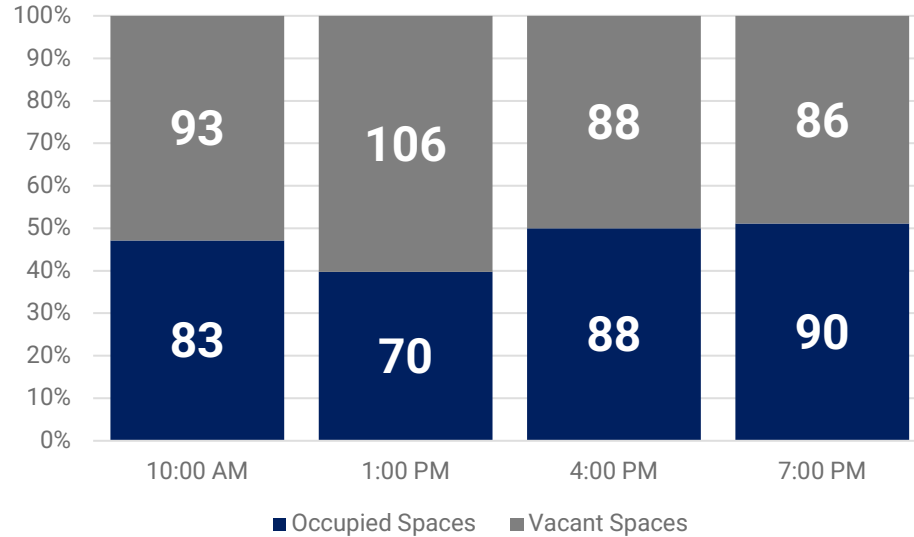




# Utilization

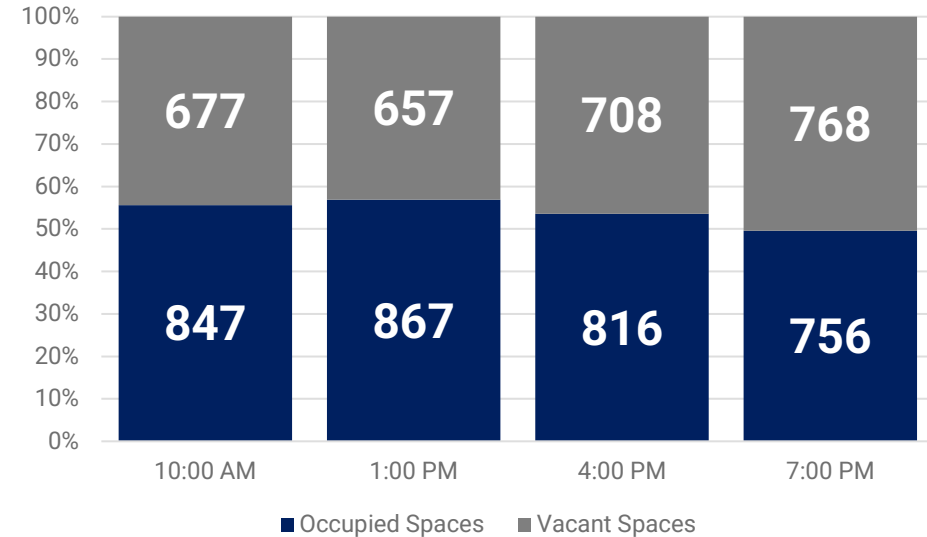


## METERED ON-STREET PARKING



→ Meters never exceed 50% utilized overall

## ALL PUBLIC PARKING (ON AND OFF-STREET)



→ Public supply never exceeds 57% used (at 1pm)

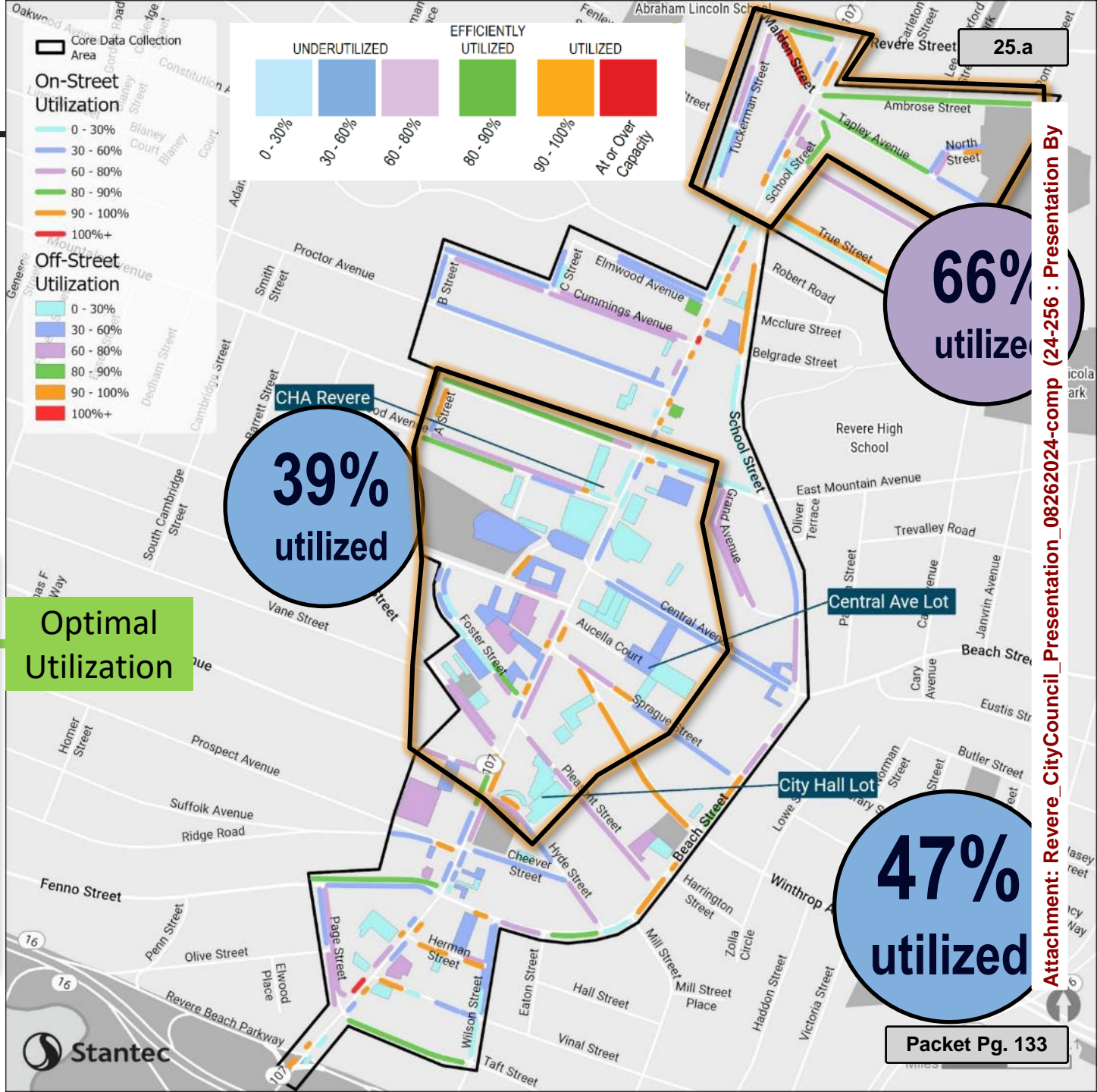
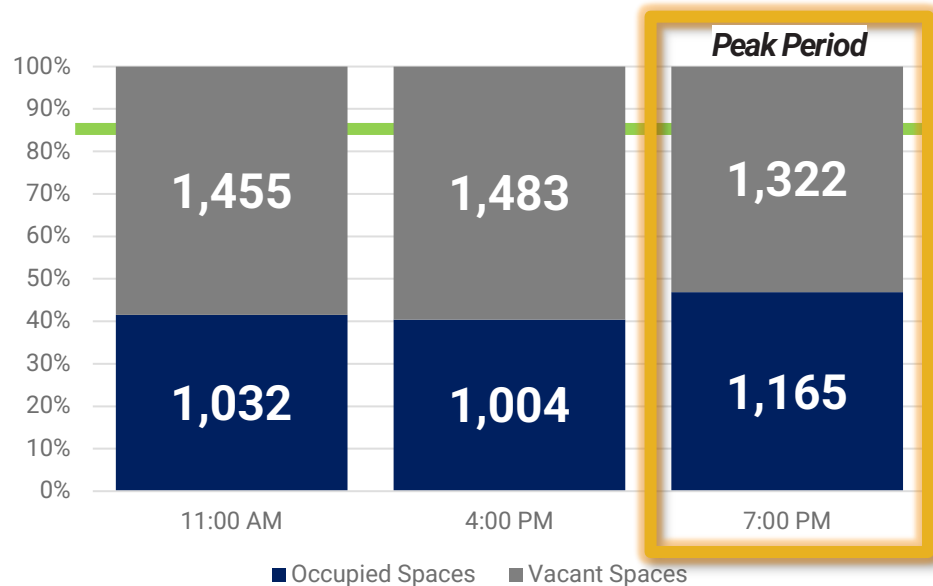


# Utilization

May 18, 2024

## SATURDAY – 7-9pm

- Evening utilization is slightly higher on Saturday, but overall peak is only 47%
- Core is only 39%
- Northerly area is at 66%



# Community Outreach





# Community Outreach



Integrated outreach with the Broadway Master Plan included:

1. Public Meeting
  - April 1<sup>st</sup>, 2024
  - Attendees: 50
  - Format: Presentation and small group brainstorm sessions
2. Community Survey
  - April 2024
  - Respondents: 172
  - 19 question covering parking and general land use, economic development, and placemaking considerations



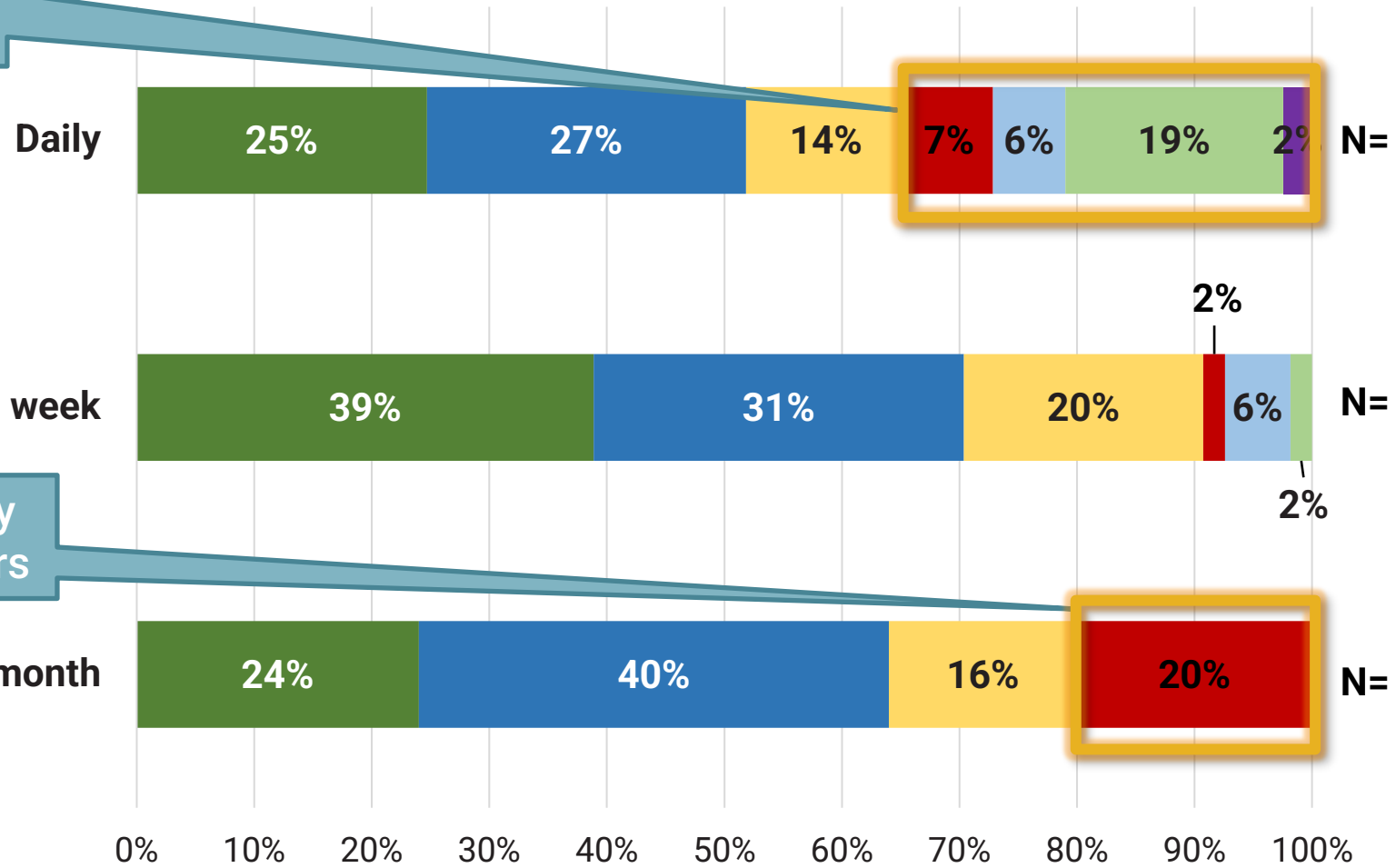


# Survey Analysis

## Length of Stay & Frequency of Visit

Many daily visitors stay longer: 34% stay longer than 2 hours

Occasional visitors also stay longer: 20% stay for 2-4 hours



"A few times a year" not included because only 7 respondents selected this option.

"Seldom" not included because only 5 respondents selected this option.

Legend: Under 30 minutes, 30 min - 1 hour, 1-2 hours, 2-4 hours, 4-8 hours, More than 8 hours, Overnight

N = 160

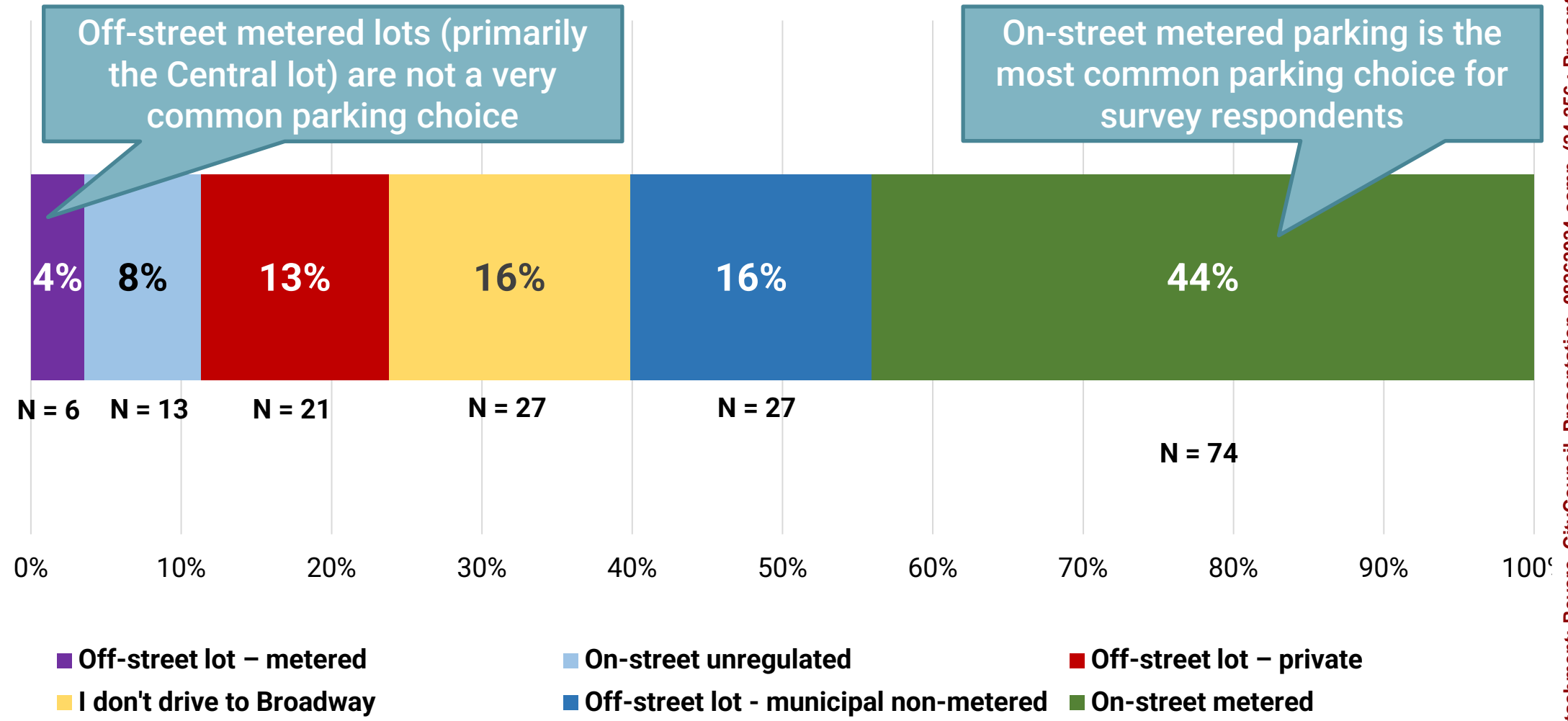
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# Survey Analysis

## If driving to Broadway, where did you park the most recent time you visited?

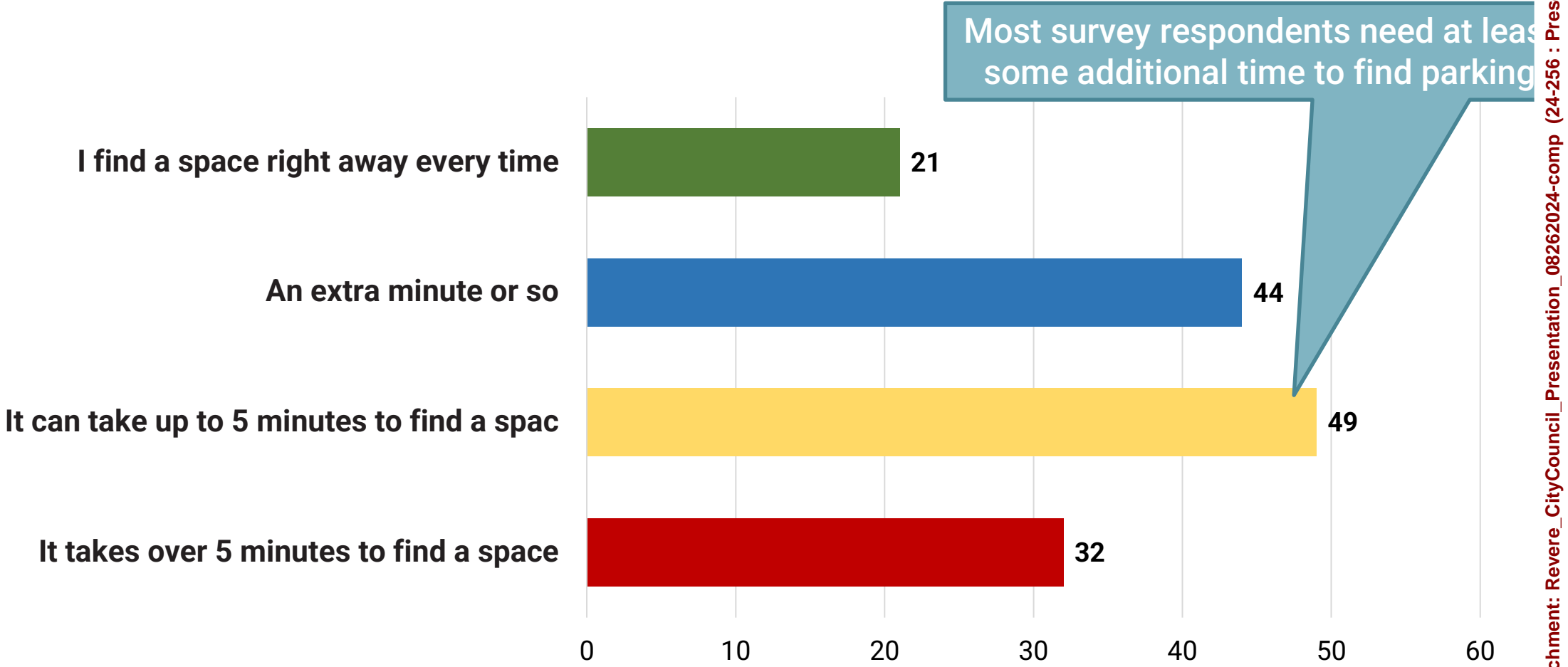


Respondents could select up to one  
 On-street permit parking not included because only 4 respondents selected this option



# Survey Analysis

How long does it take to find a parking space in the Broadway area, on the most recent time you visited?



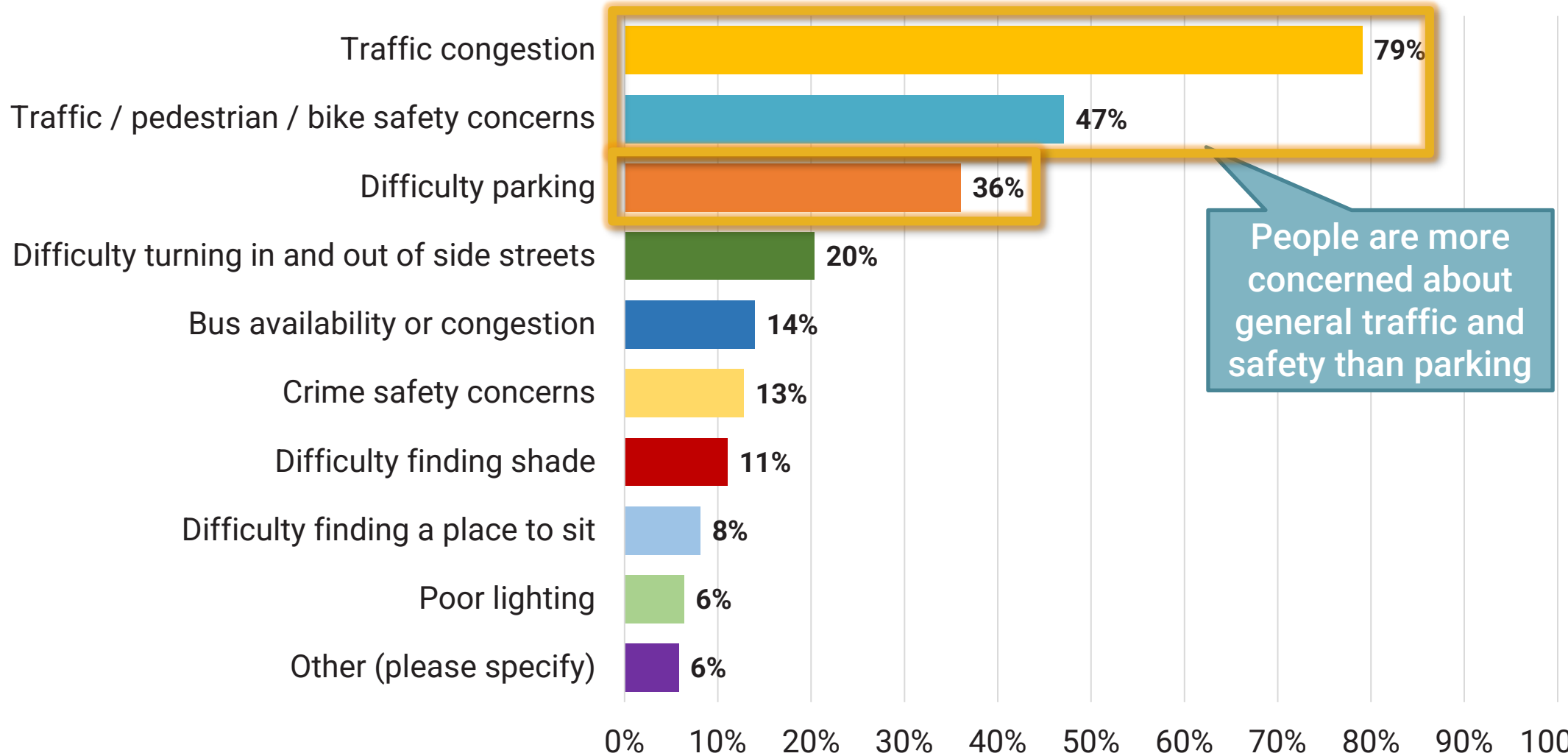
Attachment: Revere\_CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

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# Survey Analysis

## While traveling on or to Broadway, what problems do you encounter?



Respondents could select up to three

N = 172

# Draft Recommendations





# Recommendations



## Goals

## Recommendations

**Fix existing deficiencies**

- 1. Wayfinding
- 2. Regulatory Streamlining
- 3. Parking Benefit District
- 4. Parking Lot Access

**Improve effectiveness and efficiency**

- 5. Performance Pricing
- 6. Shared Parking
- 7. Parking Ambassadors
- 8. Enforcement Technologies

**Support development and Master Plan goals**

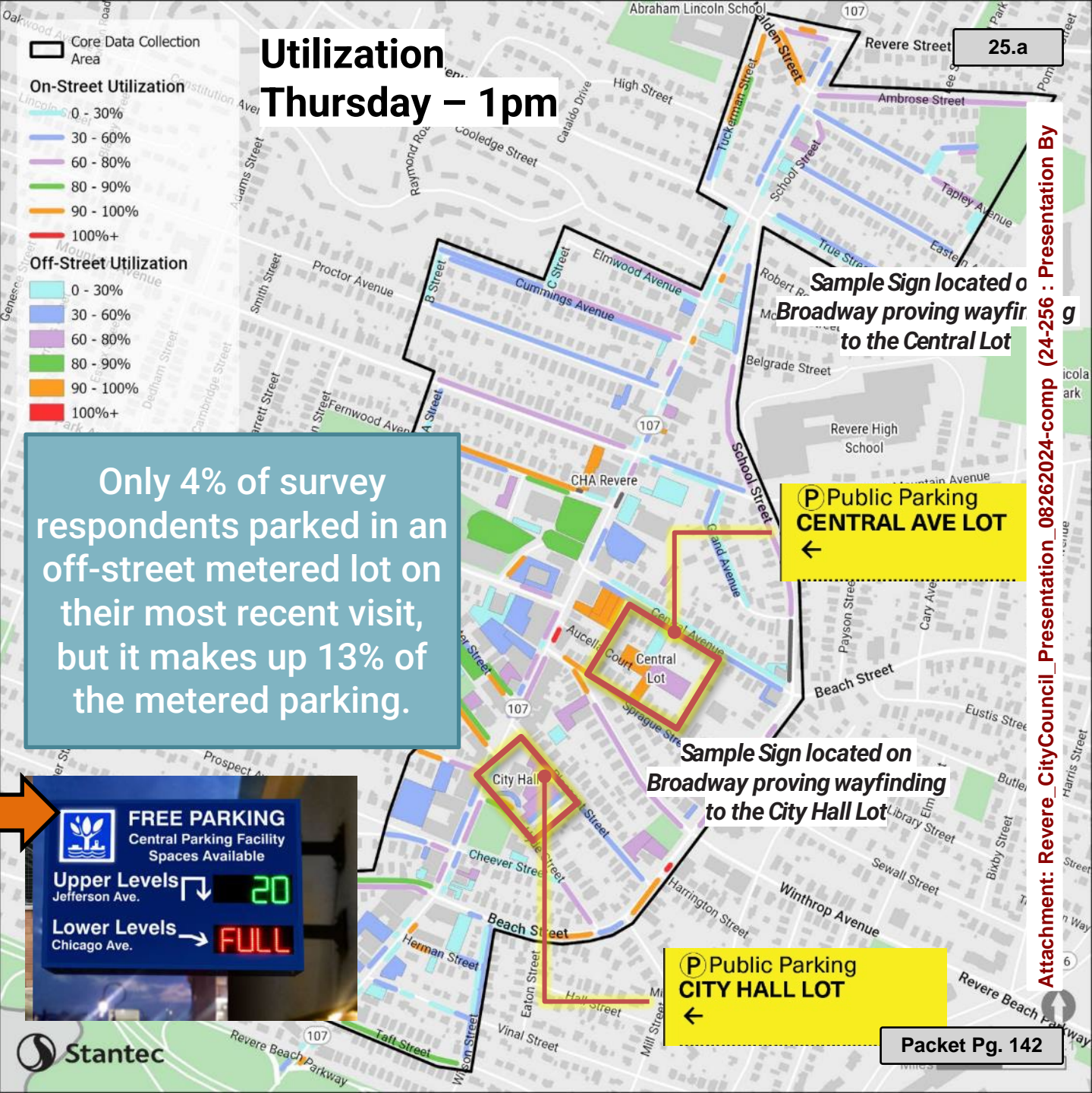
- 9. Loading and Dynamic Curbs
- 10. Locations for Parklets
- 11. Leverage Existing Capacity to Support Development

1

# Wayfinding

- Improve wayfinding signage
- Focus on long-term options (Central & City Hall Lots)
- Already underway:
  - 2023-2024 Broadway Corridor Wayfinding Plan
  - Initial deployment **between Mountain & Prospect Aves**
  - Minor changes recommended
- Long-term, consider **electronic signing** for price & availability

**What it does:**  
Redirects parkers to off-street lots which have parking availability

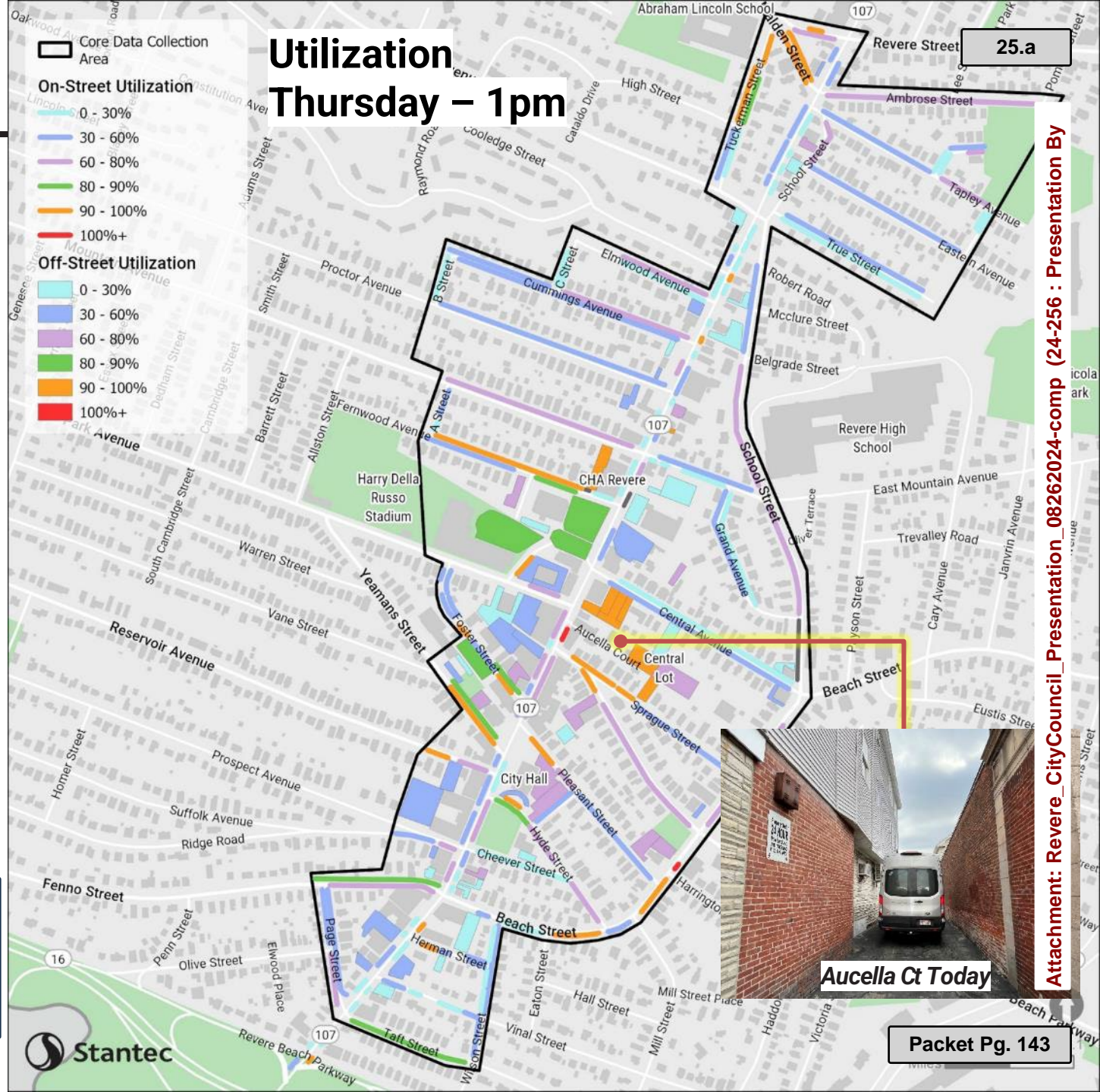


# Parking Lot Access

→ Improve walking and access paths to public parking lots, specifically the Central Lot



What it does:  
Redirects parkers to off-street lots which have parking availability



*Fix existing deficiencies*

Attachment: Revere CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

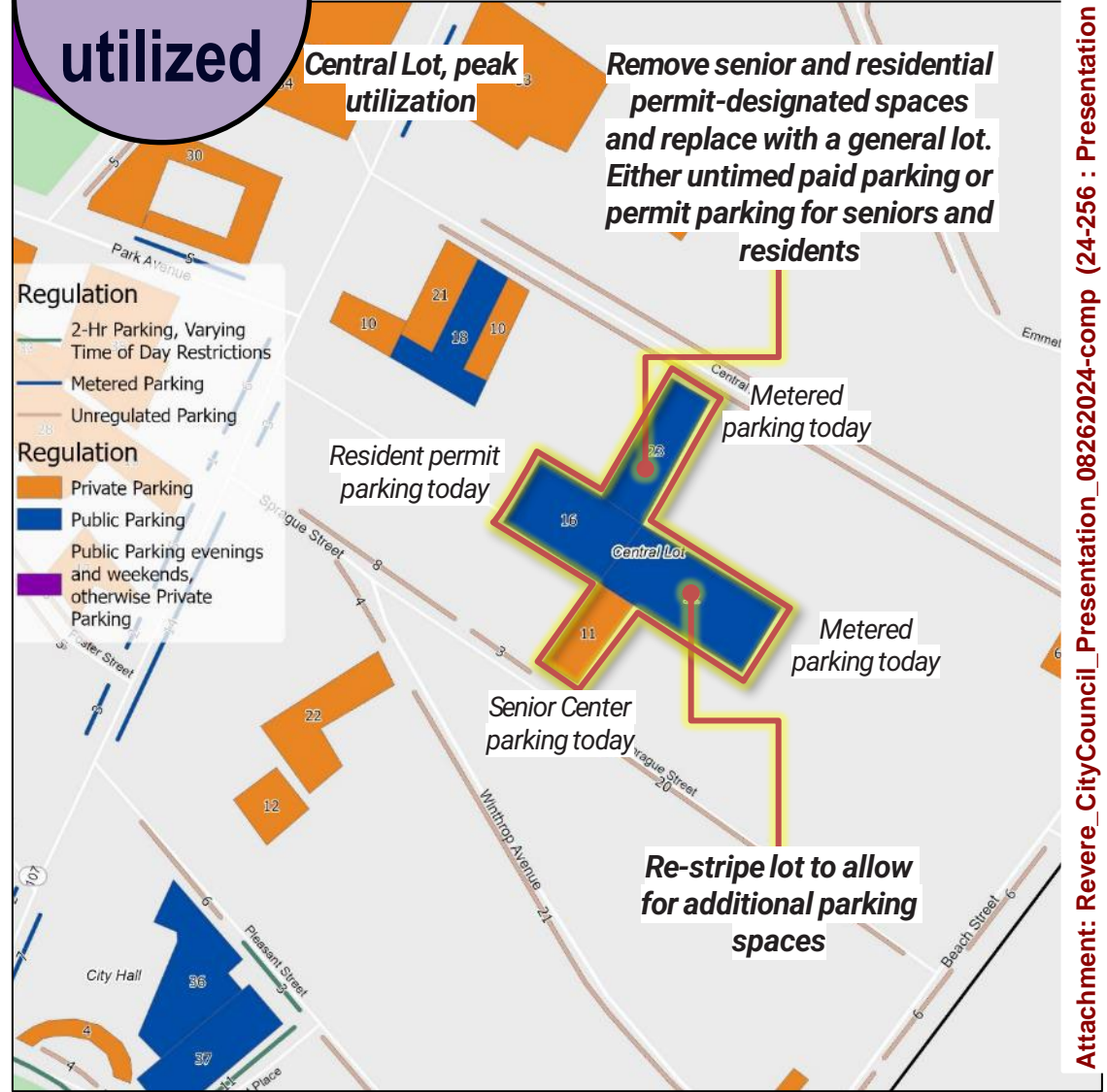
3

# Regulatory Streamlining

- Streamlining operations in the **Central Lot:**
  - Eliminate separate areas designated for permits vs. hourly
  - Manage demand through number of permits sold & pricing
  - Re-stripe to increase supply
  - **Remove time-limits** (only a long-term storage ban)

**What it does:**  
Creates more clarity and approachability for the users

**65% utilized**





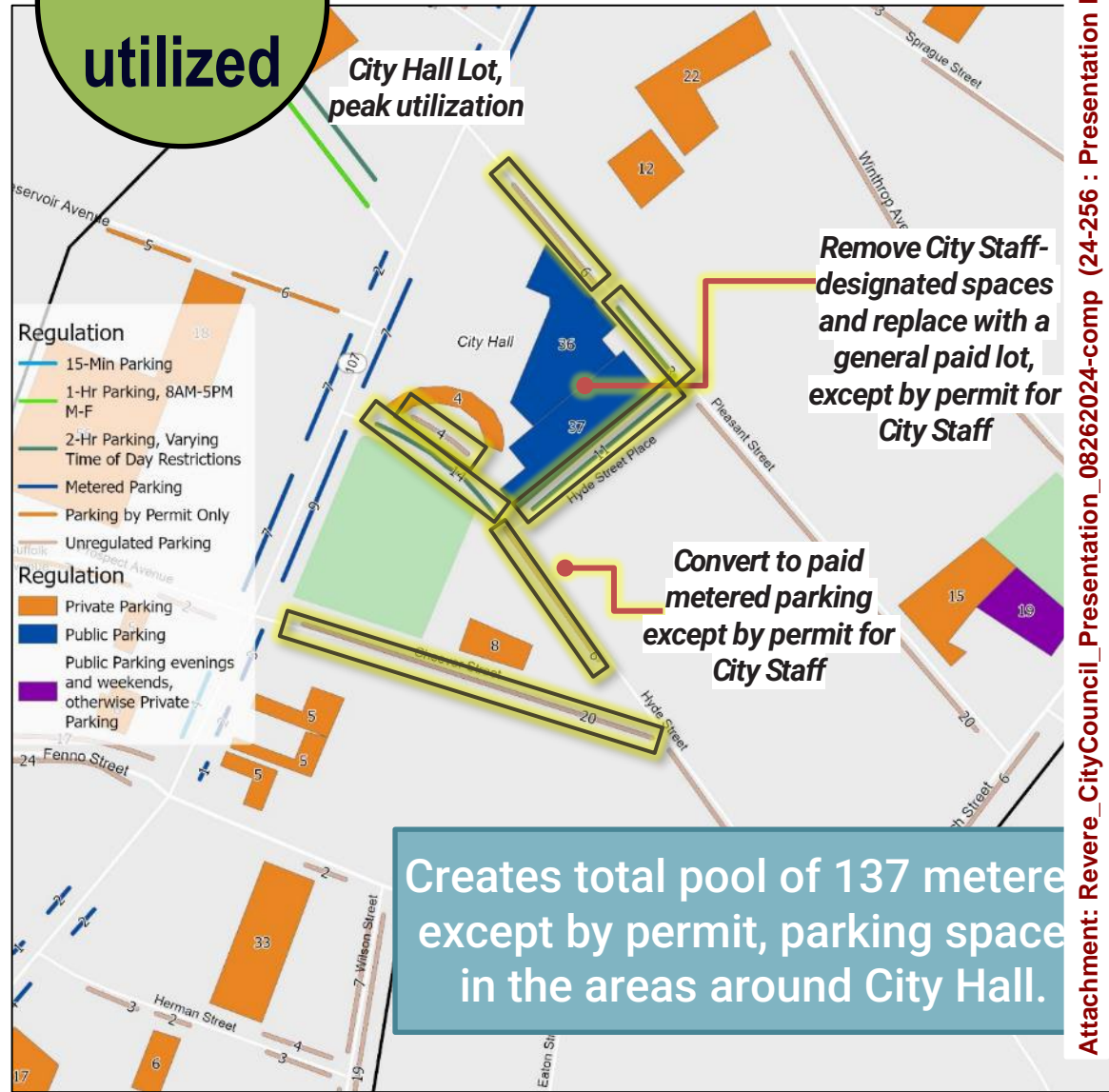
3

# Regulatory Streamlining

- Streamlining operations in the **City Hall Lot** and on adjacent side streets:
  - Eliminate separate areas designated for City staff spaces vs. public
  - City Staff parking permits for City Hall Lot and/or side streets
  - Remove time-limits
  - **Price lot and adjacent side streets**

**What it does:**  
Creates more clarity and approachability for the users

**84% utilized**



Fix existing deficiencies

DRAFT

Attachment: Revere\_CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

4

# Parking Benefit District

- Use the Parking Benefit District funds to implement recommendations in this plan (detailed on the next page):
  - In 2022 the City Established a Parking Benefit District, limited funds have been dispensed on a few projects so far
  - The current fund is ~\$40,000



## REVERE ADVOCATE

### City Council approves parking benefits district

May 13, 2022 News Advocate News

Print PDF Email

Monday night the City Council approved the adoption of a Parking Benefits District in the city. The council's Economic Development Subcommittee recommended the full council adopt the parking benefits district at its May 2 meeting. The district would allow the city to use revenue from its parking meters on Broadway, Shirley Avenue and the

**What it does:**  
 Facilitates reinvestment of parking revenues into the multimodal transportation system

DRAFT Fix existing deficiencies

Attachment: Revere\_CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

4

# Parking Benefit District

- Recommended uses for Parking Benefit District funds:
  - Implement the full Wayfinding Plan
  - Enhance the Aucella Ct connection to the Central Lot
  - Implement pocket parks
- Changes to pricing likely to result in a 170% increase in revenues
  - Assuming half must go to operations, this still means **\$200,000 more dollars annually** for the Parking Benefit District

**What it does:**  
Facilitates reinvestment of parking revenues into the multimodal transportation system



*Fix existing deficiencies*

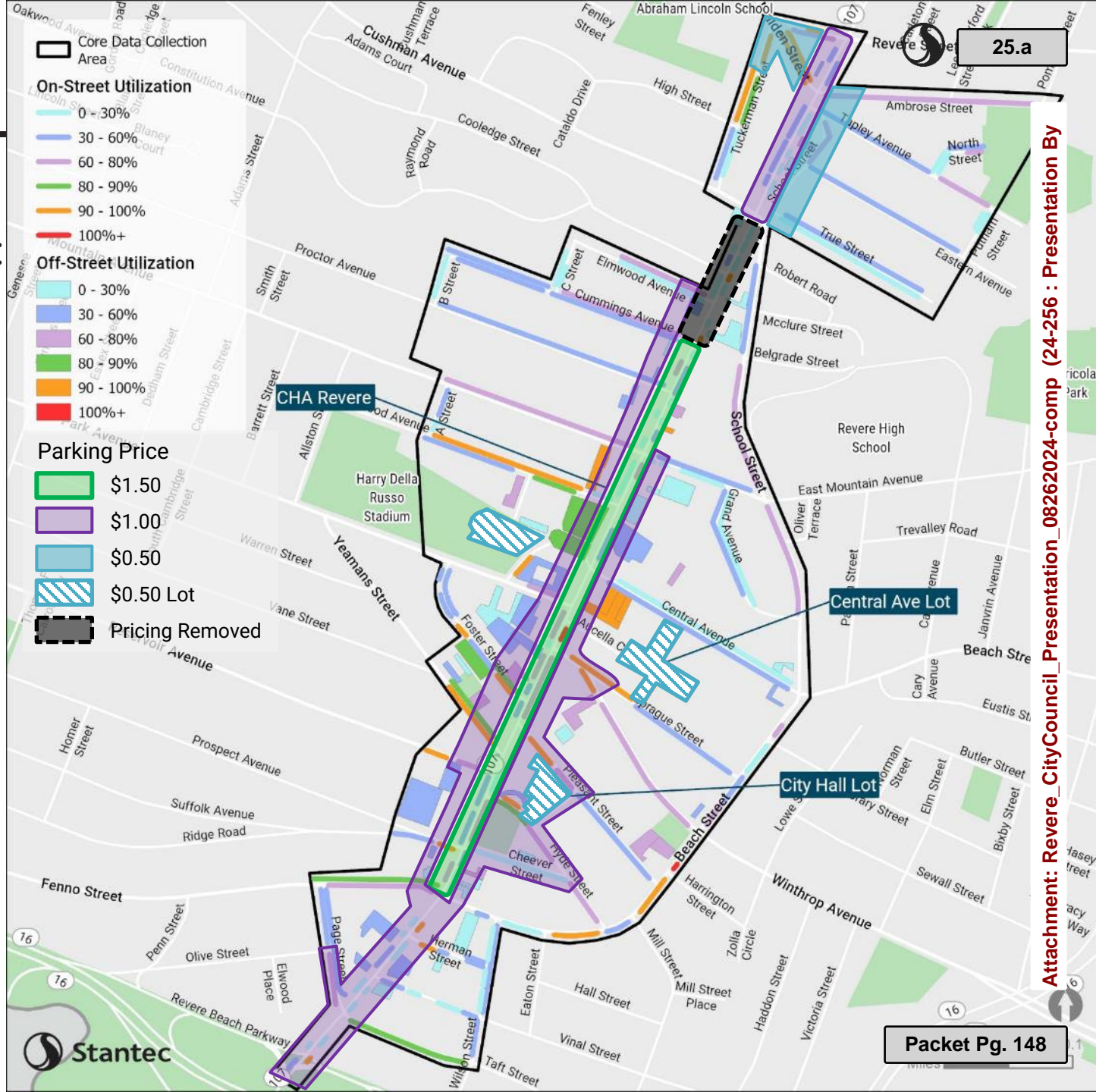
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# Performance Pricing

→ Implement performance pricing (85% utilization target):

- Where above 85%:  
Higher prices  
(\$1.50 or \$1.00/hr)
- Where below 60%:  
Bag meters (Free)
- Add meters on first ½  
block of side streets
- Cheaper on side streets  
(\$1.00 or \$0.50/hr)
- Eliminate time-limits

**What it does:**  
Values prime and remote parking more fairly, encouraging use of underutilized areas

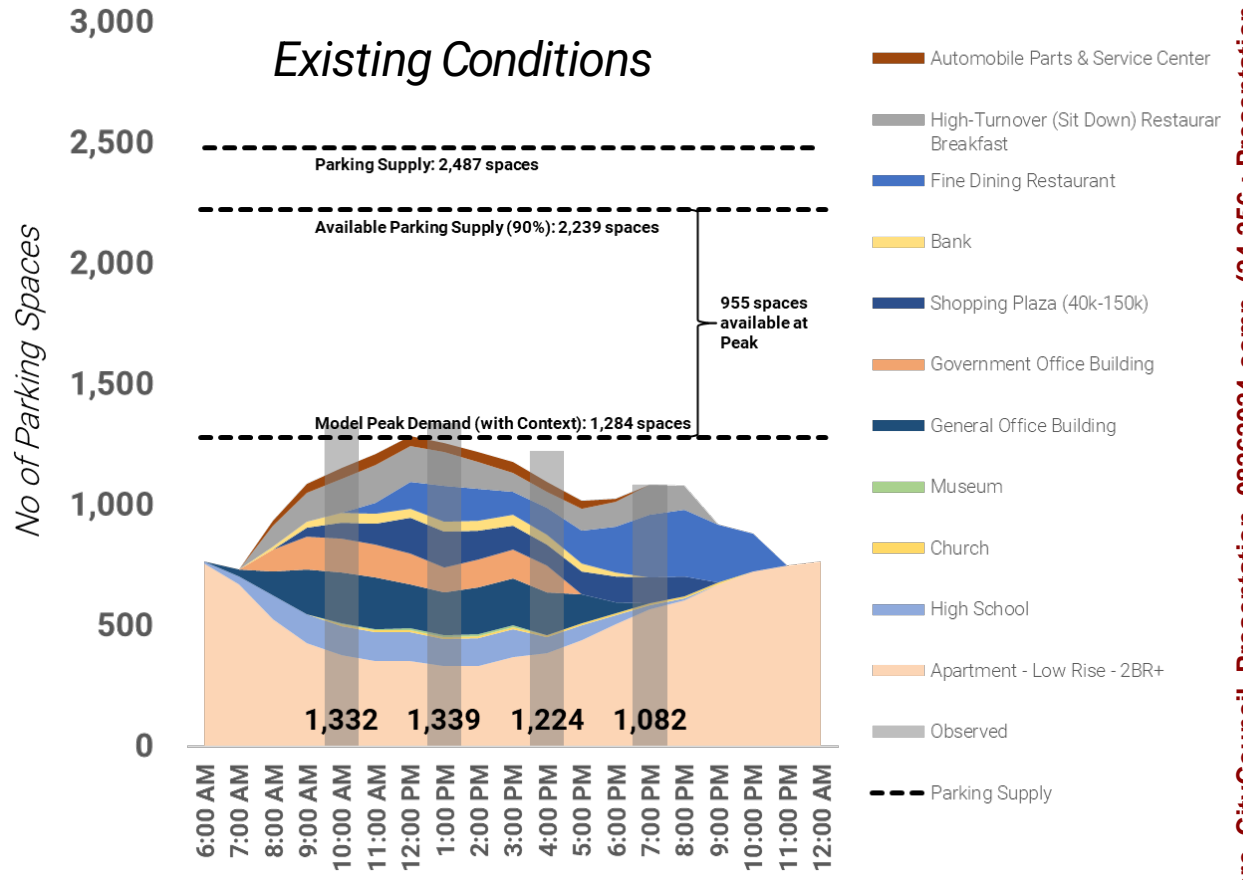


# Leverage Existing Capacity to Support Development

11

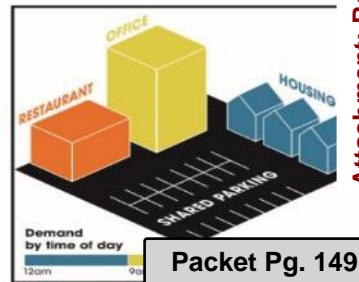
- Leverage existing parking assets to support new development, in line with Master Plan goals
  - With nearly half of study area parking empty at peak, **significant infill development can occur without new supply**
  - A shared parking program to unlock private supply is necessary to accommodate more than a few small projects
  - Opportunity to leverage transit-oriented development

**What it does:**  
 Demonstrates that Revere can accommodate new infill development without a significant parking cost premium



**Future Test Growth Assumptions**

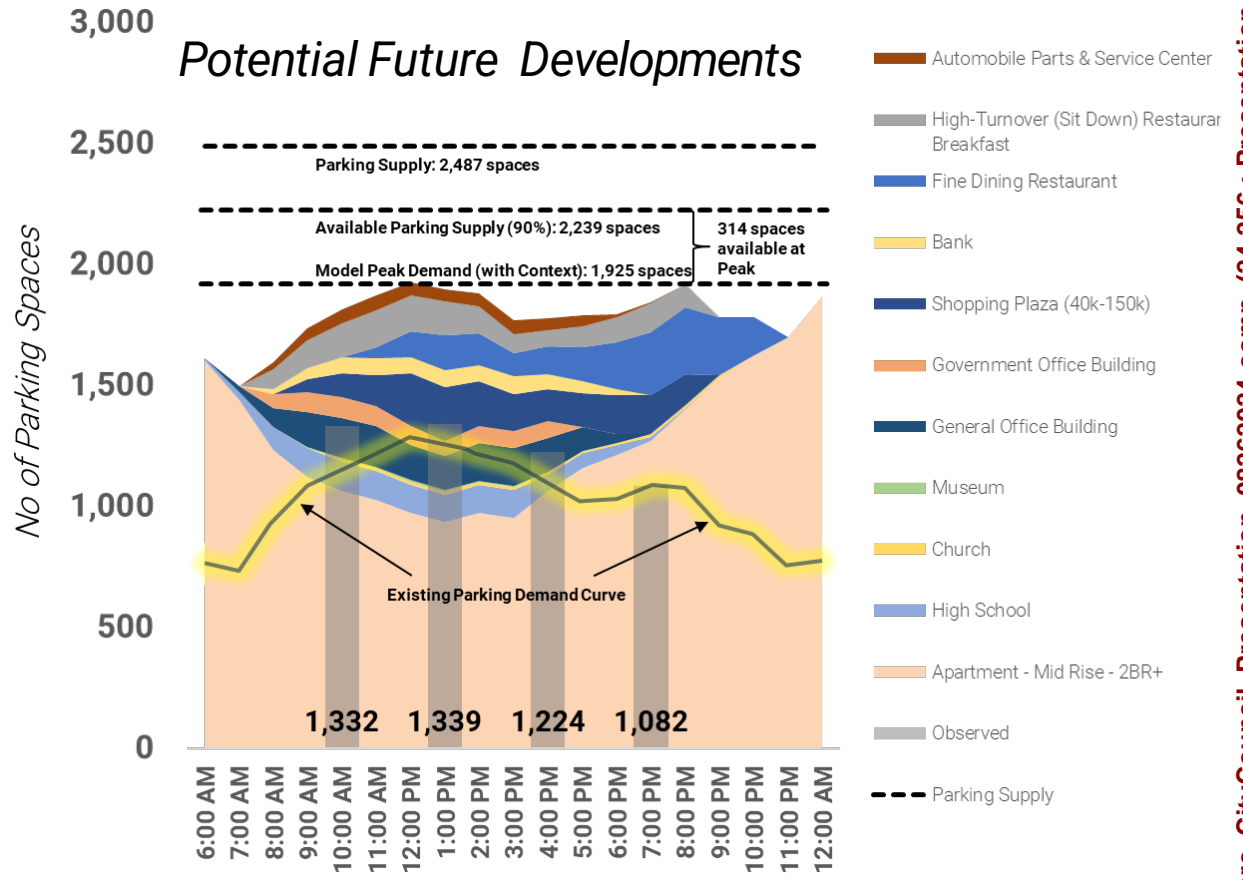
Model Land Use	Units
Residential Units (DUs)	1,000
Retail (SQFT)	60,000



# Leverage Existing Capacity to Support Development

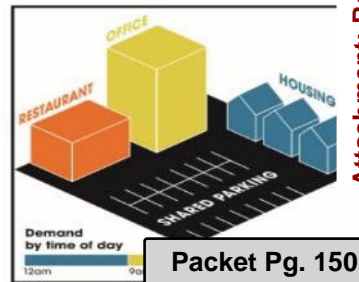
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**Future Test Growth Assumptions**

Model Land Use	Units
Residential Units (DUs)	1,000
Retail (SQFT)	60,000



6

# Shared Parking

→ Take an active role in **coordinating shared parking and managing parking permits**

There are 3 potential levels of involvement:

1. **Connecting** private parties
2. **Agreement** with private lot owners where City provides in-kind services in exchange for public permit/pay parking
3. **Leasing and/or a Revenue Sharing System** (Ann Arbor, Oak Park, Ft. Lauderdale, Sacramento, others)



**What it does:**  
 Allows efficient use of existing parking assets before considering need for additional parking supply



*West Concord helped facilitate the sharing of private lots to create a single shared facility, increasing supply for everyone*

6

# Shared Parking

- Existing shared parking through business-to-business arrangements exist in Revere:
  - 385 Broadway: Citizen Bank with MGH Doctors Offices

**What it does:**  
Allows efficient use of existing parking assets before considering need for additional parking supply



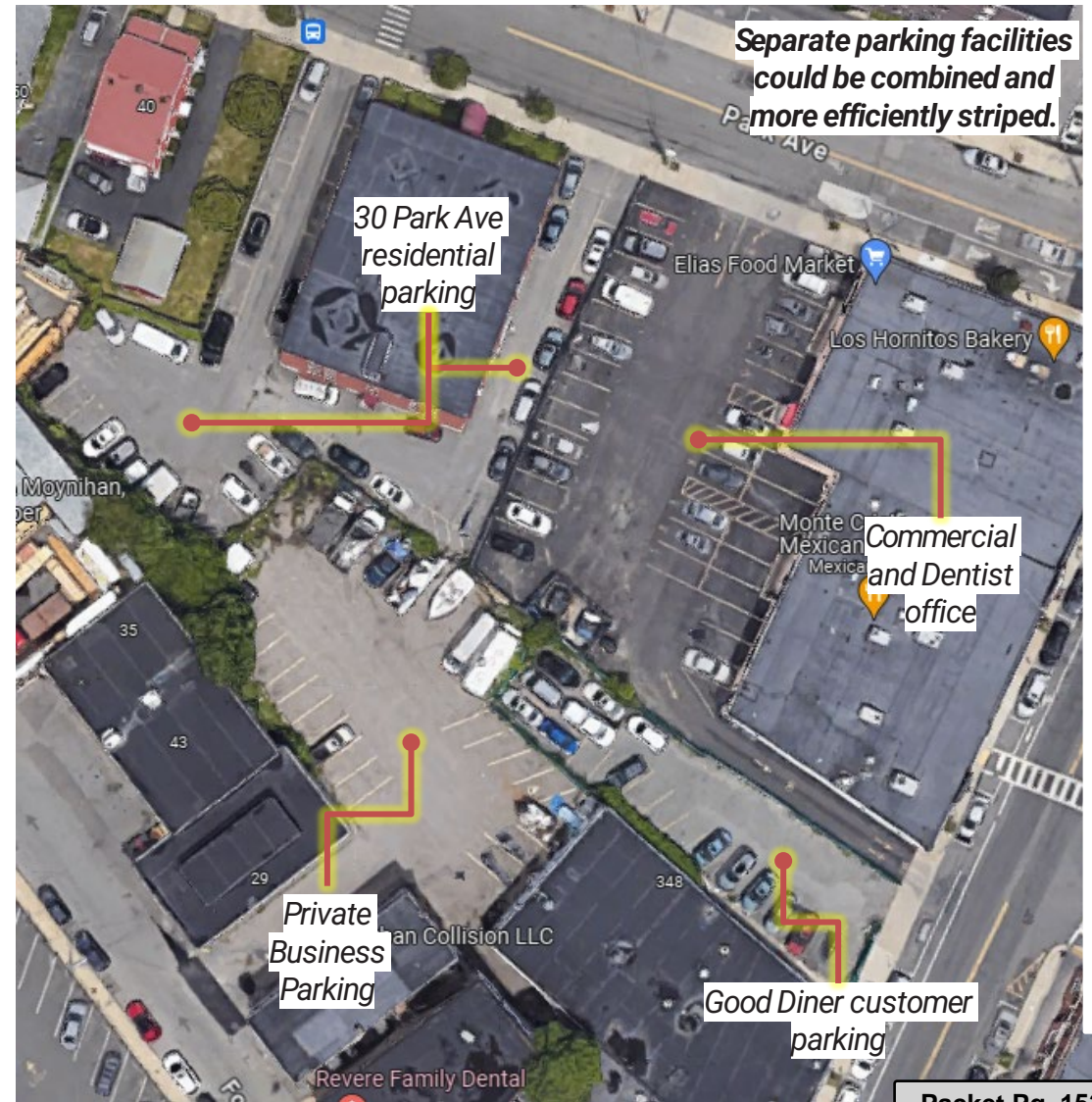


6

# Shared Parking

- Recommended locations for **additional shared parking** that should be immediately pursued by the City:
  - Between Park Ave and Foster St

**What it does:**  
Allows efficient use of existing parking assets before considering need for additional parking supply



## Parking Ambassadors

- Develop a program (perhaps with Revere High School students) to provide parking information to the public while also supporting parking enforcers with more eyes on the street
- Retrain **focus on educating drivers, not penalizing them**
- Focus on peak times and seasons

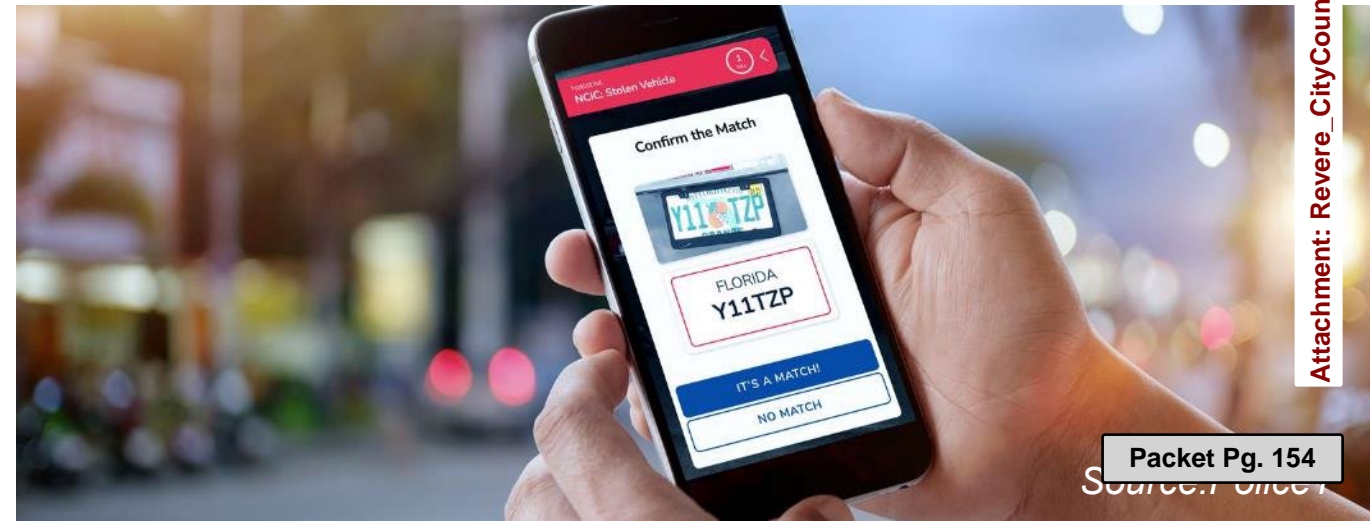
### What it does:

Improves customer relations while aiding visitors and reducing violations

## CASE STUDY- Pittsfield, MA

25.a

The City recruits young parking ambassadors to support enforcement and teach visitors how to pay for parking



# Enforcement Technologies

- Implement a License Plate Recognition (LPR) to improve efficiency in enforcement
  - **Begin** with vehicle-mounted devices (used in Lynn, Chelsea, others)
  - **Over time**, implement hand-helds (used in Somerville, Cambridge, others)
  - **Long-term**, consider Safety-Stik automated devices (used in Somerville)

What it does:  
Increases operational and logistical efficiency of parking management



# Loading and Dynamic Curbs

9

→ Implement dynamic curb loading zones with discrete time spans, allowing spaces to revert to parking or other uses

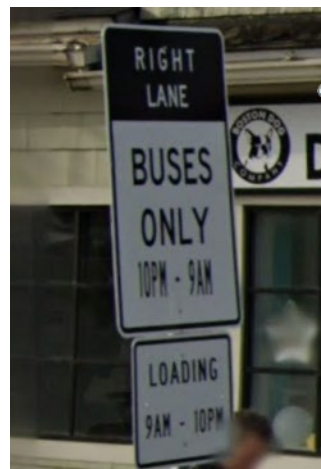
- There are 2 potential levels of management:
  1. **Manually-Regulated Signage:** indicating allowed loading times for commercial vehicles, passenger vehicles, and pick-up drop-off
  2. **Automated System** like Safety Stick, which records how long a vehicle remains park



**What it does:**  
 Handles growing loading & PUDO demand with little parking loss



Cambridge, MA



Sources: City of Boston, City of Cambridge, MyParkingSign.Co



Sources: MPS Parking and COORD

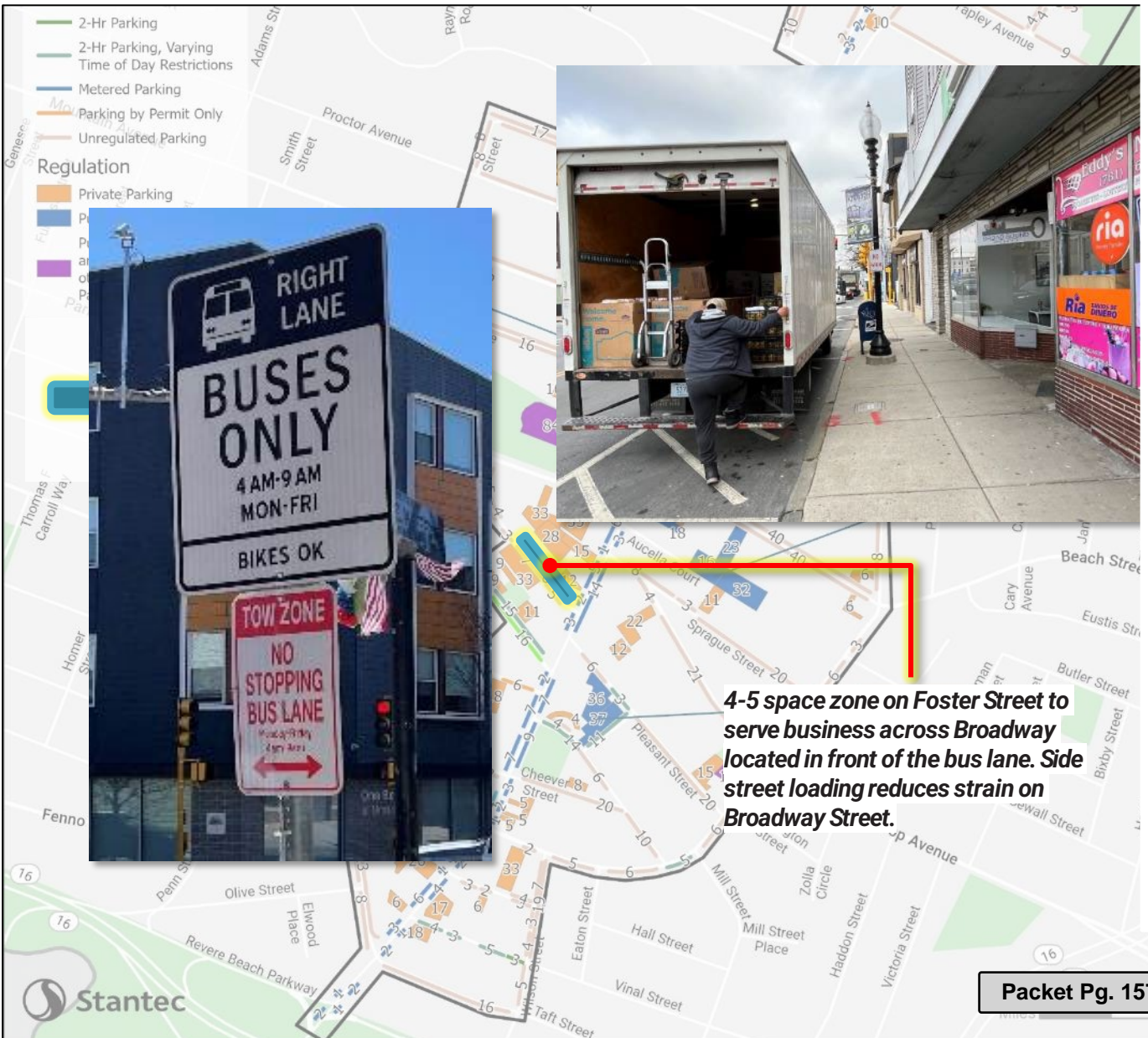
# Loading and Dynamic Curbs

## 9

DRAFT Support development and Master Plan goals

- Early candidate location for dynamic curb zone:
  - Foster Street to accommodate loading demand near Broadway during bus hours
  - Add other locations as needed (beginning and end of blocks)
- Long term use Safety Stik / other tech to allow 15-min. Free loading anywhere

**What it does:**  
 Handles growing loading & PUDO demand with little parking loss



**4-5 space zone on Foster Street to serve business across Broadway located in front of the bus lane. Side street loading reduces strain on Broadway Street.**

# Locations for Parklets

10

→ Identify locations for parklets, to provide **more green space** in line with Master Plan goals



**What it does:**  
Provides green space, seating, or other activation for the community



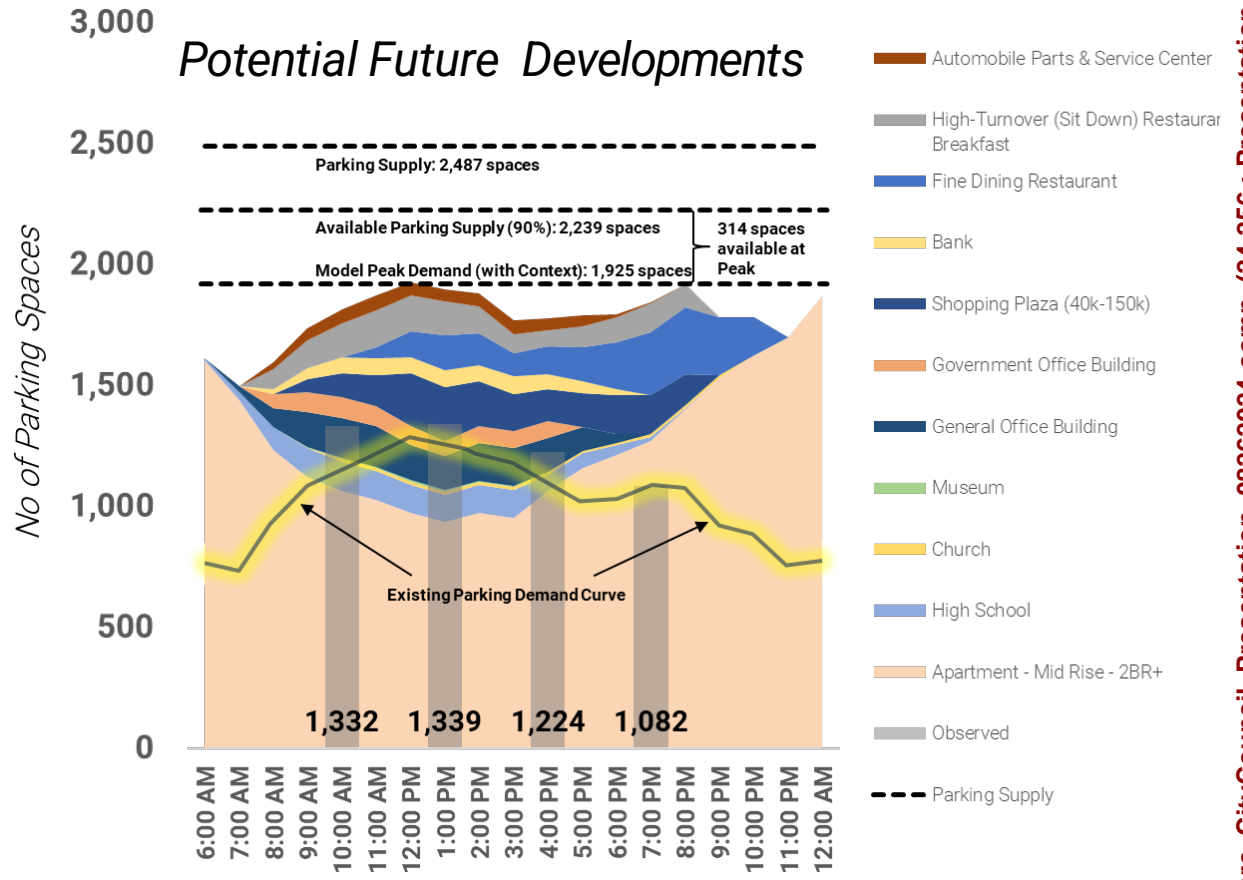
Attachment: Revere\_CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

# Leverage Existing Capacity to Support Development

11

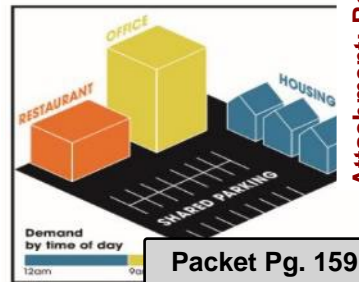
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**Future Test Growth Assumptions**

Model Land Use	Units
Residential Units (DUs)	1,000
Retail (SQFT)	60,000



Attachment: Revere\_CityCouncil\_Presentation\_08262024-comp (24-256 : Presentation By

DRAFT

Support development and Master Plan goals



# Recommendations



## Goals

## Recommendations

**Fix existing deficiencies**

- 1. Wayfinding
- 2. Regulatory Streamlining
- 3. Parking Benefit District
- 4. Parking Lot Access

**Improve effectiveness and efficiency**

- 5. Performance Pricing
- 6. Shared Parking
- 7. Parking Ambassadors
- 8. Enforcement Technologies

**Support development and Master Plan goals**

- 9. Loading and Dynamic Curbs
- 10. Locations for Parklets
- 11. Leverage Existing Capacity to Support Development





City of Revere

# Broadway Corridor Parking Supply Management Plan

Revere City Council, August 26, 2024



Funded by MA Downtown Initiative Program of:



**Commonwealth of Massachusetts**  
Executive Office of  
Economic Development



## PROPOSED SPECIAL ACT TO SUPPORT THE FAMILY OF ROBERT O'BRIEN

**ARTICLE**

To see if the City will vote to authorize the City Council to petition the General Court for special legislation providing that Annette O'Brien, widow of Robert B. O'Brien, be exempt from the specific clause of Chapter 32, section 11(2)(c) of the General Laws that provides in pertinent part:

*... Payment shall not be made under this subdivision if the deceased member is survived by a beneficiary appointed under option (d) of subdivision (2) of section twelve who is eligible to receive the allowance provided by said option, nor if the deceased member is a male and is survived by a person eligible to receive the allowance provided for in section twelve B, or is a female and is survived by a child eligible to receive the allowances provided for in section twelve B, unless the widow or person acting for such child elects, in lieu of receiving allowances provided for in said section twelve B, to have payment of any moneys due made in accordance with the provisions of this paragraph."*

(emphasis added).

Provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the City Council approves amendments to the bill before enactment by the General Court which are within the scope of the general public objectives of the petition, and to authorize the City Council to approve such amendments set forth below:

**PROPOSED SPECIAL ACT**

AN ACT EXEMPTING ANNETTE V. O'BRIEN FROM BEING AWARDED A MEMBER-SURVIVOR ALLOWANCE AS SET FORTH IN CHAPTER 32, SECTION 12(2)(d)) OF THE GENERAL LAWS AND INSTEAD RECEIVE A ONE-TIME, LUMP SUM PAYMENT OF THE ACCUMULATED TOTAL DEDUCTION ACCOUNT OF ROBERT B. O'BRIEN ON FILE WITH THE REVERE CONTRIBUTORY RETIREMENT SYSTEM.

*Be it enacted by the Senate and House of Representatives, in General Court assembled, and by the authority of the same as follows:*

WHEREAS, Robert B. O'Brien was employed as the City of Revere's Economic Development Director between August 18, 2016, and December 31,

## PROPOSED SPECIAL ACT TO SUPPORT THE FAMILY OF ROBERT O'BRIEN

2023. During his employment with the City of Revere, Robert B. O'Brien accrued 6.4167 years of creditable service with the Revere Contributory Retirement System and contributed approximately \$79,724.03 into said Retirement System.

WHEREAS, while a member-in-service, Mr. O'Brien nominated Annette V. O'Brien as his member-survivor beneficiary pursuant to Chapter 32, section 12(2)(d) of the General Laws. That designation was never revoked by Robert B. O'Brien and remained on file at the Revere Contributory Retirement System until his death on February 19, 2024.

WHEREAS, staff at the Revere Contributory Retirement System have calculated Annette V. O'Brien gross monthly benefit to be \$81.76.

WHEREAS, Annette V. O'Brien is currently 81 years old.

SECTION 1. Notwithstanding the provisions of Chapter 32, section 11(2)(c) of the General Laws pertaining to the mandatory receipt of a member-survivor allowance when an eligible beneficiary has been nominated by a now deceased member, Annette V. O'Brien shall be issued a one-time, lump sum payment of monies paid into the Revere Contributory Retirement System by Robert B. O'Brien plus the statutory interest consistent with the other terms and conditions set forth in Chapter 32, section 11 of the General Laws.

SECTION 2. Once refunded, Annette V. O'Brien shall not be eligible for any additional benefits or payments by the City of Revere or the Revere Contributory Retirement System relative to Robert B. O'Brien's membership with the Revere Contributory Retirement System.

SECTION 3. This act shall take effect upon its passage.

**END.**

# City of Revere, Massachusetts

## Tom Skwierawski

Chief of Planning and Community Development  
 Department of Planning and Community Development  
 281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.  
 Mayor

**TO:** The Honorable Revere City Council  
**FR:** Tom Skwierawski, Chief of Planning and Community Development  
**CC:** Office of Mayor Patrick M. Keefe, Jr.  
**RE:** Home Rule Petition re: Special Act to support the family of Robert O'Brien  
**DA:** August 21, 2024

Esteemed Members:

I submit for your considering the following legislation:

**AN ACT EXEMPTING ANNETTE V. O'BRIEN FROM BEING AWARDED A MEMBER-SURVIVOR ALLOWANCE AS SET FORTH IN CHAPTER 32, SECTION 12(2)(d) OF THE GENERAL LAWS AND INSTEAD RECEIVE A ONE-TIME, LUMP SUM PAYMENT OF THE ACCUMULATED TOTAL DEDUCTION ACCOUNT OF ROBERT B. O'BRIEN ON FILE WITH THE REVERE CONTRIBUTORY RETIREMENT SYSTEM.**

This legislation ensures that the spouse of the late Economic Development Director Robert (Bob) O'Brien receives the full retirement benefits afforded to Bob. Bob officially retired from the City at the end of 2023, and tragically passed away just weeks later. Bob's wife, Anette, is scheduled to receive nominal monthly benefits from the Revere Contributory Retirement System. Due to her age, this will likely amount to a number far less than the funding Bob contributed to the System.

Bob was a great man, and a mentor to me and many others in this building. He helped usher forward some of the most significant changes in the City's history, including the Suffolk Downs Master Plan and the revitalization of Revere Beach. Due to the untimeliness of his passing, the City wants to make every effort to ensure the support and comfort of his loved ones at this time. If you have any questions, please do not hesitate to ask.

Attachment: Memo\_Bob O'Brien (24-257) : PROPOSED SPECIAL ACT TO SUPPORT THE FAMILY OF ROBERT O'BRIEN

# City of Revere, Massachusetts

**Tom Skwierawski**

*Chief of Planning and Community Development*

Department of Planning and Community Development


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



**Patrick M. Keefe Jr.**

*Mayor*

**TO:** The Honorable Revere City Council

**FR:** Tom Skwierawski, Chief of Planning and Community Development +CS  
Claire Inzerillo, Policy Writer and Analyst 

**CC:** Frank Stringi, City Planner  
Office of Mayor Patrick M. Keefe, Jr.

**RE:** **Changes to various ordinances to allow for Recreational Marijuana establishments in the City of Revere.**

**DA:** August 20, 2024

Esteemed Members:

We write to inform you of the City's submission of proposed amendments to Title 9, in conjunction with Councilor Silvestri's submission of proposed amendments to Title 17 of the Revised Ordinances of the City of Revere, pursuant to the regulations promulgated by Massachusetts General Law Chapter 94G, which permit a city to adopt ordinances and by-laws that impose reasonable safeguards on the operation of marijuana establishments.

In 2016, voters approved the passage of Question 4, the recreational marijuana law, which took effect on December 15, 2016 as M.G.L. c. 94G. Section 3 of this chapter, know as the "Local Control" provision, says that in cities which Question 4 was rejected by the voters, such as Revere, the City Council could adopt an ordinance to limit or ban the sale of recreational marijuana, so long as this action was taken before December 31, 2019, after which it would require a voter referendum. In March 2017, the City Council adopted a Zoning ordinance that allowed for recreational marijuana facilities by Special Permit only in the TED district. In December of the same year, the City Council repealed this allowance, and approved section 9.18.010, prohibiting recreational marijuana in the City of Revere.

In the years since, neighboring communities have reaped the financial benefits of the additional 3% sales tax on marijuana products. Additionally, given the heavy regulation of the industry, these facilities have operated for years without incident, in many ways no different than any other retail store. It is with this peace of mind that the City puts forth the following proposals:

- Amendments to **Title 9**: 1) Adds new section 9.17.010(B), which prohibits the social consumption of marijuana, and 2) repeals chapter 9.18, which prohibits non-medical marijuana establishments in the City.

The Zoning amendments put before you tonight by Councilor Silvestri are the most substantial of the amendments relative to recreational marijuana establishments. It should be noted that these proposals allow for Marijuana Retail establishments by Special Permit in TED districts, and by Special Permit in *certain areas* of GB and HB districts. The particular zones are something we anticipate the Council will want to weigh in on heavily, but they were created as a starting point in the conversation. Further, the Special Permit process outlined in proposed sub-section 17.30.060(E) establishes a 300-foot buffer for all Marijuana Establishments from schools, childcare facilities, libraries, playgrounds, public parks, etc. This buffer can be reduced with a waiver from the City Council, but provides a measure of control to ensure adequate protections are made to prevent diversion to minors and, generally, to ensure the facility is otherwise

# City of Revere, Massachusetts

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*Mayor*

adequately buffered from any perceived negative impacts. Additionally, it should be noted that there is not an explicit mention of special provisions for Social Equity licenses. This was an item discussed in the Sub-Committee, and an item the City is in support of, but we wanted to defer to the Council on this matter. Once a consensus is developed on a particular approach (e.g. setting aside one license for Social Equity applicants), we would be happy to work with the Council on this particular item.

The local tax option of three percent for marijuana product sales that was established by M.G.L. c. 64N, § 3 was already adopted by the City in March 2018.

We look forward to any questions you may have.

August 19, 2024

DRAFT

**AN ORDINANCE FURTHER AMENDING CHAPTER 9.17 – OFFENSES RELATED TO  
PUBLIC CONSUMPTION OR USE OF MARIHUANA OR  
TETRAHYDROCANNABINOL OF THE REVISED ORDINANCES OF THE CITY OF  
REVERE.**

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

**SECTION 1.** Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “MARIHUANA” in the Chapter title and inserting in place thereof the word “MARIJUANA.”

**SECTION 2.** Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by deleting all instances of the word “marihuana” and inserting in place thereof the word “marijuana.”

**SECTION 3.** Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by inserting “M.” before all instances of “G.L.” and adding a comma directly after all Massachusetts General Law chapter numbers.

**SECTION 4.** Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by inserting new Section 9.17.010(B):

B. On-site or social consumption of marijuana, as defined by M.G.L. c. 94G, § 1(g), and M.G.L. c. 94C, § 1, as the same may be amended, at any marijuana establishment as defined in Section 17.30.030, or any registered marijuana dispensary as defined in Section 17.30.30, is hereby prohibited.

**SECTION 5.** Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by re-lettering the existing sub-sections of Section 9.17.010 following the insertion of the above new sub-section (B).

Attachment: Chp 9.17 COUNCIL SUBMISSION (24-258 : Marijuana Establishments UPDATE 8/22)

August 19, 2024

DRAFT

**AN ORDINANCE REPEALING CHAPTER 9.18 – PROHIBITION OF NON-MEDICAL MARIJUANA ESTABLISHMENTS OF THE REVISED ORDINANCES OF THE CITY OF REVERE**

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

**SECTION 1.** Chapter 9.18 of Title 9 of the Revised Ordinances of the City of Revere is hereby repealed in its entirety.

Attachment: Chp 9.18 COUNCIL SUBMISSION (24-258 : Marijuana Establishments UPDATE 8/22)



Motion presented by Councillor Silvestri: That the City Council order to a public hearing the following zoning ordinance relative to marijuana establishments in the City of Revere.

**A ZONING ORDINANCE ESTABLISHING DEFINITIONS, USES, SPECIAL PERMIT DISTRICT BOUNDARIES, AND REGULATIONS FOR MARIJUANA ESTABLISHMENTS IN THE CITY OF REVERE.**

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

**SECTION 1.** Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Section 17.08.385 Independent Testing Laboratory (Marijuana) after existing Section 17.08.380 Hotel:

17.08.385 Independent Testing Laboratory (Marijuana).

“Independent testing laboratory (marijuana)” means a laboratory that is licensed by the Cannabis Control Commission (CCC) and is: i) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; ii) independent financially from any medical and/or non-medical marijuana treatment center or any licensee or ME for which it conducts a test; and iii) qualified to test marijuana in compliance with regulations promulgated by the CCC pursuant to M.G.L. c. 94G.

**SECTION 2.** Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Sections after existing Section 17.08.490 Lot Width:

17.08.492 Marijuana Cultivator (MC).

“Marijuana Cultivator” (MC) means an entity licensed to cultivate, process and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to ME’s and to transfer marijuana to other ME’s, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.

17.08.494 Marijuana Establishment (ME).

“Marijuana establishment” (ME) means a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter or any other type of licensed non-medical and/or medical marijuana-related business.

17.08.496 Marijuana Retailer (MR).

“Marijuana retailer” (MR) means an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME’s and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME’s and to consumers.

17.08.498 Marijuana Transporter.

“Marijuana Transporter” means an entity, not otherwise licensed by the Commission that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an existing Licensee Transporter or Third Party Transporter.

**SECTION 3.** Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting three new rows to the Table of Uses underneath “Medical and dental office”:

USE	R A	RA 1	RB	RB 1	R C	RC 1	RC 2	RC 3	PD D1	PD D2	N B	G B	GB 1	C B	H B	TE D	LI	II
All Marijuana establishments (ME), except Marijuana retail (MR) and Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp #	sp	no	n
Marijuana retail (MR)	no	no	no	no	no	no	no	no	no	no	no	sp #	no	no	sp #	sp	no	n
Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp #	sp	no	n

**SECTION 4.** Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new by-line under “+” and before “(10)” underneath the Table of Uses:

# See section 17.16.480 for district boundaries for marijuana establishment uses by Special Permit.

**SECTION 5.** Chapter 17.16 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Section 17.16.480:

**Section 17.16.480 – Marijuana Establishments within the GB, HB, and TED districts.**

A. Marijuana Retail (MR) is an allowable use by Special Permit in certain areas of the GB, HB, and TED districts granted by the city council in conformance with the following location boundaries:

1. GB districts:
  - a. The GB district located on the southern side of Squire Rd., with the northern boundary of Stevens St. and southeastern boundary of Derby Rd.;
  - b. The GB district located at Parcel 28-439J1-21A on Squire Rd.;
  - c. The GB district located on the southern side of Squire Rd., with the northwestern boundary of Lantern Rd. and southeastern boundary of 126 Squire Rd.;
  - d. The GB district located on the southern side of Squire Rd., with the northern boundary of Patriot Parkway and the southeastern boundary of Parcel 27-439Q-17 on Squire Rd.;
  - e. The portion of the GB district located on North Shore Rd. with a northern boundary of Jackson St., and a southern boundary of Parcels 9-179C-1, 2, and 3 on Shawmut St. The

- portion of this district spanning Revere St. with a western boundary of Temple St. and an eastern boundary of 570 Revere St. shall be excluded from “Marijuana Retail” use; and,
- f. The GB district located on Shirley Ave., Beach St., and North Shore Rd. with a western boundary of VFW Parkway, a northern boundary of 1350 North Shore Rd., an eastern boundary of Ocean Ave., and a southern boundary of Dehon St.
2. HB Districts:
    - a. The HB district located on the southern side of Squire Rd., with a western boundary of Parcel 32-435A-2 on Squire Rd., a southern boundary of Parcel 32-435A-4 on Squire Rd., and an eastern boundary of the Northeast Expressway;
    - b. The HB district located on the northern side of Squire Rd., with a northwestern boundary of Copeland Circle and an eastern boundary of Brown Circle;
    - c. The HB district located on the northern side of American Legion Highway, with a western boundary of Brown Circle, a northern boundary of Naples Rd., an eastern boundary of Parcel 18-324H&I-2 on American Legion Highway, and a southern boundary of Beach Rd.;
    - d. The HB district located on the northwestern side of North Shore Rd., with a southern boundary of Vera St. and a northeastern boundary of Parcel 12-190C-3B on North Shore Rd.;
    - e. The HB district located on the northern side of VFW Parkway, with a northern boundary abutted by the PDD2 district and IP districts, a western boundary of Parcel 16-243-1B on Everett St., and a southern boundary of VFW Parkway splitting into Beach St.;
    - f. The HB district on the western side of North Shore Rd., with a western boundary of the PDD2 district, and a southern boundary of Parcel 8-152-5 on North Shore Rd.
  3. All TED districts.
    - B. Marijuana Establishment (ME) excluding Marijuana Retail (MR) and Independent Testing Laboratory is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2), and the TED districts.
    - C. Independent Testing Laboratory (marijuana) is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2) and the TED districts.
    - D. Any HB or GB location not described herein shall not be an allowable zone for a Marijuana Retail, Marijuana Establishment, or Independent Testing Laboratory (marijuana) use by Special Permit granted by the city council.
    - E. No recreational Marijuana Retail facility shall be within one-thousand feet (1,000) of another presently existing or permitted Marijuana Establishment.

The above Zoning Districts are detailed on a map entitled “Zoning Atlas Map, City of Revere,” dated February 28, 1983, as further amended from time to time, with all boundary lines designated thereon.

**SECTION 6.** Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Chapter 17.30:

**CHAPTER 17.30 – MARIJUANA ESTABLISHMENTS.**

**Sections:**

**17.30.010 – Regulation.**

M.G.L. c. 94G and c. 94I authorize a system of state licensing for businesses engaging in the cultivation, testing, processing and manufacturing, and retail sales of non-medical and medical marijuana

respectively, and collectively referred to as Marijuana Establishments (MEs). M.G.L. c. 94G § 3 allows cities to adopt ordinances that impose reasonable safeguards on the operation of non-medical and medical marijuana establishments, provided they are not unreasonably impracticable and are not in conflict with the law. The special permit and site plan review requirements set forth in this Section shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state, or local law.

#### **17.30.020 – Purpose.**

The purpose of this ordinance is to allow state-licensed MEs to exist in the city of Revere in accordance with applicable state laws and regulations and impose reasonable safeguards to govern the time, place, and manner of ME operations and any business dealing in Marijuana Accessories in such a way as to ensure public health, safety, well-being, and reduce undue impacts on the natural environment subject to the provisions of this Zoning Ordinance, M.G.L. c. 40A, M.G.L. c. 94G, M.G.L. c. 94I, and any other applicable law. Therefore, this ordinance may permit MEs in locations suitable for lawful MEs where there is access to regional roadways, where they may be readily monitored by law enforcement for health and public safety purposes, and to minimize adverse impacts on adjacent properties, residential neighborhoods, historic districts, schools, playgrounds, and other locations where minors congregate by regulating the siting, design, placement, operation security, and removal of MEs.

#### **17.30.030 – Definitions.**

Where not expressly defined in the Zoning Ordinance, terms used in this Zoning Ordinance referring to marijuana shall be interpreted as defined in M.G.L. c. 94G and 94I, as the same may be amended from time to time, and regulations issued by the Cannabis Control Commission (CCC). The following definitions, consistent with this expressed intent, shall apply in the interpretation and enforcement of this section:

- A. “Marijuana products” shall mean products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for non-medical use or consumption, including edible products, beverages, topical products, ointments, oils, and tinctures.
- B. “Marijuana Establishment” or “ME” shall mean a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter, or any other type of licensed non-medical and/or medical marijuana-related business.
- C. “Marijuana Cultivator” or “MC” shall mean an entity licensed to cultivate, process, and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to MEs and to transfer marijuana to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.
- D. “Marijuana Product Manufacturer” or “MPM” shall mean an entity licensed to obtain, manufacture, process, and package non-medical and/or medical marijuana and marijuana products, to deliver non-medical marijuana and marijuana products to MEs and to transfer non-medical marijuana and/or medical marijuana products to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MPM.

- E. "Marijuana Retailer" or "MR" shall mean an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME's and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME's and to consumers.
- F. "Independent testing laboratory" shall mean a laboratory that is licensed by the CCC and is: (1) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; (2) independent financially from any medical and/or non-medical marijuana treatment center or any licensee or ME for which it conducts a test; and (3) qualified to test marijuana in compliance with regulations promulgated by the CCC pursuant to G.L. c. 94G.
- G. "Co-located Marijuana Operations" or "CMO" shall mean an entity operating under both a Medical Marijuana Treatment Center (MMTC) registration pursuant to 935 CMR 501.000: Medical Use of Marijuana, and under at least one Marijuana Establishment license pursuant to 935 CMR 500.000: Adult Use of Marijuana, on the same premise. Co-located marijuana operations pertain to cultivation, product manufacturing, and retail, but not any other adult-use license.
- H. "Moral Character" means the degree to which a person's history demonstrates honesty, fairness and respect for the rights of others and for conformance to the law, which may include consideration of whether an individual has:
1. Ever had a professional license denied, suspended or revoked;
  2. Ever had a business license denied, suspended or revoked;
  3. Ever had a marijuana-related business license denied, suspended, revoked, or placed on administrative hold, or was subjected to a fine for violation of a marijuana-related zoning ordinance;
  4. Ever had a business temporarily or permanently closed for failure to comply with any tax, health, building, fire, zoning, or safety law;
  5. Ever had an administrative, civil or criminal finding of delinquency for failure to file or failure to pay employment, sales, property or use taxes;
  6. Ever been convicted of a felony, sex offense, or other offense involving violence, distribution of controlled substances, excluding marijuana-related possession offenses, or other moral turpitude;
  7. Within the previous sixty months been convicted of a misdemeanor or other offense involving the distribution of controlled substances, or driving under the influence of alcohol or other substance (DUI, OUI) convictions.
- I. "Marijuana Transporter" shall mean an entity, not otherwise licensed by the Commission that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third-Party Transporter.

#### 17.30.040 – Prohibitions and limitations.

- A. It shall be unlawful for any person to operate a ME without obtaining a special permit and undergoing site plan approval pursuant to the requirement of this Ordinance.

B. A separate special permit is required for each different ME detailed in Section 17.30.040(A).

C. The number of MEs shall be limited to the number equal to twenty-percent (20%) of the number of licenses issued within the city of Revere for the retail sale of alcoholic beverages not be drunk on the premises where sold under M.G.L. c. 138 § 15. No special permit may be granted for a ME which results in a violation of this limit.

D. A ME may only be involved in the use permitted by its definition. MRs may only be located in buildings containing other retail, commercial, residential, industrial, or any other uses, including other types of MEs, if the MR is separated by full walls from any and all other uses.

E. MEs are permissible only in zoning districts in accordance with Section 17.16.040 Generally - Table of Uses and any further limitations specified in this chapter. Notwithstanding the provisions of Chapter 17.16 – USE REGULATIONS, no special permit shall be granted for any MR that is not located within the TED, or specified GB and HB districts. Social Consumption Establishments, so called, are prohibited as a use.

F. An entity engaged in Co-located Marijuana Operations (CMOs) must comply with the provisions of this ordinance and the Massachusetts adult-use marijuana laws, St. 2017, c. 55; M.G.L. c. 94G; M.G.L. c. 94I; 935 CMR 500.00: Adult Use of Marijuana; 935 CMR 501.00: Medical Use of Marijuana; and 935 CMR 502.00. Additionally, 935 CMR 500.00 and 935 CMR 501.00 control for CMRs.

G. All MEs shall be prohibited as an Accessory Use or Home Occupation in all zoning districts. No ME shall be permitted to have drive-up or walk-up facilities.

1. A drive-up or walk-up facility shall mean any facility designed to enable persons to receive a service or purchase, or consume goods, while remaining within a motor vehicle or remaining at the exterior of the building.

H. No Marijuana or Marijuana Products shall be smoked, eaten, ingested, consumed or otherwise used within the premises of any ME.

I. No ME may be operated in a mobile facility or outside of a fully enclosed building or structure, excepting deliveries to off-site MRs and/or home deliveries to consumers permitted or licenses by applicable state and local regulations.

J. No ME may be operated in such a manner as to cause or create a public nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure, or dwelling in the area.

K. The issuance of a special permit and site plan review pursuant to this chapter does not create an exception, defense, or immunity to any person or entity in regard to any potential criminal liability the person or entity may have for the production, distribution, or possession of marijuana.

L. There shall be no use variances issued for any ME.

#### 17.30.050 – Application.

In addition to the materials required under Chapter 17.48 Article III – Special Permits and Chapter 17.17 - Site Plan Review, the applicant shall submit the following:

- A. The name and address of each owner of the ME facility/operation;
- B. Proof of application to the CCC for the proposed ME including submittal of copies of all required registrations, licenses and permits issued to the applicant by the state and any of its agencies for the proposed ME;
- C. A notarized statement signed by the organization’s Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the applicant must disclose the identity of all such responsible individual persons;
- D. Evidence that the Applicant has site control and right to use the site for a ME facility in the form of a deed or executed purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement;
- E. The name, address, email address, and phone number of all designated Managers of the ME, together with a criminal background check of such Managers and other evidence of Moral Character;
- F. Proof that the detailed security plan, operation and management plan, and emergency response plans have been submitted to the Revere Police Department, the Revere Fire Department, and the Department of Planning and Community Development for comment and review at the same time or prior to the submission of the application, and any comment or response received by the applicant;
- G. Proof that the applicant provided notification in writing at the same time or prior to the submission of the application to all property owners and operators of the uses listed under Section 17.30.060(E) within three hundred (300) feet of its proposed location and use, to provide them with the opportunity to comment to the City Council, as well as any and all comment or response received by the applicant;
- H. Detailed site plans that include the following information:
  1. Compliance with the requirements for parking and loading spaces, for lot size, frontage, yards and heights and coverage of buildings, and all other provisions of this ordinance;
  2. Convenience and safety of vehicular and pedestrian movement on the site and for the location of driveway openings in relation to street traffic;
  3. Convenience and safety of vehicular and pedestrian movement off the site, if vehicular and pedestrian traffic off-site can reasonably be expected be substantially affected by on-site changes;
  4. Adequacy as to the arrangement and the number of parking and loading spaces in relation to the proposed use of the premises, including designated parking for home delivery vehicle(s), as applicable;
  5. Design and appearance of proposed buildings, structures, signage, trash receptacles, screening and landscaping, minimizing any adverse visual or economic impacts on abutters and other parties in interest;
  6. Adequacy of water supply, surface and subsurface drainage and light;
  7. A detailed floor plan of the premises identifying the square footage available and describes the functional areas of the ME, including areas for any preparation of marijuana products; and,

8. Details showing all exterior proposed security measures for the ME including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.
- I. A description of the security measures, including employee security policies, consistent with the applicable provisions in CCC regulations 935 CMR 500.110 or 935 CMR 501.110 for the ME. An active security system shall be required for all locations and all security measures shall be approved by the Fire and Police Chiefs;
- J. A copy of each operating procedure consistent with the applicable provisions in 935 CMR 500.105(1) or 935 CMR 501.105(1), including any applicable additional CCC operational requirements for MEs;
- K. A copy of the policies and procedures for individual, patient or personal caregiver home-delivery consistent with the applicable MDPH or CCC regulatory provisions for the ME;
- L. A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana between MEs consistent with the applicable provisions in 935 CMR 501.120(13);
- M. A copy of proposed waste disposal procedures consistent with the applicable provisions in 935 500.105(12) or 935 CMR 501.105(12);
- N. A description of any waivers from CCC regulations issued for the ME;
- O. Description of Activities: A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana products, on-site sales, off-site deliveries, distribution of educational materials, operating hours of ME and other programs or activities;
- P. Service Area: A map and narrative describing the area proposed to be served by the ME and the anticipated number of clients that will be served within that area. This description shall indicate where any other MEs exist or have been proposed within the expected service area;
- Q. Evidence demonstrating that the ME will be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located. This may include but shall not be limited to evidence of Moral Character;
- R. Certificate of Tax Compliance for subject parcel(s), along with identification of any outstanding taxes, fees or fines for other properties either owned by the current property owner and/or applicant within the City;
- S. Buffer Area Map: A map indicating the 300-foot radius surrounding the proposed ME (as measured from the nearest point of the structure of the ME to the nearest point of the property line of the protected use) as evidence that the facility is located at least 300 feet from uses identified under Section 17.30.060(E). Include street address and distance to each applicable property within 300 feet;
- T. Proof that the ME is registered to do business in the Commonwealth as a domestic business corporation or another domestic business entity and the corporation or entity in good standing with the Secretary of the Commonwealth and DOR:
  1. A certificate of good standing, issued within the previous 90 days from submission of an application, from the Corporations Division of the Secretary of the Commonwealth; and,
  2. A certificate of good standing or certificate of tax compliance issued within the previous 90 days from submission of an application, from the DOR.



- U. Submission of a notarized "Moral Character" Disclosure Form for each ME owner and manager;
- V. Submission of a notarized "Authorization for Release of Information" form (including any associated fees) authorizing the City of Revere Police Department to conduct a detailed background check for all designated owners and/or managers of the ME; and,
- W. Zoning determination letter from the Site Plan Review Committee.

#### **17.30.055 – Application review.**

Upon receipt of a completed application, the City Council shall refer copies of the application to the Board of Health. The Board shall review the application and shall submit their written recommendations to the City Council. Failure to make recommendations within 35 days of referral of the application shall be deemed lack of opposition.

After notice and public hearing and consideration of application materials, consultant reviews, public comments, and the recommendations of other municipal boards and departments, the City Council may act upon the application for special permit and approval of site plan.

#### **17.30.06 – Special Permit criteria and findings.**

MEs may be permitted pursuant to a Site Plan Review and Special Permit granted by the City Council. In granting a Special Permit for a ME, in addition to the general criteria for a Special Permit in Chapter 17.48 Article III – Special Permit, the City Council must also make the following findings:

- A. The property where the specific ME use is proposed is within a zoning district where such use is permissible in accordance with Section 17.16.040 – Generally – Table of Uses and Section 17.16.480 – Marijuana Establishments within the GB, HB, and TED districts;
- B. The applicant has demonstrated that the ME has or will meet all of the permitting requirements of all applicable agencies within the Commonwealth and is or will be in compliance with all applicable state laws and regulations, including, but not limited to M.G.L. c. 94G, §12 General Marijuana Establishment Operation and c. 94I, if applicable;
- C. The applicant has or will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;
- D. The grant of the Special Permit will not exceed the limitation on permitted MRs set forth in Section 17.30.040(C);
- E. The ME is located at least three hundred (300) feet distant of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, a vocational school, a public or private college, junior college, university or dormitory, a licensed child care facility, a library, a playground, a public park, a youth center, a public swimming pool, a video arcade facility, or any facility in which minors commonly congregate. The distance under this section is measured in a straight line from the nearest point of the property line of the protected uses to the nearest point of the structure of the proposed ME;
  - 1. The distance requirement may be reduced by the City Council provided that the applicant demonstrates, by clear and convincing evidence, that a) the ME will employ adequate measures to prevent product diversion to minors, and b) the ME is adequately buffered, and c) the City Council determines that a shorter distance will suffice to accomplish the objectives set forth under Section 17.30.020.
- F. The site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of

- transportation, including drivers, pedestrians, bicyclists and public transportation users, and adequately addresses issues of traffic demand, circulation flow, parking and queuing, particularly at peak periods at the facility and its impact on neighboring uses;
- G. The ME facility is compliant with requirements of the American Disabilities Act (ADA) Accessibility Guidelines;
  - H. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required measures and restrictions on visibility into the building's interior;
  - I. The ME facility is designed to minimize any adverse visual or economic impacts on abutters and other parties of interest;
  - J. Refuse and service areas are designed to be secure and shielded from abutting use;
  - K. A MR facility shall not have a gross floor area in excess of five thousand (5,000) square feet;
  - L. The applicant has satisfied all of the conditions and requirements of this section and other applicable sections of the Zoning Ordinance including dimensional regulations and any applicable city ordinances;
  - M. The facility provides adequate security measures to ensure that there are not direct threats to the health or safety of employees, staff, or members of the public and that storage and location of cultivation is adequately secured;
  - N. The facility will not place an undue burden on public safety services of the City as may be adequately established to the satisfaction of the City Council, which shall consider the facility's lighting, whether or not all of the facility is visible. from a public way, whether or not the parking is contiguous with the facility or the parking arrangements are capable of being monitored by the applicant or the City, and whether or not the facility is or can be set up to promote the effective monitoring by Police Department patrols, as well as any other factors affecting public safety;
  - O. The applicant has demonstrated, by substantial evidence of Moral Character and other evidence, that it will operate the ME in conformity with all applicable municipal ordinances, state laws and regulations and that its policies and procedures are designed to prevent violation of such laws, particularly including but not limited to Section 17.30.040; and,
  - P. All aspects of ME facility operations will take place at a fixed location within a fully enclosed permanent building and shall not be visible from the exterior of the business.

#### **17.30.07 – Site Plan Review and Special Permit Conditions**

The applicant for a ME shall appear before the Site Plan Review Committee upon submission of the Special Permit application. The Site Plan Review Committee shall make recommendations to the City Council, who shall then impose conditions reasonably appropriate to improve site design, traffic flow, and public safety, protect water quality, air quality, and significant environmental resources, preserve the character of the surrounding area and otherwise serve the purpose of this section. In addition to any specific conditions applicable to the applicant's ME, the following conditions shall be included in any Special Permit granted under this ordinance:

- A. The ME hours of operation, including dispatch of home deliveries, shall be set forth within the special permit, and shall generally be consistent with those for package stores licensed

- under M.G.L. c. 138; but in no event shall an ME facility be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.;
- B. Any type of marijuana establishment may only be involved in the uses permitted by its definition and may not include other businesses or services;
  - C. No outside storage is permitted;
  - D. No marijuana shall be smoked, eaten or otherwise consumed or ingested within the premises;
  - E. All business signage shall be subject to the requirements to be promulgated by the CCC and the requirements of Chapter 17.36 – Sign Control.;
  - F. A medical MR facility shall have signage displayed on the exterior of the MR facility’s entrance in plain sight of clients stating that “Registration Card issued by the MA Cannabis Control Commission required” in text two inches in height;
  - G. Temporary and promotional signage is prohibited for ME facilities;
  - H. The ME shall not violate any provision of the Zoning Ordinance, including but not limited to Section 17.30.040;
  - I. No use shall be allowed by the ME which creates a nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area;
  - J. Display of marijuana, Marijuana Products and Marijuana Accessories shall be limited to an area which is accessible only by persons aged twenty-one (21) years or older, or persons holding a patient registration card or a caregiver, and the applicant shall establish such controls and monitoring as are necessary to ensure that this area is not accessed by persons under the age of twenty-one (21) years or persons not holding a patient registration card;
  - K. Ventilation – all facilities shall be ventilated in such a manner that no:
    - 1. Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and,
    - 2. No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the medical marijuana business or at any adjoining use or property.
  - L. The ME shall regularly verify to the City its efforts to ensure the health, safety, and well-being of the public, and to limit undue impacts on the natural environment, by the use of high efficiency equipment to limit energy and water usage demand, by the purchase of renewable energy credits, by the use of LED lighting equipment, by the prohibition or limitation of pesticides, insecticides and similar chemicals, and by any other methods designed to further this purpose;
    - 1. The City Council may impose specific conditions relating to the preservation or improvement of public safety, including but not limited to lighting, visibility, surveillance, security cameras, parking arrangements, and accessibility for police patrol; and,
    - 2. ME shall be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located.
  - M. The applicant will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;

- N. The marijuana establishment facility shall provide to the Building Commissioner, Board of Health; and Police Department, the names, telephone numbers and electronic mail addresses of all management staff and key-holders, including a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder;
- O. The owner or manager of a marijuana establishment shall respond by phone or email within twenty-four (24) hours of contact by a city official concerning their ME at the phone number or email address provided to the City as the contact for the business;
- P. A marijuana establishment facility and affiliated vehicles shall be open to inspection by the Fire Department, Police Department, Building Official and the Board of Health at any time with notice. Said Officials may enter upon any premises used by a ME for the purposes of his or her business, ascertain how he or she conducts his or her business and examine all articles stored in or upon said premises, and all books, surveillance and inventories shall be exhibited to any above named whenever a demand shall be made for such exhibition;
- Q. The permit holder shall notify the Building Commissioner, Board of Health, Police Department, Fire Department and City Council in writing within twelve (12) hours following a violation or potential violation of any law or criminal or potential criminal activities or attempts of violation of any law at the ME;
- R. The permit holder of a ME shall file a copy of any Incident Report required under the applicable provisions in 935 CMR 500.110(9) or 935 CMR 501.110(9) with the Building Commissioner, Police Chief, and Board of Health within 24 hours of creation. Such reports may be redacted as necessary to comply with any applicable state or federal laws and regulations;
- S. The permit holder of a ME shall file a copy of any summary cease and desist order, quarantine order, summary suspension order, order limiting sales, notice of a hearing, or final action issued by the CCC or the Division of Administrative Law Appeals, as applicable, regarding the ME with the Building Commissioner, Police Chief, Board of Health, City Council and Mayor within 48 hours of receipt;
- T. Records of a ME must be available for inspection by the Revere Police Chief, Fire Chief, Building Commissioner, and Board of Health upon request. In addition to required records and procedures as provided by city of Revere Ordinance, code, or regulation, the ME shall also produce written records that are subject to inspection as required in any applicable section of 935 CMR 500.105 or 935 CMR 501.105, including 935 CMR 500.105(8) or 935 CMR 501.105(8) inventory records of the preceding month (date of the inventory, a summary of the inventory findings, and the names, signature, and titles of the individuals who conducted the inventory), and additional information as may be determined by the Official;
- U. Permitted marijuana establishment facilities shall file an annual report to the Building Commissioner and City Council no later than January 31st of each year, including a copy of all current applicable state licenses for the facility and/or its owners, managers and agents demonstrating continued compliance with the conditions of the Special Permit. The Special Permit shall be subject to revocation for violations and/or breaches of the conditions of the Special Permit;

- V. The permit holder shall notify the Building Commissioner, Police Chief, Board of Health, City Council and Mayor in writing within 48 hours of the cessation of operation of the ME or the expiration or termination of the permit holder's registration with the CCC;
- W. No Building Permit or Certificate of Occupancy shall be issued for a ME that is not properly registered with the Cannabis Control Commission (CCC);
- X. A ME facility shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state Registration or ceasing its operation. Prior to the issuance of a Building Permit for a ME, the applicant is required to post with the City Treasurer a bond or other form of financial security acceptable to said Treasurer in an amount set by the City Council. The amount shall be sufficient to cover the costs of the town removing all materials, plants, equipment and other paraphernalia if the applicant fails to do so. The Building Inspector shall give the applicant 45 days written notice in advance of taking such action. Should the applicant remove all materials, plants, equipment and other paraphernalia to the satisfaction of the Building Inspector prior to the expiration of the 45 days written notice, said bond shall be returned to the applicant.

### 17.30.080 – Termination and modification.

A. A Special Permit or site plan approval may be terminated due to violation of any of its conditions. In addition, a special permit or site plan approval shall terminate upon:

1. Failure of the permit holder to commence operations at the ME within twelve (12) months of the date of approval; or,
2. Transfer of ownership of the ME without approval of the City Council. For these purposes, transfer of ownership shall include any reallocation of ownership or change in business structure which results in a change of its designated representatives or responsible individuals; or ,
3. Termination of the Host Community Agreement or failure to pay a host fee or Impact Fee under the Agreement to the City; or,
4. A finding that an ME facility is conducting an ME use for which it has not obtained a license or been approved by the City Council; or,
5. The expiration or termination of the applicant's registration by MDPH or CCC; or,
6. The permit holder's cession of operations of the ME.

B. A Special Permit or site plan approval may be modified by the City Council after public hearing. No modification is permitted for a change of location; a Special Permit holder must submit a new application for a change in location. If the registration for a ME has expired or has been revoked, or transferred to another controlling entity, a new Special Permit shall be required prior to issuance of a Certificate of Occupancy. Any changes in the application materials from the original materials must be submitted with a request for modification. No transfer of ownership, except a transfer to an affiliated entity, shall be permitted for two years after the date of approval of the Special Permit or site plan review unless required due to the death or disability of an owner. If the Special Permit holder requests approval of a transfer of ownership, then the holder must submit proof:

1. That the new owner will operate the ME in accordance with the terms of the Special Permit, as shown by evidence of Moral Character and other substantial evidence; and,
2. That all amounts due under the Host Community Agreement have been timely paid and no taxes, fines, penalties, fees, or other charges due to the City are currently unpaid.

**17.30.090 – Local marijuana sales tax rate.**

The local sales tax rate on the sales of marijuana or marijuana products, as permitted by M.G.L. c. 64N, § 3, shall be three percent (3%).