CITY COUNCIL Regular Meeting



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

Monday, September 8, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org. La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico translation@revere.org.

5:00PM Zoning Sub-Committee Meeting

Salute to the Flag

1.		Roll Call of Members
2.		Approval of the Journal of the Regular Meeting of August 13, 2025
3.		Approval of the Journal of the Regular Meeting of August 25, 2025
4.	<u>25-231</u>	The City Council will present a Certificate of Appreciation to Linda Redding for her exceptional administrative work for the Conservation Commission.
5.	<u>25-207</u>	The City Council will present the Revere Youth Baseball U-10 All-Stars coaching staff and players with a Certificate of Commendation for winning the Greater Boston Region All-Star Tournament on July 22, 2025.
6.	<u>25-233</u>	The Chief of Planning & Community Development, the owners project manager, and architect for the McKinley School project will appear before the City Council to discuss the project, specifically the construction of a proposed 145' radio tower.
		Public Comment Pursuant to Chapter 402 of the Acts of 1965
		<u>Unfinished Business</u>
7.	<u>25-144</u>	An Ordinance Further Amending Chapter 12.20 Poles, Wires, and Cables of the Revere Revised Ordinances.
8.	<u>25-186</u>	Revocation of Chapter 148 License #651, 22 Naples Road, granted January 24, 2022 for cause.
		Zoning Sub-Committee Report
9.	<u>25-178</u>	An Ordinance Further Amending the Zoning Ordinances Relative to Minor Corrections to the Accessory Dwelling Unit Zoning Ordinance.
10.	<u>25-192</u>	An Ordinance Establishing Zoning Provisions for Battery Energy Storage Systems in the City of Revere.
11.	<u>25-210</u>	529 Broadway, LLC, 529 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming structure and construct a five-story mixed used development at 529 Broadway, Revere, MA 02151.

Communications

12. Communication from the Mayor reappointment of Kourou Pich to the Human <u>25-240</u> Rights Commission. 13. Communication from the Mayor relative to the appointment of Chief Cullen to the <u>25-241</u> Human Rights Commission. 14. <u>25-242</u> Communication from the Mayor relative to the appointment of Maria LaVita to the Human Rights Commission. Communication from the Mayor relative to the reappointment of Viviana Catano 15. 25-243 to the Board of Health 16. Communication from the Chief of Planning & Community Development 25-244 requesting a zoning ordinance and zoning map amendment for the purpose of establishing a new district, RC4. Communication from the Director of Finance requesting a loan order for 17. <u>25-245</u> McMackin Field in the amount of \$4.2 million. **Motions** 18. Motion presented by Councillor Guarino-Sawaya, Councillor Zambuto: That the 25-246 City Council present Irma Accettullo with a Certificate of Commendation in recognition and celebration of her 90th birthday. Motion presented by Councillor Guarino-Sawaya: In the interest of the public 19. **25-247** safety for our students and school faculty, that the Mayor request the Traffic Commission to hold a public hearing on the following proposed amendments relative to overnight parking on school property. (see attached draft Traffic Commission Regulations) 20. **25-248** Motion presented by Councillor Kelley: That the Mayor request MassDOT to expand the Southbound deceleration lane/entrance into North Gate Shopping Center on Squire Road in order to reduce traffic and accidents on Squire Road. 21. **25-249** Motion presented by Councillor Kelley: That the Mayor request Chris Ciaramella, Superintendent of Public Works, to appear before the City Council to provide an

and the U.S. Environmental Protection Agency.

update on the Consent Decree entered into in 2010 between the City of Revere

- 22. **25-250**
- Motion presented by Councillor Cogliandro: That the City Council approve the following special legislation An Act Permitting the City of Revere to Establish Penalties and Liens for Noise Ordinance Violations—Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows: SECTION 1. The city of Revere may: (i) issue citations; (ii) establish appeal and hearing processes for the citations; (iii) file real estate liens to collect unpaid fines, penalties or assessments from the citations; and (iv) avail itself of any and all relevant enforcement or procedural provisions provided in chapter 40U of the General Laws for violations of the noise ordinance of the city. SECTION 2. This act shall apply only to those violations that are separate and distinct from violations of the health, sanitary, housing, fire, building, plumbing or electrical code of the city of Revere or the commonwealth. SECTION 3. This act shall take effect upon its passage.
- 23. **25-251**
- Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DPW and Traffic Commission, in coordination with MassDOT, to install bollards at 938 North Shore Road in an appropriate position so as to prevent vehicles from colliding with the residential structure and fire hydrant at said property. The residential structure at 938 North Shore Road has been hit multiple times.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Wednesday, August 13, 2025

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

Salute to the Flag

1 Roll Call of Members

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

Public Comment Pursuant to Chapter 402 of the Acts of 1965

There were no participants for public comment.

Communications

2 <u>25-211</u> Communication from the Election Commissioner requesting that the City Council opt-in to early voting and approve the revised early voting schedule for the 2025 municipal elections.

Election Commissioner Danielle Pietrantonio addressed the City Council on the revised opt-in early voting schedule.

RESULT: ORDERED - VOICE VOTE	
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Communication from the Election Commissioner requesting approval of the 2025 Municipal Preliminary Election warrant for September 16, 2025.

Election Commissioner Danielle Pietrantonio addressed the City Council on the 2025 municipal election preliminary warrant.

		- VOICE VOTE	RESULT:
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Ordered adjourned at 6:15 PM.

Attest:

City Clerk



CITY COUNCIL

Regular Meeting

City Councillor Joseph A. DelGrosso City Council Chamber Journal Monday, August 25, 2025

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of July 28, 2025

RESULT: ACCEPTED

3 <u>25-209</u> Brian Dakin, Project Manager, LeftField will provide an update on the construction of the new Revere High School.

Brian Dakin, Project Manager, LeftField provided the City Council with an update on the construction of the new Revere High School.

Status of Design and Costing

The project has advanced to the 60% construction document phase, submitted to the MSBA with dual cost estimates. The construction manager's figure was \$8.6 million under the prior budget, while the independent peer review estimated \$10.9 million under. Multiple technical peer reviews (structural, fire code, building code) are ongoing, with feedback to be integrated into the 90% design set and final bid documents.

Site Work and Permitting

Phase 1 demolition at the former Wonderland site is 95% complete, with no unexpected subsurface conditions or budget impacts. Environmental permitting is nearing completion, with both MEPA and Conservation Commission actions expected imminently. The MEPA certificate will confirm that agency concerns are resolved, while the Conservation Commission's draft order raised no technical objections.

Procurement and Schedule

To maintain schedule integrity, early bid packages for site work, concrete, and steel (representing one-third of project value) have been released, with strong contractor interest; results are expected within weeks. The 90% drawing release is scheduled for September, with additional estimates for unbid scopes. The final package will be issued by year's end, with remaining trades bid over winter. Construction sequencing includes site work in fall, foundation pours through winter, steel and elevated decks by spring, enclosure by late next fall, interior work through 2027, and targeted occupancy in 2028.

Budget Position and Cost Control

The project remains on schedule and under budget, currently trending at least \$10 million below budget. Councilors emphasized that all under-budget results must be captured as savings against the nearly \$500 million bond authorization, not repurposed for additional scope. Potential adjustments are limited at this stage, with square footage fixed; flexibility may exist in landscaping, outdoor features, finishes, and systems optimization consistent with sustainability goals. Comparative site analysis indicated Wonderland and the existing site carried similar cost drivers, with the existing site potentially more expensive due to urban fill and culvert issues.

Council Concerns and Oversight

Councilors raised concerns about:

Program scope (e.g., lack of indoor track).

Long-term operating and maintenance costs, noting these extend beyond the construction team's scope.

Transparency of value engineering lists, which were described as overly technical and not easily understood.

Fiscal discipline, reinforcing Council's role in ensuring savings reduce final borrowing.

MSBA Reimbursement

The city anticipates an initial \$14–16 million lump-sum reimbursement once MEPA certification is issued, followed by monthly audited reimbursements.

Market Conditions

Current bidding conditions are favorable, with large public projects trending under budget due to heightened contractor interest, a point supported by union representatives. This environment strengthens the likelihood of maintaining or increasing current savings.

RESULT: PLACED ON FILE

Public Hearings

4 <u>25-213</u> Hearing called as ordered on a petition submitted by National Grid and Verizon to install one jointly owned pole (P.706-1) near 160 Campbell Avenue, Revere, MA 02151. (Plan # 31173996)

Proponents

James Mercurio, 193 Crescent Ave., Revere, MA

Opponents

Leonid Blyakhman, 160 Campbell Ave., Revere, MA Daniel Lopez, 156 Campbell Ave., Revere, MA Meisam Bagheri, 172 Campbell Ave., Revere, MA

Zachary Trani with National Grid Electric will be withdrawing the petition due to the customer changing their mind on the method of service and community push back on the proposed location of the new pole.

RESULT: PLACED ON FILE

Hearing called as ordered on a petition submitted by National Grid to install underground conduits near 160 Campbell Avenue, Revere, MA 02151 across Campbell Avenue and into the property located at 155-165 Campbell Avenue, Revere, MA 02151. (Plan #31173996).

Proponents

James Mercurio, 193 Crescent Ave., Revere, MA

Opponents

Leonid Blyakhman, 160 Campbell Ave., Revere, MA Daniel Lopez, 156 Campbell Ave., Revere, MA Meisam Bagheri, 172 Campbell Ave., Revere, MA

Zachary Trani with National Grid Electric will be withdrawing the petition due to the customer changing their mind on the method of service and community push back on the proposed location of the new pole.

RESULT: PLACED ON FILE

6 <u>25-192</u> Hearing called as ordered on An Ordinance Establishing Zoning Provisions for Battery Energy Storage Systems in the City of Revere.

Proponents

Tom Skwierawski, Chief of Planning & Community Development

Opponents

James Mercurio, 193 Crescent Ave., Revere, MA

The Chief of Planning supported a zoning amendment to add battery energy storage systems (BESS) as a new use permitted by special permit in the Highway Business and TED districts, describing BESS as a rapidly growing tool to store power off-peak and discharge during peak demand to improve affordability and grid performance; he emphasized economic upside through host community and PILOT agreements (citing examples like Chelsea and Medway), and stated projects would comply with NFPA standards, building code, and UI code, apply to systems above 30 megawatts, and currently enjoy some protections under MGL Chapter 40A as facilitating solar distribution—hence the city's aim to establish reasonable local rules before state permitting takes effect in July 2026. Public comment highlighted both benefits (lower costs, reliability, clear permitting, local revenue for priorities such as the high school) and risks (fires, thermal runaway, first-responder safety, floodplain siting limits, neighborhood compatibility, right-sizing of facilities, and regulatory balance), urging hazard-mitigation analysis, emergency response planning, and specialized equipment (e.g., foam trucks). Mr. Skwierawski clarified projects would be privately funded; hazard-mitigation analyses required by NFPA could be peerreviewed; host agreements commonly cover upfront public-safety equipment, firefighter training, and ongoing safety plans; and detailed questions on cybersecurity and temperature performance would be best addressed by an industry professional. A councilor warned that allowing BESS in HB/TED may still place facilities close to homes in a dense city and suggested additional distance constraints from residences; staff noted existing district setbacks apply and that any added limits must remain "reasonable" under 40A. Other members viewed BESS as a less intrusive, revenue-positive alternative to dense residential development proposed at sites like the former trailer park, with one noting warehouse revenue figures and the potential to avoid hundreds of apartments; another expressed strong safety reservations, particularly given electric vehicle fire concerns. President Silvestri reported BESS as delivering economic growth without burdening schools or roads, and referred the ordinance to the Zoning Sub-Committee.

RESULT: REFERRED TO ZONING Next: 9/8/2025 6:00 PM

7 25-215

Hearing called as ordered on the application of Revere MA Owner, LLC, 602 W. Office Center Drive, Suite 200, Fort Washington, PA 19034 requesting a special permit from the Revere Council to operate a commercial automotive storage use within the TED District on land known as 96, 100, 140, and 186 Lee Burbank Highway, Revere, MA 02151.

Proponents

Quinn O'Sullivan, Attorney for the Applicant

Opponents

none

The petitioner has filed a request to withdraw the application without prejudice.

"SHALL THE CITY COUNCIL GRANT THE PETITIONER'S REQUEST TO WITHDRAW THE APPLICATION WITHOUT PREJUDICE?"

RESULT: WITHDRAWN WITHOUT PREJUDICE [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna,

Novoselsky, Zambuto, Silvestri

8 25-216 Hearing called as ordered Kems Development Corp., Attn: Ed

Doherty, 100 Conifer Hill Drive, Suite 304, Danvers, MA 01923 requesting a special permit from the Revere City Council to exceed the maximum height allowance in the IP District to enable the appellant to construct a 6-story self-storage facility at 195 American

Legion Highway, Revere, MA 02151.

Proponents

none

Opponents

none

The petitioner has filed a request to withdraw the application without prejudice.

"SHALL THE CITY COUNCIL GRANT THE PETITIONER'S REQUEST TO WITHDRAW THE APPLICATION WITHOUT PREJUDICE?"

RESULT: WITHDRAWN WITHOUT PREJUDICE [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna,

Novoselsky, Zambuto, Silvestri

9 <u>25-217</u> Hearing called as ordered on the application of 791 Broadway, LLC,

78 Mill St., Middleton, MA 01949 requesting a Chapter 148 License

from the Revere City Council for aboveground storage of

approximately 840 gallons of gasoline contained within 42 vehicles to

be parked at ground level of a residential development at 791

Broadway, Revere, MA 02151.

Proponents

none

Opponents

none

"SHALL THE CITY COUNCIL GRANT A CHAPTER 148 LICENSE TO 791 BROADWAY FOR THE APPLICANT'S STATED PURPOSE?"

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna,

Novoselsky, Zambuto, Silvestri

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Julie Raftery, 88 East Mountain Avenue, Revere, MA addressed the City Council in favor of Council Order 25-228 relative to traffic improvements in and around 101 School Street.

Unfinished Business

10 <u>25-186</u> Revocation of Chapter 148 License #651, 22 Naples Road, granted January 24, 2022 for cause.

Attorney Cipoletta for the owner of 22 Naples Road was unable to attend tonight's meeting and asked that the subject matter be tabled to the next meeting.

RESULT: TABLED - NO ROLL CALL Next: 9/8/2025 6:00 PM

Appointments Sub-Committee Report

11 <u>25-190</u> Communication from the Mayor relative to the appointment of Victor Pelatere to the Human Rights Commission.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF VICTOR PELATERE TO THE HUMAN RIGHTS COMMISSION?"

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna,

Novoselsky, Zambuto, Silvestri

12 <u>25-191</u> Communication from the Mayor relative to the appointment of Albert Tecci to the Human Rights Commission.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF ALBERT TECCI TO THE HUMAN RIGHTS COMMISSION?"

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna,

Novoselsky, Zambuto, Silvestri

Legislative Affairs Sub-Committee Report

13 <u>25-144</u> An Ordinance Further Amending Chapter 12.20 Poles, Wires, and Cables of the Revere Revised Ordinances.

The City Council debated an amendment to Title 12 that would replace all references to "City Council" with "City Engineer," effectively shifting utility pole location oversight from the City Council and to the City Engineer. One Councillor cited former Ward 3 Councillor Guinasso's successful leverage against National Grid to resolve Fiore's Market's decade-long electrical problem as an example of City Council pressure prompting action, while stressing ongoing frustrations with poor communication, unclear project scope, and insufficient on-site representation when roads are opened. Councillor Zambuto acknowledged that specific case was exceptional that should not control the present decision, arguing the change would streamline processes and that comparable pressure could still be mustered if needed; he stated support for the measure. President Silvestri expressed mixed feelings but believes that the City Engineer would be more likely than the utility company to keep Councillors informed, and called for a roll call. During discussion, staff read the operative language—amending Section One of Title 12 by removing every instance of "City Council" and inserting "City Engineer"—and explained that a proposed amendment offered by Councillor Haas requiring the City Engineer to relay information to the respective Ward Councilor could not simply be added because the global replacement must fit grammatically across several sections of the ordinance. The Council ultimately decided to consider the ordinance on a second reading as proposed, but will revisit the language if the new proposed process is unsatisfactory.

Councillor Novoselsky objected to the proposed ordinance on the second reading.

RESULT: TABLED - OBJECTION 2ND READING Next: 9/8/2025 6:00 PM

14 <u>25-179</u> An Ordinance Further Amending Appendix A - Table of Fees of the Revised Ordinances of the City of Revere.

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

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

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

APPENDIX A

§ A.010. Fee schedule.

This table is a reflection of the fees set by the City Clerk, City Assessor, Department of Municipal Inspections, Department of Public Works, License Commission, Fire Prevention, Traffic Commission, Treasury Department and certain Massachusetts General Laws. The fees listed in this table are not inclusive of all costs associated with City business and are subject to change. This Appendix shall be reviewed annually to reflect current practices of City departments.

Affidavit and correction of vital records.	\$75
Birth certificate, death certificate, and marriage certificate.	
Appeal to board of appeals under M.G.L. c. 40A.	\$180
Not inclusive of other charges associated with the processing of the	
appeal.	
Assessor's abutter's list.	\$80
Auctioneer's permits.	
Annual permit, resident, under M.G.L. c. 100 s. 10.	\$25
Special permit, non-resident, under M.G.L. c. 100 s. 10.	\$50
Special permit, resident, under M.G.L. c. 100 s. 10.	\$25
Blasting bond fee under M.G.L. c. 148 s. 19 in connection with a	\$2
permit to use an explosive in the blasting of rock or other	
substance.	
Building permit application fee.	
For single- or two-family dwelling.	\$75
For three-family dwelling and above, and apartment buildings.	\$100
Building permit fees, residential.	
For renovations, additions, roofing, siding, pools, and/or accessory	\$15 per \$1000
buildings for single- or two-family dwellings.	
	4
For new construction of single- or two-family dwelling.	\$15 per \$1000
For amendments to permit.	\$100
Building permit fees, commercial.	400
For renovations of three-family dwelling and above or commercial.	\$20 per \$1000
For new construction of three-family and above or commercial.	\$20 per \$1000
Building, certificate of occupancy fee.	4.00
Single-family dwelling, with building permit.	\$100
Two-family dwelling, with building permit.	\$150
Any dwelling without a building permit.	\$200
Three-family dwelling.	\$200
Dwelling containing more than three units.	\$200 + \$10/unit
Non-residential certificate of occupancy.	\$250
Certified copy of certificate of occupancy.	\$200
Temporary certificate of occupancy.	\$100/month
Building, archive search fee.	\$15
Building, sign permit fee.	\$250
Building, plan review fee for single- and two-family dwellings.	F
Estimated Construction Value	Fee
\$10,000-\$49,999	\$75
\$50,000	\$150
\$100,000	\$250

\$150,000	\$400
\$200,000	\$500
\$250,000-\$499,999	\$600
\$500,000+	\$750
Building, plan review fee for three-family dwellings and above and	
commercial.	
Estimated Construction Value	Fee
\$20,000-\$49,999	\$200
\$50,000	\$250
\$100,000	\$300
\$150,000	\$600
\$200,000	\$1,500
\$250,000	\$2,000
\$300,000	\$2,500
\$400,000	\$3,000
\$500,000	\$3,500
\$501,000+	See Building Dept.
	website
Building, reinspection fee.	\$150
Building, work started before permit obtained.	Permit fee 3x
Business name, fee for certificate or filing under M.G.L. c. 110 s. 5.	\$40
Inclusive of notarization.	
Business certificate discontinuance, withdrawal, or address	\$15
change.	
City clerk, certification and copies of documents.	
Furnishing a certified copy of a birth certificate, death certificate, or marriage certificate.	\$10/copy
	1.00
Furnishing a copy of a document.	\$0.05/page
Certifying a document.	\$3/document
Civil fingerprint application fee under M.G.L. c. 6 s. 175B1/2.	\$100
	ΦΩ/paga
City clerk, closing-out sale under M.G.L. c. 93 s. 28A.	\$2/page
Commissions of constables.	
Commissions of constables. Residents.	\$450
Commissions of constables. Residents. Non-residents.	
Commissions of constables. Residents. Non-residents. Dog license fees.	\$450 \$750
Commissions of constables. Residents. Non-residents. Dog license fees. Dog license fee under M.G.L. c. 140 s. 147, neutered or spayed dog.	\$450 \$750 \$10
Commissions of constables. Residents. Non-residents. Dog license fees. Dog license fee under M.G.L. c. 140 s. 147, neutered or spayed dog. Dog license fee under M.G.L. c. 140 s. 147, any other dog.	\$450 \$750 \$10 \$25
Commissions of constables. Residents. Non-residents. Dog license fees. Dog license fee under M.G.L. c. 140 s. 147, neutered or spayed dog. Dog license fee under M.G.L. c. 140 s. 147, any other dog. Any dog licensed after March 15th shall incur an additional late fee.	\$450 \$750 \$10
Commissions of constables. Residents. Non-residents. Dog license fees. Dog license fee under M.G.L. c. 140 s. 147, neutered or spayed dog. Dog license fee under M.G.L. c. 140 s. 147, any other dog. Any dog licensed after March 15th shall incur an additional late fee. No fee required for a dog specially trained to lead or serve a blind	\$450 \$750 \$10 \$25
Commissions of constables. Residents. Non-residents. Dog license fees. Dog license fee under M.G.L. c. 140 s. 147, neutered or spayed dog. Dog license fee under M.G.L. c. 140 s. 147, any other dog. Any dog licensed after March 15th shall incur an additional late fee.	\$450 \$750 \$10 \$25

Dog license tag replacement.		\$5
Dumpster permit fee in accordance with RRO 8.04	\$75	
Electrical fees.		
Electrical permit application fee.		\$50
New construction, renovations, or additions for a significant construction.	ngle- or two-family	\$5 per \$1,000
dwelling.		
Temporary service, single- or two-family dwelling.		\$65
Swimming pools.		\$55
Siding, single- or two-family dwelling.		\$55
Removal of illegal apartment in single- or two-family	dwelling.	\$75
Reinspection fee, single- or two-family dwelling.		\$55
Demolition of structure.		\$75
Security alarm systems.		\$75
New construction, renovations, or additions for a th	ree-family	\$10 per \$1,000
dwelling and above or commercial.		
Temporary service, three-family dwelling and above	or commercial.	\$100
Removal of illegal apartment in three-family dwelling		\$75
commercial.		
Demolition of structure, three-family dwelling and a	hove or	\$75
commercial.		***
Annual maintenance permit, three-family dwelling a	and above or	\$500
commercial.		
Reinspection fee, three-family dwelling and above o	r commercial.	\$75
Electrical, work started before permit obtained.		Permit fee 3x
Fire prevention license fees.	License	Registration
Community garage.	\$20	\$10
Garage.	\$200	\$100
Special garage.	\$400	\$200
Service station.	\$200	\$100
Self-service station.	\$400	\$200
Storage of Class A, B, and C fluids.	\$0.01/gal	\$0.005/gal
Storage of any other liquid.	\$0.01/gal	\$0.005/gal
Flammable compound.	\$0.01/lb	\$0.005/lb
Flammable solid.	\$0.01/lb	\$0.005/lb
Flammable gas.	\$0.01/	\$0.005/cu. ft.
-	cu. ft.	
Inflammable gas.	\$0.01/cu.	\$0.005/cu. ft.
-	ft.	
Class A explosives exceeding 100 lbs.	\$300	\$150
Class A explosives not exceeding 100 lbs.	\$150	\$75

Class B explosives exceeding 100 lbs.	\$80	\$40
Class B explosives not exceeding 100 lbs.	\$40	\$20
Oil storage terminal for 1,000,000 gal. or more of Class	\$20,000	\$20,000
A, B, or C liquids.		
Public display of fireworks.	1	\$25
Use of toxic fumigants.		\$10/building
Fuel oil storage in connection with operation of power burn	ner.	\$5 one time fee for
		not exceeding
		1,000 gal. light fuel
		oil. \$25 for over 1,000
		gal. but under
		5,000 gal.
		\$50 for over 5,000
		gal. to 10,000 gal.
Storage or sale of Class A or B fluids, compounds, solids, o	_	\$5 per 1,000 gal.
defined in Form S, Rules and Regulations of the Board of Fi		not to exceed
Prevention Regulation, including corrosive liquids, oxidizin	_	10,000 gal. of fluids and solids.
materials, organic peroxide, ammonium nitrate, highly toxi	c material	itulus and solius.
or poisonous gases.		
		\$3 per 1,000 gal.
		over the 10,000 gal. of fluids and
		solids.
		\$5 per 100 cu. ft.
		not to exceed
		1,000 cu. ft. of
		gases.
		\$3 per 1,000 cu. ft.
		not to exceed 500,00 cu. ft. of
		gases.
Open fire used in connection with the operation of a tar ke	ttle.	\$5
Use and handling of explosives in connection with constru		\$25/blast
operations.		
Tank-truck inspections, No. 2 oil, gasoline and diesel fuel,	etc.	\$5
Building plans examinations.		\$10, not to exceed
		10 pages.
		\$1/additional page
Inspection of installation of new tanks.		\$10
Removal or relocation of tanks.		\$10
Sprinkler system and standpipe (shut down).		\$10
Alarm installation in business (inspection).		\$10

Hospitals, nursing homes, hotels and inns; inspections done	│ \$10
quarterly.	ΨΙΟ
Ammunition, permit to store.	\$25
Welding and cutting operations	\$5
L.P.G. installation inspection	\$5
Individual homeowner's storage of ammunition	\$10
Rocket permit	\$5
Repairs to oil burners	\$5
Gas fees.	
Gas permit application fee.	\$50
Each gas fixture.	\$5
Gas water heater application fee.	\$25
Gas water heater permit.	\$50
Gas-fired boiler application fee.	\$50
Gas-fired boiler permit.	\$100
Gas resinpection fee.	\$50
Gas, work started before permit obtained.	Permit fee 3x
Hawker's and peddler's license.	\$52
Industrial furnace or stationary steam engine license under M.G.L. c.	\$25
140 s. 115.	
Inspectional services fees.	
Retail food license fee, up to 1,000 sq. ft.	\$100
Retail food license fee, from 1,001 sq. ft. to 7,500 sq. ft.	\$200
Retail food license fee, 7,501 sq. ft. or more.	\$400
Food service license fee, up to 50 seats.	\$150
Food service license fee, 51 seats or more.	\$350
Food service, temporary license.	\$75/day
Food service, medical (i.e. nursing home, hopsital).	\$300
Milk.	\$40
Ice cream and frozen dessert manufacturing.	\$40
Wholesale bakery license fee.	\$150
Caterer license fee.	\$200
Tobacco sales license fee.	\$200
Tanning bed establishment license fee.	\$150
Commercial pool license fee, outdoor.	\$150
Commercial pool license fee, indoor.	\$200
Commercial pool license fee, hot tub.	\$150
Pool resinspection fee.	1st reinspection
	free
	\$50 subsequent
	reinspection
Certificate of fitness.	\$75
Certificate of fitness, resinspection fee.	1st reinspection

	free
	\$50 subsequent
	reinspection
License commission license fees.	
Common victualler, entertainment, secondhand dealer, pawnbroker,	\$100
hotel, motel, inn, sales of gold/silver/precious metals/jewelry.	
Lodging house, fortune teller.	\$50
Flea market.	\$300
Parking lot, commuter.	\$100/space
Parking lot, park & fly or commercial storage.	\$200/space
Automatic amusement device.	\$100/device
Pool table.	\$75 first table, \$50
	each additional
	table
License commission fees, liquor, off-premise.	
All-alcohol (includes \$100 Sunday Sales Permit fee).	\$2,100
Malt/wine (includes \$100 Sunday Sales Permit fee).	\$1,600
License commission fees, liquor, on-premise.	
Includes common victualler and entertainment licenses.	
All-alcohol, restaurant, innholder, general on-premise, 2 a.m.	\$3,000
All-alcohol, restaurant, innholder, general on-premise, before 1 a.m.	\$2,800
All-alcohol, club, 2 a.m.	\$1,500
All-alcohol, club, before 1 a.m.	\$1,300
All-alcohol, veteran's club.	\$500
Malt/wine, malt/wine/cordials, restaurant, 2 a.m.	\$2,100
Malt/wine, malt/wine/cordials, restaurant, before 1 a.m.	\$1,900
License commission, administrative fees.	
Filing fee, liquor.	\$225
Filing fee, general.	\$125
Late fee for renewal.	\$50/month
ABCC fee (subject to change)	\$200
Local newspaper advertising fee (subject to change)	\$30
Marriage license fee.	\$50
Parking meter fees.	See RRO Title 10.
Parking, resident fees.	See RRO Title 10.
Pasteurizing plant inspection under M.G.L. c. 94 s. 48A.	\$40
Plumbing fees.	
Plumbing permit application fee.	\$50
Each plumbing fixture, residential.	\$5
Each plumbing fixture, commercial.	\$10
Water heater electric, plumbing application only.	\$75
Water heater gas, plumbing application only.	\$100
Oil fired furnace, plumbing application only.	\$100
Gas fired furnace, plumbing application only.	\$150

Plumbing reinspection fee.	\$50
Plumbing, work started before permit obtained.	Permit fee 3x
Public records, furnishing copies under M.G.L. c. 66 s. 10.	Charged at the
, , ,	hourly rate of the
	lowest paid
	employee capable
	of performing the
	search. No charge
	for first 2 hours of
	search.
Raffle or bazaar permit fee under M.G.L. c. 271 s. 7A.	\$50
Shellfish permit fee, Revere and Saugus resident.	\$150
Shellfish permit fee, non-resident.	\$300
Shellfish shucking fee.	\$50
Street or sidewalk opening permit application fee under RRO	\$500
Section 12.04.080.	
Transient vendor license fee under M.G.L. c. 101 s. 5.	\$500
Treasury fees.	
Demand fee, real estate, personal property, water and sewer, or	\$15 per demand
excise.	
Final water meter reading fee.	\$50
Municipal lien certificate fee, vacant land, single-, two-, or three-	\$50
family dwelling.	
Municipal lien certificate fee, residential dwelling with four or more	\$100
units.	\$100
	¢150
Municipal lien certificate fee, commercial, industrial, or public utility	\$150
structure.	_
Municipal lien certificate or final water meter read, expedited service	\$25
(48 hours)	1
Water service fees.	
Shutting off or turning on City water between 7am-3pm Monday-	No fee
Friday.	
Shutting off or turning on City water between 3:01pm-6:59am	\$100
Monday-Friday.	
Shutting off or turning on Citywater anytime Saturday Sunday or	\$100
Shutting off or turning on City water anytime Saturday, Sunday, or holiday.	φισο
Annual permit fee for reduced pressure backflow preventor or double	\$75/device
check valve assembly.	
Semiannual certified inspection fee for reduced pressure backflow	\$100/inspection,
preventer or double check valve assembly.	2 required per

	year
Fee for using city hydrant to obtain water.	\$10 plus the cost
	of the water as
	based on usage
	from temporary
	water meter from DPW
Refundable deposit fee for use of temporary water meter.	\$4,000
Water meter or meter reading device removal by City employee and	Refundable
return to DPW.	deposit of \$200
Tetum to DPW.	αοροσιτοι φ2σο
Weights and measures fees.	
Service fee for scale with capacity over 10,000 lbs.	\$200
Service fee for scale with capacity between 5,000 lbs-10,000 lbs.	\$150
Service fee for scale with capacity between 1,000 lb-5,000 lbs.	\$100
Service fee for scale with capacity between 100 lbs-1,000 lbs.	\$60
Service fee for scale with capacity between 10 lbs-100 lbs.	\$35
Service fee for scale with capacity under 10 lbs.	\$25
Service fee for vehicle tank, pump.	\$75
Service fee for gasoline.	\$35
Service fee for bulk storage, liquid.	\$200
Service fee for taximeter.	\$35
Service fee for scanning devices, 1-3 devices.	\$100
Service fee for scanning devices, 4-11 devices.	\$200
Service fee for scanning devices, 12+ devices.	\$300
Wood alcohol handling license under M.G.L. c. 94 s. 303B.	\$5
Zoning amendment application filing fee under M.G.L. c. 40A s. 5.	\$180
Zoning special permit application filing fee under M.G.L. c. 40A.	\$400
Not inclusive of costs of hearing.	

July 28, 2025	Ordered to a first reading.
August 25, 2025	Ordered on a second reading, as amended.
August 25, 2025	Ordered on a third and final reading, as amended.
August 25, 2025	Ordered Engrossed & Ordained, as amended, on a Roll Call.

RESULT: ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna,

Novoselsky, Zambuto, Silvestri

Communications

15 <u>25-218</u> Communication from the Mayor relative to the reappointment of Michael Tucker to the Zoning Board of Appeals.

RESULT:	REFERRED TO APPOINTMENTS	Next: 9/29/2025 6:00 PM
16 <u>25-21</u>	Occupy Communication from the Mayor relative Peggy Pratt to the Zoning Board of App	
RESULT:	REFERRED TO APPOINTMENTS	Next: 9/29/2025 6:00 PM
17 <u>25-22</u>	O Communication from the Mayor relative Manzo to the Affordable Housing Trus	
RESULT:	REFERRED TO APPOINTMENTS	Next: 9/29/2025 6:00 PM
18 <u>25-22</u>	Communication from the Mayor relative Anayo Osueke to the Affordable Housin	
RESULT:	REFERRED TO APPOINTMENTS	Next: 9/29/2025 6:00 PM
19 <u>25-22</u>	2 Communication from the Engineering Public Hearing relative to stormwater (Title 13).	
RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 9/29/2025 6:00 PM
20 <u>25-22</u>	Communication from the Chief of DPC relative to stormwater management am	
RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 9/29/2025 6:00 PM
21 <u>25-22</u>	4 Communication from the CFO relative of \$5,000,000 for the lower Broadway was project.	
	Water Main Replacement Bond	ds

Water Main Replacement Bonds Proposed Loan Order

That \$5,000,000 is appropriated to pay costs of constructing, reconstructing and replacing water mains citywide, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(5) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan

order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 9/29/2025 6:00 PM

22 <u>25-225</u> Communication from the CFO relative to the Transportation Network Assessment appropriation.

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION IN THE AMOUNT OF \$141,090.30 FROM THE TRANSPORTATION FUND TO THE DPCD TRANSPORTATION OUTLAY ACCOUNT?"

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna,

Novoselsky, Zambuto, Silvestri

23 <u>25-226</u> Communication from the CFO relative to RevereTV's quarterly invoice appropriation.

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION IN THE AMOUNT OF \$130,893.50 FROM THE CABLE ACCESS RECEIPT RESERVED FUND TO PAY REVERETV'S QUARTERLY INVOICE?"

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna,

Novoselsky, Zambuto, Silvestri

Motions

24 <u>25-227</u> Motion presented by Councillor Argenzio: That the City Council move to

accept Chapter 64G, Sections 3D(a) and 3D(b) of the Massachusetts General Laws, which will allow the City of Revere to impose a community impact fee of up to 3% on the transfer of occupancy of a professionally managed unit and the transfer of occupancy of certain

short-term rentals.

RESULT: ORDERED - VOICE VOTE

Motion presented by Councillor Cogliandro: That the Mayor and the Superintendent of the Department of Public Works begin studying the feasibility of closing off Cary Avenue at its connection to the Revere High School parking lot, effectively making it a dead end. Additionally, an "exit only" roadway should be created adjacent to the baseball field, providing access to American Legion Highway. This proposal aims to provide relief to residents of East Mountain Avenue and the surrounding streets from reckless driving, while also enhancing safety for both residents and pedestrians.

RESUL	Γ:	ORDERED - VOICE VOTE
26	25-229	Motion presented by Councillor Cogliandro, City Councillor Giannino: That the Mayor request the owners and/or management company for Overlook Ridge to appear before the City Council to discuss what security measures are being taken to combat the rampant theft and vandalism happening to the residents of the complex.
RESULT	Γ:	ORDERED - VOICE VOTE
27	25-230	Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to increase patrols at all intersections of Graves Road. Cars are speeding out of control and running stop signs.
RESUL	Γ:	ORDERED - VOICE VOTE
28	25-231	Motion presented by Councillor Cogliandro: That the City Council, in conjunction with the Conservation Commission, award a Certificate of Appreciation to Linda Redding for her exceptional administrative work for the Conservation Commission.
RESUL	Γ:	ORDERED - VOICE VOTE
29	25-232	Motion presented by Councillor Cogliandro: That the City Council order to a public hearing the repeal of Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere whereas the ordinance is content-based and unconstitutional by violating the First Amendment pursuant to the Supreme Court's decision on Reed v. Town of Gilbert, 576 US (2015).

Councillors debated a motion by Councillor Cogliandro to order a public hearing to repeal the political sign ordinance (Section 9.1, 2.030), arguing it is content-based and unconstitutional pursuant to Reed v. Town of Gilbert, and therefore unenforceable; he emphasized that repeal would end confusion and acknowledged a voluntary "gentleman's agreement" on timing while asserting residents' constitutional rights. The Election Commissioner, Danielle Pietrantonio, confirmed that both outside counsel and the City Solicitor have instructed her office to treat the ordinance as unenforceable, noting it generates inconsistent expectations and complaints; she supported repeal. Some Councillors pressed for clarity on size limits (with suggestions that any such rules might fall to building regulations), while several Councillors opposed repeal because of aesthetics. Councillors in opposition of a repeal despite the ordinance being unconstitutional contends that time limits around elections and limits on the number of signs per property—has "worked" in practice by curbing clutter, avoiding year-round displays, and protecting property values and safety (e.g., sight lines). Others endorsed a repeal on free-speech grounds, stressing that maintaining an unenforceable and unconstitutional ordinance is untenable and that voluntary adherence by candidates could be mangaged with a "gentelmen's/lady's agreement". Additional

discussion clarified that housing authority residents may display signs in windows but not on lawns.

Councillor Novoselsky is recorded as NO to order to a public hearing.

RESUI	LT:	ORDERED TO PUBLIC HEARING - CC	Next: 9/29/2025 6:00 PM
30	<u>25-233</u>	Motion presented by Councillor Argenzio: T Chief of Planning & Community Developme manager and architect for the McKinley Sche the City Council to discuss the project, speci proposed 145' radio tower.	ent, the owners project ool project to appear before

City officials are weighing a plan to add a 145-foot radio tower to the McKinley School project, which would need a variance because local zoning caps height at 35 feet in the RB District. Several Councillors have heard from residents they are worried about the tower's size, safety, neighborhood impact, and the lack of early notice. Chief of Planning indicated the tower is a backup microwave link for the proposed regional 911 call center that would switch on only if the fiber network fails; they add that moving it to another site or the roof would still require roughly the same height and could raise costs. The tower would not be leased to private companies and will be used for public safety purposes only. Councillors want the project team and engineers to answer questions in a public forum and are asking the ZBA, who will conduct a hearing on the proposal tomorrow, to delay any decision until the City Council can obtain more information.

RESULT: ORDERED - VOICE VOTE

Motion presented by Councillor McKenna, Councillor Guarino-Sawaya,
Councillor Jaramillo: That the City Council send a letter to the Joint
Committee on Financial Services in support of Bill H. 1230 An Act
mandating access to cancer screenings for firefighters through health care
benefits plans or programs provided by the public employer. This bill, if
approved as proposed, will provide our firefighters with free screenings
for the following cancers: Colon; Lung; Bladder; Oral; Thyroid; Skin;
Blood; Breast; Cervical; Testicular; and Prostate.

RESULT: ORDERED - VOICE VOTE

Motion presented by Councillor McKenna, Councillor Argenzio,
Councillor Cogliandro: That the Mayor request the Chief of Police to
enforce the provisions of MGL Chapter 90, Section 1E. Further that the
Chief of Police, in conjunction with the Superintendent of Public Schools,
develop an educational campaign for students relative to the laws and
proper usage of motorized scooters.

Councillors reconsidered a motorized scooter ordinance after recognizing that Massachusetts General Laws c. 90, §1E already regulates these types of vehicles, prompting a substitute motion requesting the Mayor to have the Police Chief enforce MGL c. 90 §1E and, with the School

Superintendent, launch an educational campaign in the schools; Councillor McKenna would also like to see the first offense fine raised from \$30 to \$50. Councillors discussed many of the complaints and hazards they see everyday — two riders per scooter, wrong-way travel, failure to obey traffic laws, nighttime riding, lack of helmets, and sidewalk use—and emphasized that riders must be at least 16 with a learner's permit or driver's license. Police Chief LaVita confirmed state-law enforceability and noted ongoing coordination with schools and the recent distribution legal guidance to officers. It was further discussed whether enforcement should proceed via RMV motor-vehicle citations or by city ordinance (21D violations). Questions included the RMV's jurisdiction over small electric scooters and the and the citation of minors (Chief LaVita acknowledged that even bicyclists can be cited), as well as whether parents should be ticketed when underage riders. Several councilors favored a hybrid regime—first offense handled with a city ticket, repeat offenses escalated to RMV—citing concerns that city-only fines may lack "teeth," whereas state citations carry greater deterrence. The Chief LaVita referenced a "Back to School Safety for Motorized Scooters" notice that defined motorized scooters (two or three wheels with handlebars, powered by electric or gas motors) and reiterated rules: ride only on regular roadways; never on sidewalks, highways, bike lanes or certain recreational paths; and comply with non-negotiables (valid license or permit, mandatory helmet, one rider only, 20 mph maximum, daytime only). Education is the first step in increasing compliance along with targeted enforcement.

RESULT: ORDERED AS AMENDED VOICE VOTE

33 25-236

Motion presented by Councillor McKenna: That the Mayor request the Superintendent of Public Works and Tree Warden to ensure that tree pits are installed when new sidewalks are constructed, which is not currently being done and contributing to the decimation of trees city-wide. Further, that the City's Grant Writer be directed to begin researching the DCR Greening the Gateway Cities Program Implementation Grant worth up to \$100,000 to support tree planting, watering, and maintenance to prepare for next fiscal year's application.

RESULT: ORDERED - VOICE VOTE

34 25-237

Motion presented by Councillor Novoselsky: That the City of Revere revise the restrictions approved on Council Order 02-86 dated November 4, 2002 for Lot 73B on Centennial Avenue to read: 1.) The property shall be maintained and utilized as a parking lot.

RESULT: ORDERED AS AMENDED VOICE VOTE

35 25-238

Motion presented by Councillor Guarino-Sawaya: That the City Council request the Mayor, in coordination with MassDOT, DCR, and all other relevant state and regional agencies, to establish a coordinated public process for construction projects that impact the City of Revere. This process should include: 1. A centralized public forum (both online and inperson) where residents can access clear, up-to-date information on

ongoing and upcoming projects, timelines, and traffic impacts. 2. Regular community meetings scheduled in advance of major projects, with a particular focus on impacts to school bus routes, commuter travel, and emergency response corridors. 3. Advance notification requirements for both City and State projects, ensuring residents are informed ahead of time through multiple channels. 4. Traffic mitigation and coordination plans jointly developed by the City and the State, including detours, signage, and scheduling adjustments to limit overlapping disruptions in the same neighborhood or corridor.

RESULT: ORDERED - VOICE VOTE

36 25-239

Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DPW and Traffic Commission, in coordination with MassDOT, to evaluate and implement safety measures at the corner of North Shore Road and Vera Street in Oak Island. The property at 795 North Shore Road has been struck by vehicles at least four or five times due to the high rate of speed in this area. Most recently, a car hit a pole and crashed through the property's fence. The installation of barriers or a guardrail should be considered to protect residents and prevent further incidents. The owner of the property has been requesting that something be done for over 12 years.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 8:40 PM.

Attest:

City Clerk

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, June 2, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING TITLE 12 OF THE REVISED ORDINANCES OF THE CITY OF REVERE

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

SECTION 1. Chapter 12.20 of Title 12 of the Revised Ordinances of the City of Revere is hereby amended by removing all instances (5) of the words "city council" and inserting in place thereof the words "city engineer."

SECTION 2. Section 12.04.240 of Title 12 of the Revised Ordinances of the City of Revere is hereby amended by removing the words "city council" and inserting in place thereof the words "department of public works."

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. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before May 27, 2025.

Attest: Ashley E. Melnik City Clerk

Revere Journal Bill to: amelnik@revere.org May 21, 2025



City of Revere Office of the City Solicitor

281 Broadway Revere, MA 02151 | Tel: (781)-286-8166

Paul Capizzi, City Solicitor | Daniel Doherty, Asst. City Solicitor Sheryl Pelletier, Paralegal | Claire Inzerillo, Policy Writer & Analyst

Mayor Patrick M. Keefe Jr.

July 8, 2025

TO: Councilor Argenzio, Chair of Legislative Affairs

FR: Claire Inzerillo, Policy Writer and Analyst

CC: Nicholas Rystrom, City Engineer

Chris Ciaramella, DPW Superintendent Office of Mayor Patrick M. Keefe, Jr.

RE: Order 6204.

Esteemed Councilor,

I am glad to hear of the Sub-Committee's support of the ordinance revisions I submitted in response to your original motion, Order 6204. I understand that the Sub-Committee has lingering concerns regarding input by the Ward Councilor on pole, wire, and cable matters. Upon meeting with the City Engineer, I offer the following description of how such matters would be processed if the Title 12 amendments were approved as written:

National Grid, or other utility company, makes a request to the Department of Public Works for pole, wire, or cable construction/modification/removal. The City Engineer and DPW Superintendent review the request and/or application (permit requirements vary). Prior to approval or denial, the Ward Councilor of the location of the request would be notified of the pole, wire, or cable request.

It is my hope that the Sub-Committee and Council consider the merits of the amendments and internal policies outlined before you. The goal of these updates is to reduce bureaucratic red tape and increase efficiency between utility providers and the City's permitting process so that residents may enjoy streamlined services and elevated quality of life in Revere.

Thank you for your time.

Public Hearing Revocation of Licenses for the Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing on Monday evening, July 28, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts for the purpose of revoking, for cause, Chapter 148 license #651 granted to 22 Naples Road, Revere, MA 02151 on January 24, 2022.

Attest:

Ashley E. Melnik City Clerk

Revere Journal
July 2, 2025
Send invoice to: amelnik@revere.org

JAMES J. CIPOLETTA
Attorney at Law
5 Fremont Street
Winthrop, MA 02152
Telephone 781.289.7777
jim@cipoletta.com

July 14, 2025

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

Re:

22 Naples Road, Revere Permit # B25-000401

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

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

Very truly yours,

Isl James J. Cipoletta

James J. Cipoletta

JJC: lt Enc.



BUILDINGPERMIT

22 NAPLES RD

Permit: B25-000401

Cost of Construction: 21780,00 Issue Date: 06/12/2025

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

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

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

Any work outside of these hours is prohibited except by Special Permit of Work is not permitted on Sundays & Holidays Work Hours are Monday thru Saturday from 8:00 am to 9:00 pm

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CHAPTER TO	
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	Sec. 18, 1886 (1996)
	Sec. 12, 286.05 (266)
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	Sec. Since I
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	100 Page 200
	1

Building Commissioner

	BUILDING	MECHANICAL	WIRE	GAS	PLUMBING
, 1986	Barehole:	Rough:	Underground:	Underground:	Underground:
		Final:	Rough:	Rough:	THE FOLLOWING INSPECTIONS ARE MANDATORY Rough: Final

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

JAMES J. CIPOLETTA
Attorney at Law
5 Fremont Street
Winthrop, MA 02152
Telephone 781.289.7777
jim@cipoletta.com

July 14, 2025

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

Re:

22 Naples Road, Revere Permit # B25-000401

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

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

Very truly yours,

Isl James J. Cipoletta

James J. Cipoletta

JJC: lt Enc.



BUILDINGPERMI 22 NAPLES RD

Permit: B25-000401

Issue Date: 06/12/2025

Cost of Construction: 21780,00

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

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

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

Any work outside of these hours is prohibited except by Special Permit of Work is not permitted on Sundays & Holidays Work Hours are Monday thru Saturday from 8:00 am to 9:00 pm

Building Commissioner Louis Cavagnaro

BUILDING	MECHANICAL	WIRE	GAS	PLUMBING
Barehole:	Rough:	Underground:	Underground:	Underground:
Foundation: Frame: Insulation: Finish:	Final:	Rough:	Rough: Final:	THE FOLLOWING INSPECTIONS ARE MANDATORY Rough: Final:

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

JAMES J. CIPOLETTA
Attorney at Law
5 Fremont Street
Winthrop, MA 02152
Telephone 781.289.7777
jim@cipoletta.com

July 11, 2025

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

Re:

22 Naples Road, Revere

No:

A-25-16

Dear Clerk Melnik:

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

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

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

Very truly yours,

Isl James J. Cipaletta

James J. Cipoletta

JJC: lt

cc: Louis Cavagnaro, Building Inspector

Client



BUILDINGPERMI 22 NAPLES RD

Permit: B25-000401

Issue Date: 06/12/2025

Cost of Construction: 21780.00

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

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

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

the Building Commissioner Any work outside of these hours is prohibited except by Special Permit of Work is not permitted on Sundays & Holidays Work Hours are Monday thru Saturday from 8:00 am to 9:00 pm

Building Commissioner Louis Cavagnaro

BUILDING	MECHANICAL	WIRE	GAS	PLUMBING	
Barehole:	Rough:	Underground:	Underground:	Underground:	
Foundation:	Final:	Rough:	Rough:	Se., #	THE FOLLOWING INSE
Frame:	**************************************	Final:	Final:	Final:	NG INSPECTIONS ARE MANDATORY
Insulation:					
Finish:					

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

CZ-25-05

City of Revere, MA Public Hearing Notice

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

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

Be it ordained by the City of Revere as follows:

SECTION 1. Section 17.25.030(A) of Chapter 17.25 of the Revised Ordinances of the City of Revere

is hereby amended by deleting the words following "760 CMR 71.02."

SECTION 2. Section 17.25.040(A) of Chapter 17.25 of the Revised Ordinances of the City of Revere

is hereby amended by deleting "Section 17.05.020(C)" and inserting in place thereof

"Section 17.25.020(C)."

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

Attest: Ashley E. Melnik City Clerk

Attest:

Megan Simmons-Herling Planning Board, Chair

Revere Journal

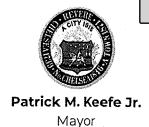
Send invoice to: amelnik@revere.org

7/2/2025 7/9/2025



Department of Planning & Community Development

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



TO:

Honorable City Council

FROM:

Frank Stringi, City Planner

RE:

Zoning Amendments for ADU's

DATE:

July 30, 2025

Please be advised that following a public hearing of the Planning Board held on July 29, 2025, the Board voted favorably to recommend to the City Council the adoption of Section 1 and Section 2 relative to minor corrections to the Accessory Dwelling Unit regulations.

C: Revere Planning Board
Ashley Melnik, City Clerk

CZ-25-06

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, August 25, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, August 26, 2025 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

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

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

§ 17.08.092 Battery energy storage system.

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

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

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

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

Ch. 17.30 BATTERY ENERGY STORAGE SYSTEMS

§ 17.30.010 Purpose.

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

§ 17.30.020 Definitions.

"ANSI" shall mean the American National Standards Institute.

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

"Building Code" shall mean the Massachusetts Building Code, 780 CMR.

"Fire Code" shall mean NFPA 1 and 527 CMR 1.00.

"HazMat" shall mean hazardous materials.

"NFPA" shall mean the National Fire Protection Association.

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

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

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

§ 17.30.030. Use.

- A. Provided that the use complies with all requirements set forth in this chapter, the construction of a BESS shall be subject to the issuance of a special permit by the city council only in the HB and TED districts. In all other districts, BESS are prohibited.
- B. The applicant shall be required to comply with the site plan review process set forth in Chapter 17.17 of this title as part of their application for a special permit. The site plan review committee shall complete its review of a completed application for a BESS and issue its findings to the city council, who shall then review the completed application pursuant to Article III of Chapter 17.48 of this title.

§ 17.30.040. Dimensional controls.

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

- A. Height. Each BESS and its associated equipment shall comply with the building height provisions of the zoning district in which it is located.
- B. Setbacks. Each BESS and its associated equipment shall comply with the building setback provisions of the zoning district in which it is located.
- C. Lighting. Each BESS and its associated equipment shall comply with NFPA 855 requirements related to lighting. Other lighting requirements for electrical infrastructure specified in this title, state statute, or code shall be applied so long as they do not conflict with NFPA 855.
- D. Signage. The signage shall comply with ANSI Z535 and shall include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of the BESS, and 24-hour emergency contact information, including reach-back phone number.
 - As required by the State Electrical Code, disconnect and other emergency shutoff
 information shall be clearly displayed on a light reflective surface. A clearly visible
 warning sign concerning voltage shall be placed at the base of all pad-mounted
 transformers and substations.
 - 2. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.
- E. Security and screening. A BESS shall have a perimeter fence of at least eight (8) feet in height, consistent with requirements established in NFPA 70. A BESS shall also comply with specifications established in NFPA 855 relating to barriers and buffering.
- F. Utility connections. All utility connections from the BESS shall be underground to the nearest utility pole or transformer, unless the applicant demonstrates by substantial evidence that the construction of such underground facilities would be unreasonable owing to circumstances relating to the soil conditions, shape, or topography of such a site or if the utility provider requires the connections to be above ground. The electrical transformer for the utility interconnections may be above ground if required by the utility provider.
- G. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed not less than thirty (30) days after deemed failed by the BESS operator or

cell/module manufacturer. The operator shall notify the Revere Fire Chief in advance if the type of battery or batteries used onsite is to be changed.

§ 17.30.050. Commissioning and safety standards.

A. Commissioning plan.

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

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

B. Safety requirements.

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

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

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

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

to meet this requirement. The BESS shall also be designed to prevent unauthorized access.

- 1. For so long as the system is in use, the BESS shall have on file with the Revere Fire Department procedures for the safe disposal of BESS equipment damaged in a fire or other emergency event, including maintaining contact information for HazMat personnel available 24-hours a day to safely remove damaged BESS equipment from the site. The expense of such service shall be borne by the owner of the BESS where the removal occurred.
- E. The operator of a BESS shall be required to have an official representative onsite at the BESS not later than two hours after notification by the Fire Chief, Police Chief, or their designee.

§ 17.30.060. Abandonment or discontinuation of use.

- A. Removal requirements. Any BESS that has reached the end of its useful life or has been abandoned shall be removed in a way that ensures the return of the property to a useful condition. When the BESS is scheduled to be decommissioned, the applicant shall notify the city by certified mail of the proposed date of discontinued operations and plans for removal. The owner/operator of the BESS shall physically remove the BESS no more than one hundred and fifty (150) days after the date of discontinued operations. At the time of removal, the BESS site shall be restored to the state it was in before the system was constructed or any other legally authorized use. More specifically, decommissioning shall include, but is not limited to, the following:
 - 1. Physical removal of all battery energy storage systems, equipment, security and fencing barriers, and transmission lines from the site.
 - 2. Disposal of all solid and hazardous waste in accordance with local and state waste disposal regulations.
- B. Abandonment. Absent notice of a proposed date of decommissioning, the BESS shall be considered abandoned when the system fails to operate for more than one year without the written consent of the city council. If the applicant fails to remove the BESS in accordance with the requirements of this subsection within one hundred and fifty

(150) days of abandonment or the proposed date of decommissioning, the city shall have the authority to enter the property and physically remove the system.

C. The city council may require the applicant to provide, at the time of issuance of the special permit, a form of surety, either through an escrow account, bond or otherwise, to cover the cost of removal in the event the city must remove the system, in an amount and form determined to be reasonable by the city council, but in no event in the excess of one hundred and twenty-five percent (125%) of the cost of removal and compliance with the requirements of this subsection. Such surety shall not be required for municipally- or state-owned systems. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer.

§ 17.30.070 Independent consultants.

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

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

A copy of the aforementioned zoning ordinance (**CZ-25-06**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and Friday 8:15AM-12:15PM. If unable to attend the public hearing, written proponent/opponent testimony can be submitted via email on or before August 19, 2025 to amelnik@revere.org.

Attest: Ashley E. Melnik City Clerk

Attest: Megan Simmons-Herling Planning Board, Chair

Revere Journal Send invoice to: amelnik@revere.org 8/6/25 8/13/25



Department of Planning & Community Development

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



TO:

Honorable City Council

FROM:

Frank Stringi, City Planner

RE:

Battery Energy Storage System Ordinance

DATE:

August 27, 2025

Please be advised that following a public hearing of the Planning Board held on August 26, 2025, the Board voted unanimously to favorably recommend to the City Council the adoption of a proposed zoning ordinance amendment to establish zoning provisions for Battery Energy Storage Systems within the HB and TED Districts.

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

Be it ordained as follows:

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

§ 17.08.092 Battery energy storage system.

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

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

F. OTHER USES:	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	СВ	НВ	TED	LI	II
Fill & excavation	$^{\mathrm{sp}}$	sp	$^{\mathrm{sp}}$	$^{\mathrm{sp}}$	$^{\mathrm{sp}}$	$^{\mathrm{sp}}$	sp	$^{\mathrm{sp}}$	sp	sp	sp	$^{\mathrm{sp}}$	sp	$^{\mathrm{sp}}$	$^{\mathrm{sp}}$	sp	$^{\mathrm{sp}}$	sı
Commercial wind energy facilities	no	no	no	no	no	no	no	no	sp	sp	no	no	no	no	sp	yes	sp	S]
Small wind energy facilities	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	yes	sp	s]
Battery energy storage systems	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp	sp	no	n

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

Ch. 17.30 BATTERY ENERGY STORAGE SYSTEMS

§ 17.30.010 Purpose.

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

§ 17.30.020 Definitions.

"ANSI" shall mean the American National Standards Institute.

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

"Building Code" shall mean the Massachusetts Building Code, 780 CMR.

"Fire Code" shall mean NFPA 1 and 527 CMR 1.00.

"HazMat" shall mean hazardous materials.

"NFPA" shall mean the National Fire Protection Association.

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

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

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

§ 17.30.030. Use.

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

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

§ 17.30.040. Dimensional controls.

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

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

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

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

§ 17.30.050. Commissioning and safety standards.

A. Commissioning plan.

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

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

B. Safety requirements.

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

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

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

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

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

- hours a day to safely remove damaged BESS equipment from the site. The expense of such service shall be borne by the owner of the BESS where the removal occurred.
- E. The operator of a BESS shall be required to have an official representative onsite at the BESS not later than two hours after notification by the Fire Chief, Police Chief, or their designee.

§ 17.30.060. Abandonment or discontinuation of use.

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

§ 17.30.070 Independent consultants.

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

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

City of Revere, Massachusetts

Tom Skwierawski

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



July 23, 2025

TO: Revere City Council

FR: Tom Skwierawski, Chief of DPCD

RE: Zoning for battery energy storage systems.

CC: Acting Chief Cullen, Revere Fire Department

Louis Cavagnaro, Building Commissioner Claire Inzerillo, Policy Writer and Analyst

Councilors:

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

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

LAWRENCE A. SIMEONE, JR. ATTORNEY AT LAW THE POST OFFICE PROFESSIONAL BUILDING 300 BROADWAY, P.O. BOX 321 REVERE, MASSACHUSETTS 02151

TELEPHONE: (781) 286-1560 FACSIMILE: (781) 286-5532

September 3, 2025

amelnik@revere.org Revere City Council 281 Broadway Revere, MA 02151

RE: Request to Withdraw Special Permit Application – 529 Broadway

Dear City Councilors,

On behalf of my client, we respectfully request to withdraw, without prejudice, the pending special permit application for the property located at 529 Broadway, Revere, Massachusetts.

Thank you for your consideration of this request. Please let us know if any additional steps or documentation are required to complete the withdrawal.

Very Truly Yours,

Lawrence A. Simeone, Jr., Esq.

LAS/aw

C-25-11

PUBLIC HEARING NOTICE

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

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

Attest:

Ashley E. Melnik City Clerk

Revere Journal Check attached #3598 7/2/25 7/9/25 City of Revere, Massachusetts
Zoning Board of Appeals
Application for
Special Permit or Appeal From
The Decision of the Building Inspector

(PLEASE PRINT)

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

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

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

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

Name : Address: Tel. No		roadway LLC roadway, Revere, 1	Massachusetts	
2. Applicant	is :	Tenant	Licensee	Prospective Purchases
		Other (Describ	oe).	•
Property	Owner:	529 Broadway LLC		

1. Applicant submitting this application is:

3. The following person is hereby designated to represent the applicant in matters arising hereunder:
Name: Lawrence A. Simeone Jr., Esq
Telephone :(781) 286-1560
4. The land for which this application is submitted is owned by : Name: 529 Broadway LLC
Name :529 Broadway LLC, Revere, Massachusetts Tel. # :
5. The land described in this application is recorded in Suffolk County Registered Land Section of the Registry of Deeds Certificate# 138402 (if registered)_Book 00688Page 2 Lots 1, 2 N PT PCL & C TRIANGLE LOT
6. Lot size is .0536 acres See also Assessors Parcel ID-16-262-263-9A see assessors card marked as <u>Exhibit#1</u>
7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. See Exhibit # 2
8. A locus map (81/2" by 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. See Exhibit #3
9a. Is the site of this application subject to the Wetlands Protection Act (M.G.L. Chapter 131, Section 40A or Chapter 130, Section 105)? N/A
9b. Is the location of the site of this application within 100 feet of: a coastal beach; saltmarsh; land under the ocean; do not know; no _X

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

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

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

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

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

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

17.40.030. Modification of nonconforming structures.

- A. Upon the issuance of a special permit from the city council, nonconforming structures (excluding single-and two-family residential structures) may be modified as follows:
 - 1. Reconstructed, extended or structurally changed;
 - 2. Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.
- B. The city council may award a special permit only if it determines that such reconstruction, extension, alteration or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The reconstruction, extension, alteration or change of a nonconforming structure, as set forth therein, shall include any increase of any existing nonconformity, or the creation of a new nonconformity and shall require only the award of a special permit as authorized under this section.

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

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

N/A

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

N/A

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

N/A

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

N/A

Date of denial by the Building Inspector and/or Planning Board. Not Applicable
I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.
Signature of the Applicant
Signature of the Owner Signature of Designated Representative
Signature of Designated Representative Dated: 6/27/ こうこ
Received from the above applicant, the sum of \$ to

apply against administrative, and mailing costs.

REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

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

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

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

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

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

Date: June 24, 2025

Respectfully symmitted

Packet Pg. 62

CERTIFICATION

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

Social Security Number or
Federal Identification Number

By:

Corporate Officer (if applicable)

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

Social Security Number or Federal Identification Number

Signature of Individual or Corporate Name

By: Corporate Officer (if applicable)

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

1.	(Name and residential address of party submitting application.)
	Name: 529 Broadway LLC Address: 52 Fairview St., Winthrop, MA 02152
2.	(Name and residential address of each landowner on whose property subject matter will be exercised.)
	Name: 529 Broadway LLC Address: 52 Fairview St., Winthrop, MA 02152
	(Attach additional pages, if necessary)
3.	(If the Party is a Partnership, state the name and residential address of all partners within sixty (60) days of this application.)
	Partner's Name: Address:
4.	(Name and residential address of each party to whom subject authorization will be issued).
5.	(If the Party is a Trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this Application.)
6.	(If the Party is a Joint Venture, state the name and residential address of each person, form of company that is party to the Joint Venture within sixty (60) days of the filing of this Application.)
7.	(If the Party if a Corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application.
8.	(If the Party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days from the date of this Application.)

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

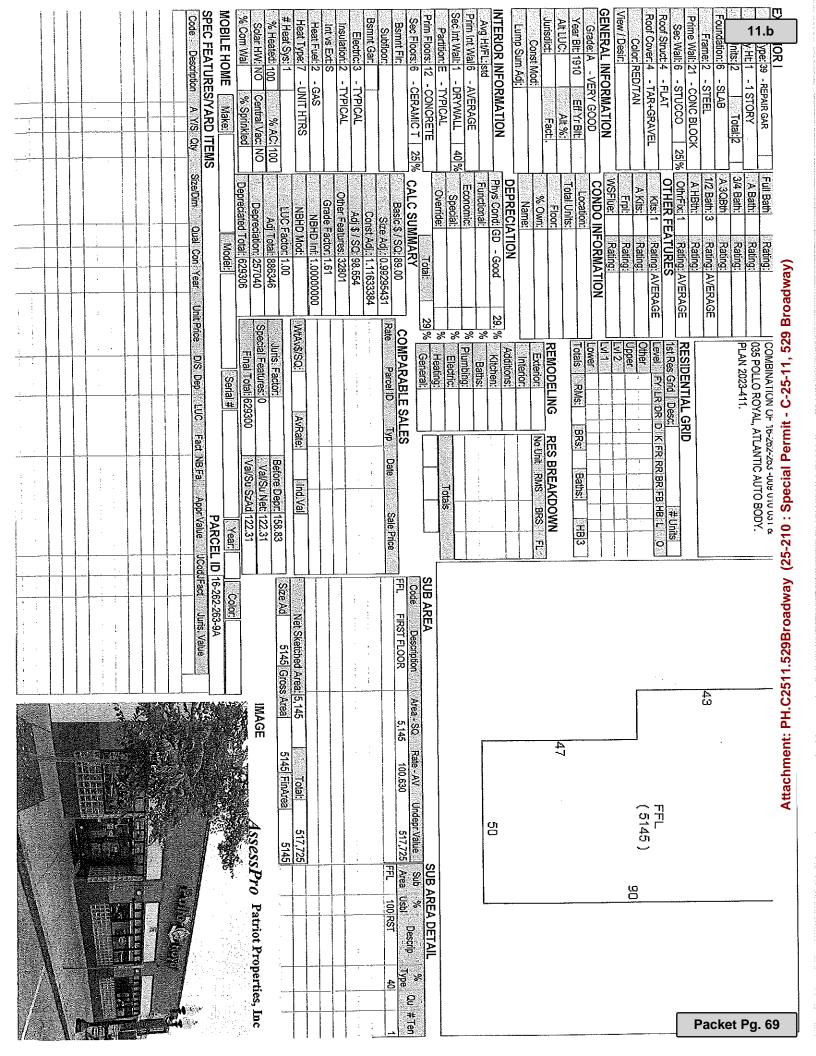
Signature of each party and landowner:	the Pains and Penaity of Perjury.

Exhibit 1

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

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

Unofficial Property Record Card - Revere, MA

General Property Data

Parcel ID 16-262-263-9A G8 -

Property Owner 529 BROADWAY LLC Prior Parcel ID

Mailing Address 52 FAIRVIEW ST

City WINTHROP

Zip 02152

ParcelZoning GB Mailing State MA

Account Number 16/262-263/9A/

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Most Recent Sale Date 1/31/2022 Property Location 529 BROADWAY Property Use AUTOREP

Legal Reference 67118-136 Grantor CASTALDO REALTY TRUST,

Land Area 0.536 acres Sale Price 3,900,000

Current Property Assessment

Card 1 Value Building Value 629,300 Xtra Features Value 0 Land Value 727,600 Total Value 1,356,900

Building Description

Foundation Type SLAB Roof Structure FLAT Frame Type STEEL Roof Cover TAR+GRAVEL Siding CONC BLOCK

of Bedrooms 0 # of 1/2 Baths 3 Interior Walls AVERAGE

Finished Area (SF) 5145 **Building Condition Good**

Number Rooms 0

of 3/4 Baths 0

of Living Units 2

Building Style REPAIR GAR

Building Grade VERY GOOD

Year Built 1910

of Bsmt Garages 0 Air Conditioning 100% Basement Floor N/A # of Full Baths 0 Flooring Type CONCRETE Heating Fuel GAS **Heating Type UNIT HTRS**

of Other Fixtures 1

Legal Description

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

Narrative Description of Property

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

(5145) Property Images

Exhibit 2

R:\Support\Revere\USGS.dwg, 6/23/2025 12:54:01 PM, PMB



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

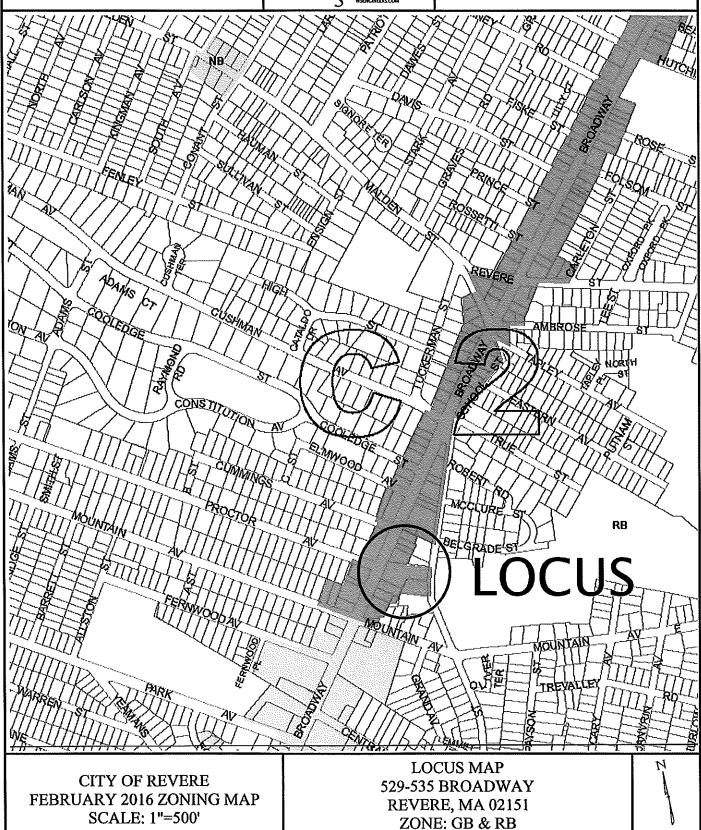
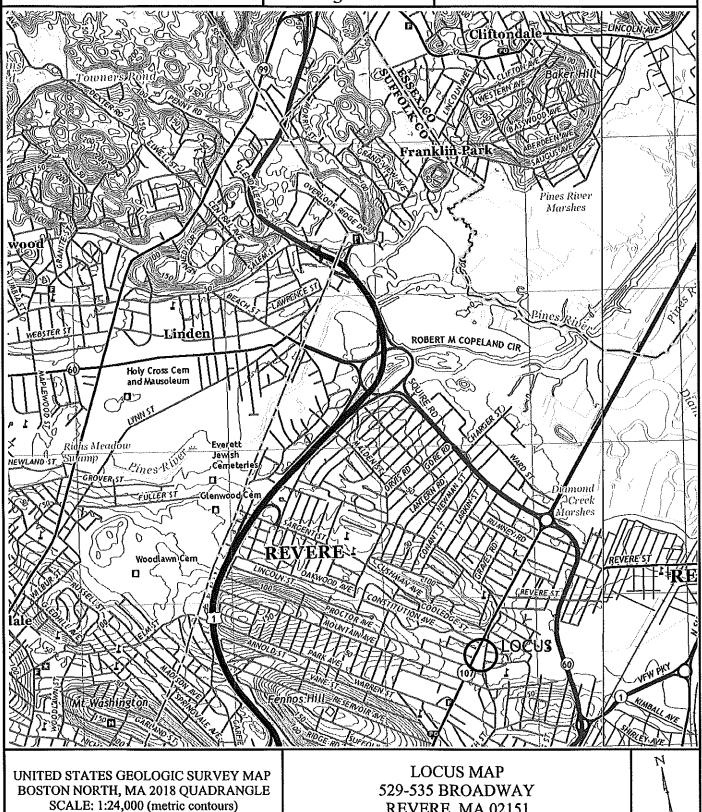


Exhibit 3

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



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



REVERE, MA 02151

Exhibit 4

A.000

March 2025 PEVINION NO.

COVER SHEET

529 Broadway, Revere, MA 02151

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

PROPOSED MULTIFAMILY RESIDENTIAL BUILDING



SPEET	SHEET TITLE	DATE
A-000	COVER SHEET	06.10.2026
	ARCHITECTURAL	
A-00%	GENERAL NOTES	66.10.2025
5	SITE PLAN	08.10.2025
7-150	GRADE LEVEL FLOOR PLAN	06.10.2025
P-10:	2nd. TROUGH 6th, LEVEL FLOOR PLAN	06.10.2025
\$	ARCHITECTURAL VISUALIZATION	00.10.7075
ş	ARCHITECTURAL VISUALIZATION	06.10.7025

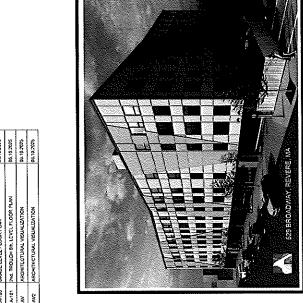
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UNIT 418 UNIT 420 UNIT 420 UNIT 424 UNIT 424 UNIT 424 UNIT 426 UNIT 426

PROJECT SUMMARY.
PARKING: 61 PS
HANDICAPPED PS: 3 PS
RETAIL/RESTAURANT 7,999 SF.

ZONING SUMMARY ZONE:



Sh. Libra; unit State of the St

51	ZONING.MAP
529 Broadway, Revere, MA 02151	AERIAL
529 Broadw	LOCUS MAP
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28

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ARCHITECT'S INFORMATION

06:10,2025 ISSUED FOR INFORMATION

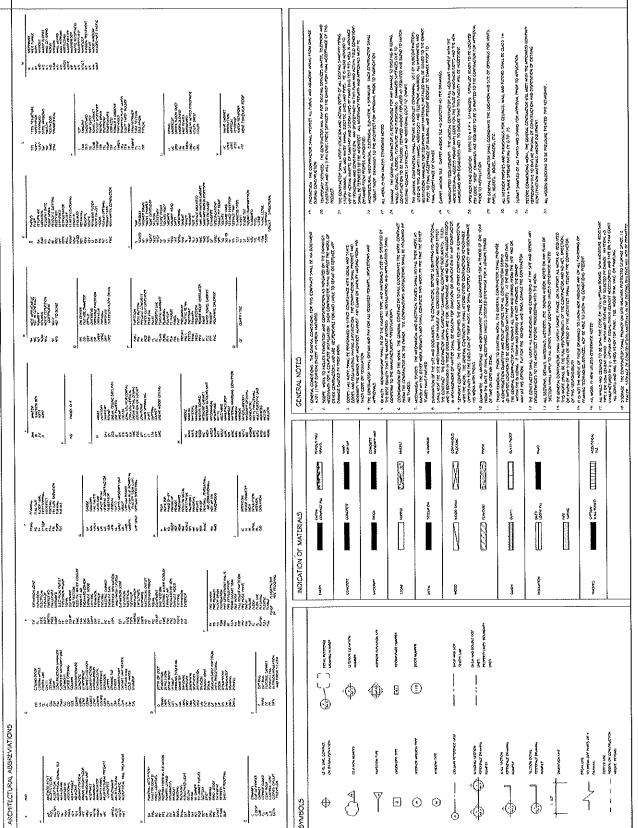


COMMERCIAL RESIDENTIAL HOSPITALITY BOSON STREET, PRESENTANT BRAND PRESENTA

529 Broadway LLC, 52 Fairview St.

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2,5	32	UNITS PER LYL. 29	8		UNIT 306	960	=531 S.F.
31,500 SF.	113,051 SF.				UNIT 307	1 BED	≈531 S.F.
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SETBACK REQUIREMENTS:		28x4 =116 UNITS	SLINC		UNIT 309	1860	=53) S.F.
2	proposed				UNIT 310	2 BED	=822 S.F.
20, (d)	-	BUILDING PROGRAM	ROGRAM		UNIT 31	1860	=53) S.F.
(4,p) '21	15	GRADE LE	1		UNIT 312	1 BED	=531 S.F.
	30.	PARKING	1		UNIT 313	1850	531 S.F.
		RETAIL			UNIT 314	1 950	=531 S.F.
Q for all reaching lasts in the Gli and Gli strates we yard dimensions.	dinessors shall be as babes from 20	RESTAURANT	=		UNIT 315	2 BED	±848 S.F.
withers abuilting a reschantal debtic antion year.		TRASH ROOM	ž		UNIT 316	1 350	-531 S.F.
					GNH 317	- BE	=531 S.F.
MIN PARKING REQUIREMENTS:		UNIT BREAKDOWN	DOWN		UNIT 318	1 850	=531 S.F.
		2nd, LEVEL			UNIT 339	- BED	=578 S.F.
		UNIT 201	2 8ED	-835 S.F.	UNIT 320	BED F	=578 S.F.
•		UNIT 202	1 BED	=531 S.F.	UNIT 323	일	=531 S.F.
HANDICAPPED 0.25/UNIT		UNIT 203	1 850	=531 S.F.	UNIT 322	1 BED	=531 S.F.
		UNIT 204	2 BED	=797 S.F.	UNIT 323	2 BED	=776 S.F.
(C) For quebog spaniments and planted and developments, 20 spaces per and out of the request	as per unit out of the required	UNIT 205	350	÷531 S.F.	CNT 324	2 BED	=752 S.F.
per une parties sales adeques de després de Maco en partie parties per une parties de la company de	±	UNIT 206	1 BED	" 531 S.F.	UNIT 325	1 850	=517 S.F.
(2) In the Gil, HC1 and HC2 delects of epering requirements shall be 1.5 species per one	hall be 1.5 spaces per one	UNI) 207	1 850	=531 S.F.	UNIT 326	1 850	=517 S.F.
Degracem unit, 1.15 spaces per two bedroom unit, and 3 spaces per unit for three or man bedrooms	for Draw or India Deditions.	UNIT 208	2 BED	=769 S.F.	UNIT 327	1850	=531 S.F.
AGE, see Cacher 17.24, upp Parang in the limit year.		UNIT 209	1 8ED	=531 S.F.	UNIT 328	1 860	=490 S.F.
17.34.580 - Storage in Prox yand.		OLC TINE	2 RED	-825 S.F.	1NIT 339	G	=531 S.F.
No hard years what be used for the open storage of basis, whiches, Italian or any other equipments.	an or any other equipment.	11017		=631.S.F		}	
manus contrattes, and on its at the the budgest described	Autoritan in automateur III	CLCTINI	EFD.	#531 S.F.	4th, CEVEL		
		UNIT 213	- E	-531 S.F.	NI 40	2 BED	=835 S.F.
ACE DIM		UNIT 214	1850	±531 S.F.	UNIT 402	1 860	-531 S.F.
- OPEN 9738"		UNIT 215	2 BED	=848 S.F.	UNIT 403	1 BED	±531 S.F.
• GARAGE 8-6*X17-6"X7-0"		UNIT 216	1 BED	=531 S.F.	UNIT 404	2 BED	=797 S.F.
- AISLE		UNIT 217	1 860	-531 S.F.	UNIT 405	- BED	=531 S.F.
	And in contrast of the contrast	UNIT 218	- BED	±531 S.F.	UNIT 406	GEC	=531 S.F.
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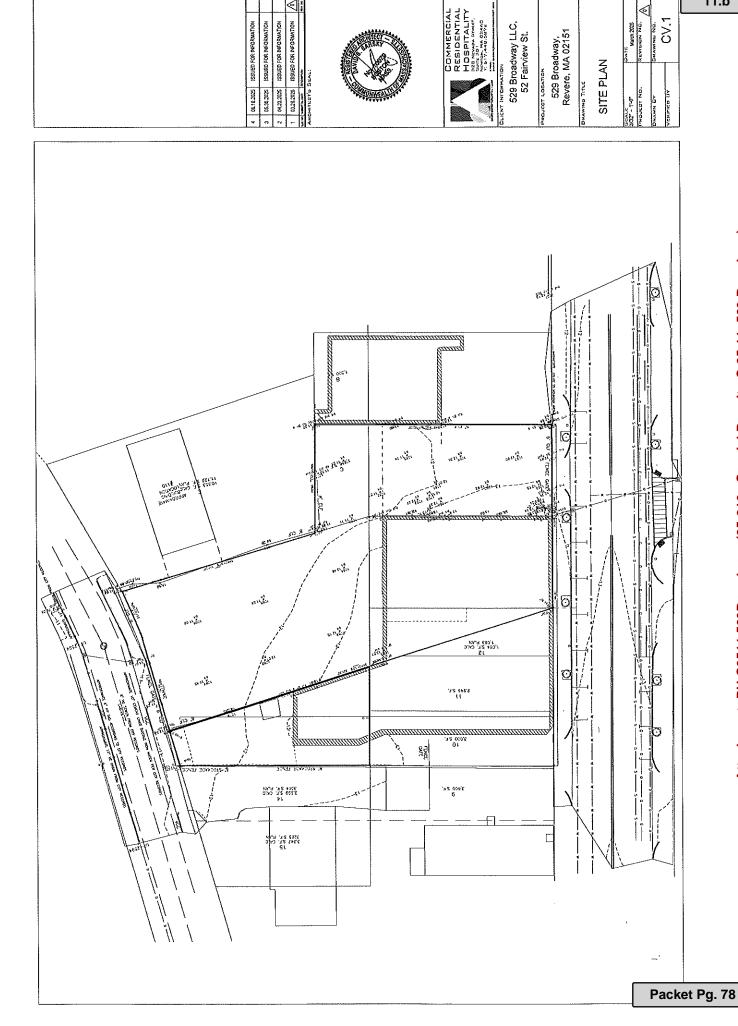
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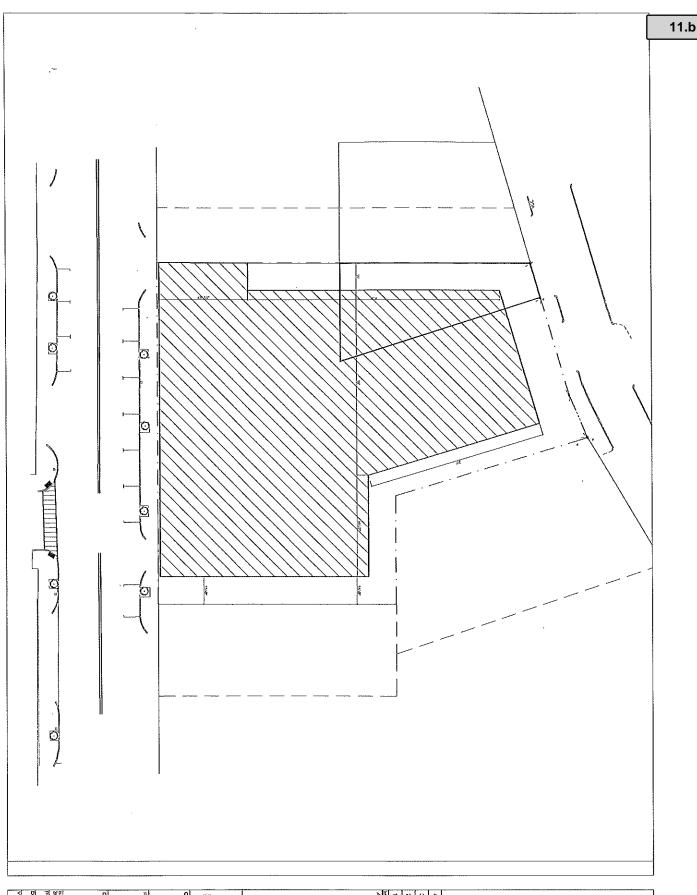


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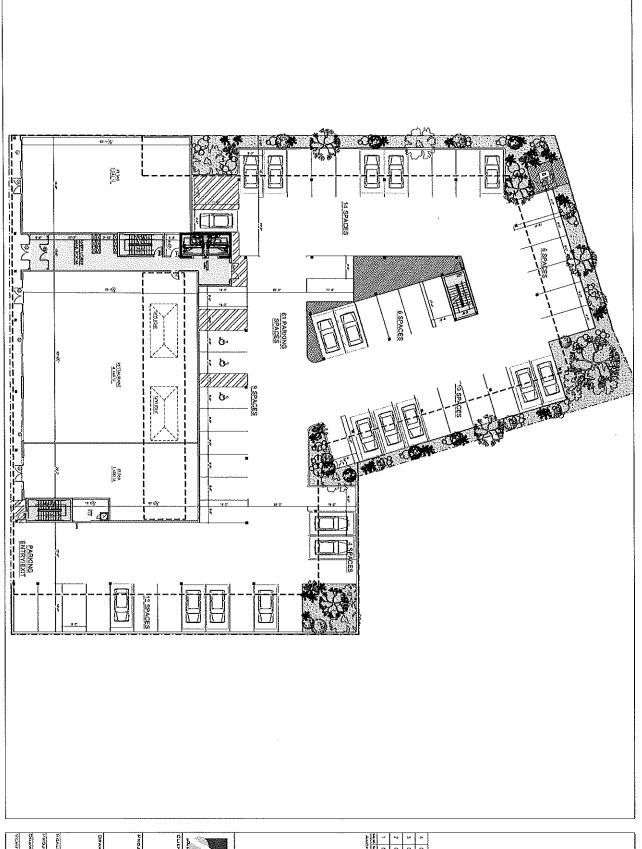




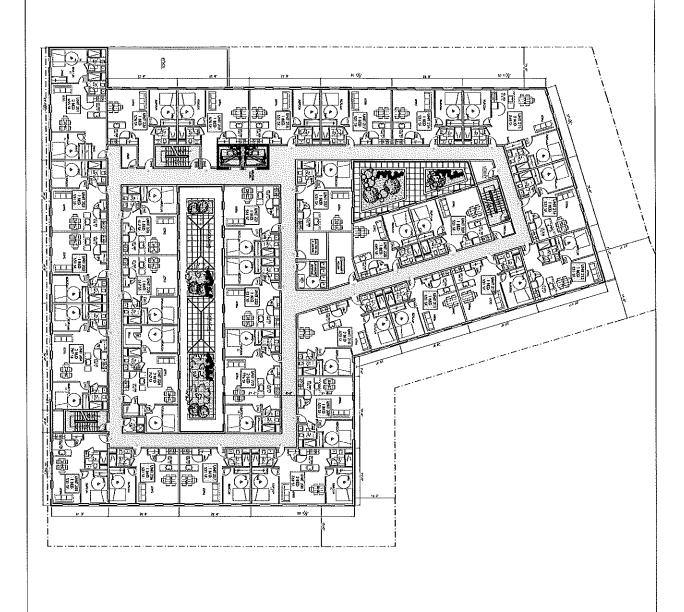


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Attachment: PH.C2511.529Broadway (25-210 : Special Permit - C-25-11, 529 Broadway)

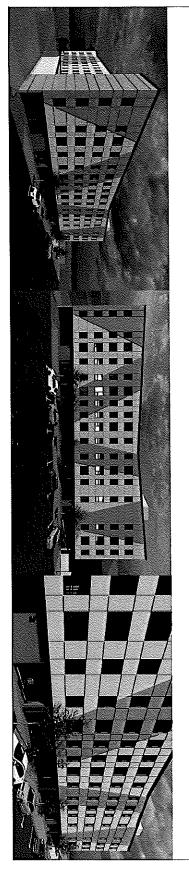


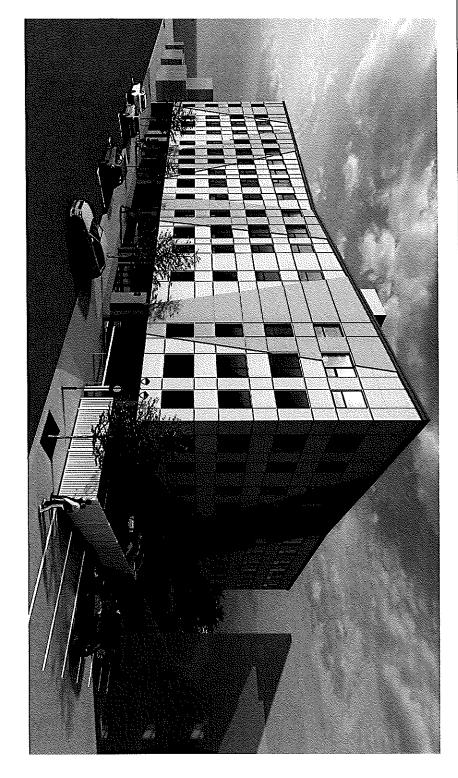
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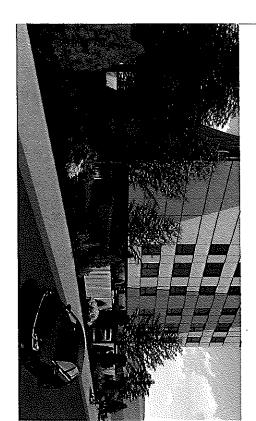
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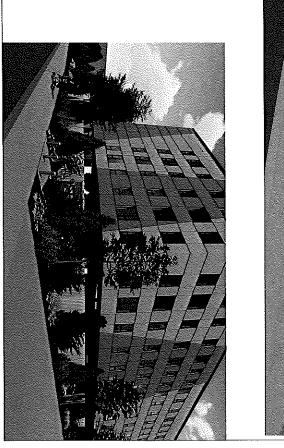




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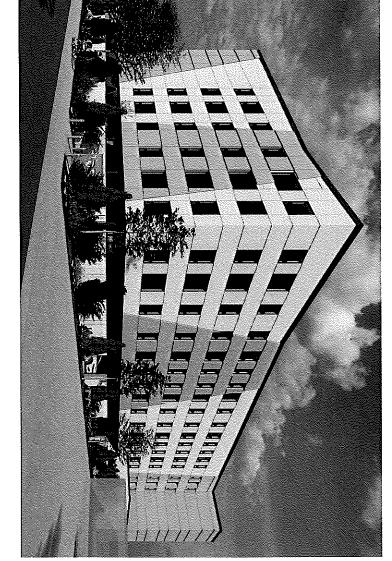


ARCHITECTURAL VISUALIZATION

March 2025 AV2

529 Broadway, Revere, MA 02151

529 Broadway LLC, 52 Fairview St.



06.19.2025 ISSUED FOR INFORMATION 04.23.2025 ISSUED FOR INFORMATION 05:30:2025 ISSUED FOR INFORMATION 03.26.2025 ISSUED FOR INFORMATION





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Pact Dist		Salos	Vell	ONO No	ogie	22 MULTIPLE PAR	1/31/2022	67118-136	CASTALDO REALTY	88	s of land mainly	This parcel contains .156 Acres of land mainly classified as	his parcel
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S3,700 Year End Roll	IPPLE PAR 3900,000 VENUENCE 1 VENUENCE 1 VENUENCE 1 Infil % Infil 2 %	103/2014 CONVI 8/5/2014 CONVI 4/10/2008 CONVI 9/18/1984 9/18/1984 9/18/1984 1,000 C 1,000 C 11,500 C 11,500 C 12,600 C 1	3328-98 3438-147 If Descrip IGN IGN IGN Ommerci ommerci ommerci ommerci ommerci ommerci ommerci ommerci	J C BROADWAY NEW ATLANTIC UNKNOWN NEW ATLANTIC UNKNOWN Date Nu 12/12/2008 6542 10/2/2008 10/2/2008		MWIT Z UNITS, U BRITI, U 3/4 BRITI Bdrim. OTHER ASSESSMENTS Code Description Z Code Description C Census: Flood Haz: D Census: Flood Haz: D UC Code Description Fact No of Fact No of Saz AUTOREP
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12/26/2023 12/26/2023 12/25/24 12/25/24 16/2023 16/2023 16/20/25 12/24:24 16/20/23 16/20/2	IPPLE PAR 3900,000 VENUENCE 1 VENUENCE 1 VENUENCE 1 IMPLIENCE 1 IM	10/3/2014 8/5/2014 4/10/2008 9/18/1984 9/18/1984 9/18/1984 9/18/1984 9/18/1984 1,000 C 1,000 C 1,000 C 11,500 C 12,600 C 12,600 C 12,600 C 12,600 C 12,600 C 12,600 C 12,600 C 12,600 C 12,600 C 1,000	3328-98 3438-147 If Descrip IGN IGN IGN Ommerci			MWIT Z UNITS, U BRITT, U 3/4 BRITT Bdrim. OTHER ASSESSMENTS Code Description Z Description Census: Flood Haz: D Census: Flood Haz: D UC Code Description Fact No of Fact No of Fact No of Salary Pack No of Salar
12/26/2023 12/23/24 16/2023 12/24/24 16/2023 12/24/24 16/2023 12/24/24 16/2023 12/25/24	TIPLE PAR 3900,000 VENUENCE 1 VENUENCE 1 VENUENCE 1 I Fed Code F. Descrip Infl 1 % Infl 2 %	10/3/2014 8/5/2014 4/10/2008 9/18/1984 9/18/1984 9/18/1984 1/10/0 C 1,000 C	3328-98 3438-147 If Descrip IGN IGN IGN Ommerci			MWIT Z UNITS, U BRITT, U 3/4 BRITT Bdrim. OTHER ASSESSMENTS Code Description Z Description Census: Flood Haz: Description LAND SECTION (First 7) Use Description Fact No of Fact No of Fact No of Salary Processing Process
S3,700 Year End Roll	IPPLE PAR 3900,000 VENUENCE 1 VENUENCE 1 VENUENCE 1 INTERIOR 1 INT	10/3/2014 8/5/2014 4/10/2008 9/18/1984 9/18/1984 9/500 C 2,000 C 1,000 C 7/13/ 1,000 C 7/13/ 1,000 C 12,600 C 1,000 C	3328-98 3438-147 If Sommerci Commerci C			MWIT Z UNITS, U BRITT, U 3/4 BRITT BOTHER ASSESSMENTS OTHER ASSESSMENTS Code Description Z Description D D DESCRIPTION (First 7) Use Description Fact No of Code Description Fact
\$3,700 Year End Roll 11/20/2023	TIPLE PAR 3900,000 VENIENCE 1 VENIENCE 1 THE PAR 3900,000 THE PA	19/1984 19/1984 19/1984 19/1984 19/1984 19/1984 19/1984 19/1984 19/1984 19/1984 19/1984	E 53328-98 E 43438-147 1/1 1/1 MITS ber Descrip 1776 SIGN SIGN SIGN Commerci Commerci Commerci Commerci Commerci		Amount Com. Int Mail Code Description	MWIT Z UNITS, U BATIN, U 3/4 BATI BATIN. OTHER ASSESSMENTS Code Description Z Description Z Description Census: Flood Haz: D SECTION (First 7)
\$3,700 Year End Roll 11/20/2023	TIPLE PAR 3900,000 VENIENCE 1 VENIENCE 1 VENIENCE 1	5/2014 5/2014 10/2008 18/1984 18/1984 CC 7/13/ C 7/13/ C 6/15/ C 5/5/1	E 53328-98 E 43438-147 I// I// Ber Descrip 776 SIGN SIGN SIGN Commerci		Amount Com. Int Marker Sewer Electri Exmpt Exmpt	MWIT Z UNITS, U BAITI, U 3/4 BAIT BAIT BAIT SOTHER ASSESSMENTS Code Descript/No PROPERTY FACTORS Item Code Description Z Census: Flood Haz: D Census: Flood Haz: D
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\$3,700 Year End Roll 11/20/2023 LAST REV	I'PLE PAR 3,900,000 /ENIENCE 1 /ENIENCE 1 VENIENCE 1 THE Code F. Descrip	5/2014 10/2008 18/1984 18/1984 17/1984 18/1984 18/1984 18/1984	E 53328-98 E 43438-147 I// I// I// S Descrip 776 SIGN SIGN SIGN Commerci Commerci Commerci Commerci Commerci		Amount Com. Int Walter Code Descriptio Water Sewer Electri Exmpt Topo	MWIT Z UNITS, U BRITT, U 3/4 BRITT BRITTS OTHER ASSESSMENTS Code Descrip/No PROPERTY FACTORS Item Code Description Z Census: Flood Haz: Flood Haz:
33,700 Year End Roll 11/20/2023 11/20/2023 11/20/2023 11/20/2023 11/20/2023 11/20/2022 11/20/2022 11/20/2021 11/20/2022 12/20/2022 1	TIPLE PAR 3900,000 VENIENCE 1 VENIENCE 1 VENIENCE 1 THE	5/2014 5/2014 10/2008 18/1984 18/1984 CO Las	E 53328-98 E 43438-147 I// I// Ber Descrip 776 SIGN SIGN SIGN SIGN Commerci Commerci Commerci Commerci		Amount Com. Int Water Code Description Water Sewer Electri	MMIT Z UNITS, U BRITT, U 3/4 BRITT BRITTS CODE DESCRIP/NO DESCRIP/NO DESCRIP/NO DESCRIP/NO DESCRIP/NO DESCRIPTON CODE DESCRIPTION CODE DESCRIP
33,700 Year End Roll 11/20/2023 11/6/2023 11/6/2023 11/6/2023 11/6/2023 12/6/2022 12/6/2022 11/6/2022 12/6/2022 11/6/2022 12/6/2022 11/6	TIPLE PAR 3900,000 VENIENCE 1 VENIENCE 1 VENIENCE 1 VENIENCE 1 VENIENCE 1	5/2014 10/2008 18/1984 18/1984 10/2008 18/1984 18/1984 10/200 10/	E 53328-98 E 43438-147 1/1 1/1 SMITS Descrip 1776 SIGN SIGN SIGN Commerci Commerci		Amount Com. Int Water Code Description Water Sewer Sewer Exmot	With Z Units, U Bath, U 3/4 Bath OTHER ASSESSMENTS Code Descrip/No Descrip/No Descrip/No Descrip/No Description Z Code Description Code Description Code Description Code Description Desc
33,700 Year End Roll 11/20/2023 11/20/2023 11/20/2023 11/20/2023 11/20/2022 11/20/2022 11/20/2021 11/20/2022 1	TIPLE PAR 3900,000 VENIENCE 1 VENIENCE 1 VENIENCE 1 VENIENCE 1 VENIENCE 1	13/2014 10/2008 18/1984 18/1984 18/1984 18/1984	E 53328-98 E 43438-147 1/1 1/1 SMITS ber Descrip 1776 SIGN SIGN SIGN SIGN Commerci		Amount Com. Int Water Code Description Water Sewer Flectri	With Z Units, U Bath, U 3/4 Bath OTHER ASSESSMENTS Code Descrip/No Code Descrip/No PROPERTY FACTORS Item Code Description Z Description
33,700 Year End Roll 11/20/2023 11/20/2023 11/20/2023 11/20/2023 11/20/2022 11/20/2023 11/20/2022 11/20/2021 11/20/2022 1	TIPLE PAR 3900,000 VENIENCE 1 VENIENCE 1 VENIENCE 1 VENIENCE 1	5/2014 1/0/2008 1/8/1984 1/8/1	E 53328-98 E 43438-147 1/1 1/1 SMITS ber Descrip 1776 SIGN SIGN SIGN		Amount Com. Int Watter Code Description Watter Sewer	Mont Z Units, U Bath, U 3/4 Bath OTHER ASSESSMENTS Code Descrip/No Code Descrip/No PROPERTY FACTORS Item Code Description Z O
1.226/2023 1.226/2023 1.243:24 1.230/2023 1.243:24 1.243:24 1.243:24 1.243:24 1.243:22 1.243:24 1.243:22 1.243:24 1.243:22 1.243:24 1.243:22 1.243:24 1.243:22 1.243:24 1.243:22 1.243:24 1.243:22 1.243:24 1.243:22 1.243:24 1.2	TIPLE PAR 3900,000 VENIENCE 1 VENIENCE 1 VENIENCE 1 THE PAR 3900,000	5/2014 5/2014 10/2008 18/1984 C/O Las	E 53328-98 E 43438-147 1/1 MITS ber Descrip SIGN SIGN SIGN		Amount Com. Int Water Code Description Water	Muth Z Units, U Bath, U 3/4 Bath OTHER ASSESSMENTS Code Descrip/No Code Descrip/No PROPERTY FACTORS Item Code Description Z
S3,700 Year End Roll	PLE PAR 3,900,000 INIENCE 1 ENIENCE 1 ENIENCE 1 Fed Code F. Descrip	5/2014 5/2014 10/2008 18/1984 C/O Las	E 53328-98 E 43438-147 1/1 1/1 MITS ber Descrip 1776 SIGN		Amount Com. Int	Month 2 Units, U Barth, U 3/4 Bart Barth CTHER ASSESSMENTS Code Descrip/No Descrip/No PROPERTY FACTORS
33,700 Year End Roll 11/20/2023 33,700 Year End Roll 11/20/2023 16/23/25 12-43:24 16/20/23 16/23/25 12-43:24 16/20/23 16/23/25 12-43:24 16/20/23 16/23/25 12-43:24 16/20/23 16/23/25 16	PLE PAR 3,900,000 ENIENCE 1 ENIENCE 1 Fed Code F. Descrip	13/2014 5/2014 10/2008 18/1984	E 53328-98 E 43438-147 1/1 1/1 Secretary Descrip		Amount Com. Int	MITIN Z UNITS, U BATTI, U 3/4 BATT BOTTHER ASSESSMENTS CODE DESCRIPNO CODE DESCRIPNO PROPERTY FACTORS
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53,700 Year End Roll 1276/2023 06/23325 12:43:24 P	3,900,00				Amount Com. Int	Mith 2 Units, 0 Bath, 0 3/4 Bath Bottm. OTHER ASSESSMENTS Code Descrip/No
53,700 Year End Roll 12/26/2023 06/23/25 12:43:24 P	3,900,00				Amount Com. Int	Bdrm. OTHER ASSESSMENTS Code Descrip/No
53,700 Year End Roll 12/26/2023 06/23/25 12:43:24 P	3,900,00			J L		Mon 2 Units, 0 Bath, 0 3/4 Bath Bdrm OTHER ASSESSMENTS
53,700 Year End Roll 1276/2023 06/23/25 12:43:24 P	3,900,00			<u> </u>		With 2 Units, 0 Bath, 0 3/4 Bati Bdrm.
53,700 Year End Roll 1276/2023 06/23/25 12:43:24 P	3,900,00	-	<u> </u>		3 4 · · · · · · · · · · · · · · · · · ·	IWIGN 2 UNITS: U Barn, U 3/4 Bar
53,700 Year End Roll 1276/2023 06/23/25 12:43:24 P	3,900,00		_	_	with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0	
53,700 Year End Roll 12/26/2023 06/23/25 12:43:24 P	ω	-			naving primarily CONC BLOCK Exterior and 5145 Square Feet.	having primarily CONC BLOCK Exterior and 5145 Square
12/26/2023 06/23/25 12:43:24 P		1/31/2022	67	CASTALDO REALTY	S Of late I latify classified as	ALITORED with a REPAIR GAR Building built about 1910
12/26/2023 06/23/25 12:43:24 P	le Sale Price	Type Date	Legal Ref	Grantor	of land mainly classified as	This parcel contains 536 Acres of
1226/2023 11/20/2023 16/23/25 12:43:24 16/2023 16/23/25 10/21/2023 12/23/2021 11/9/2021 12/2021 12/2021 12/25/2021 12/25/2021 12/25/2021 12/25/2021 12/25/2021	TRICT	TAX DISTRICT	MATION	SALES INFORMATION		NA DO ATIME DESCRIPTION
12/26/2023 06/23/25 12:43:24 11/20/2023 LAST REV 10/21/2022 Date Time 12/30/2021 09/30/24 12:15:48			207,300		1) <u>} </u>	Postal: 01845
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12/26/2023 06/23/25 12:43:24 1/5/2023 LAST REV		.52		332		SIEEL I. 03 COLONIAL AVE
12/26/2023 06/23/25 12:43:24	1,019,300	0 .52		333	ילהי ואכטובה	Christ 1: 05 COLONIAL AVE
330303	651 000 1,253,700 1,	5.5	802,700	2024 330 NC	Y TRUST -	Owner 1: CASTALDO REALTY IRUST
Date Time	1 253 700	.536		33.52		PREVIOUS OWNER
12/18/2024 PRINT	1,356,900			332	Туре:	Postal: 02152
Date	Land Value Total Value Asses'd	Yrd Items Land Size Lan	Bldg Value	Tax Yr Use Cat	Cntry Own Occ:	
7=	Pai		SASSESSMENT	PREVIOUS AS		NTHROP
Traice: 203./3 Land Unit Type: SF 05/16/22	203./3	Total value per SQ unit /Card.	Ket Adj Cost	Source: Market Adj Cost		Street 2:
lotal Land; 23327 Insp Date	727,000	029,300	U.336	i otal Marcel		Street 1: 52 FAIRVIEW ST
Entered Lot Size		629,300	0.536	lotal Card		Owner 3:
		The state of the s	The second secon			Owner 2:
The state of the s						Owner 1: 529 RROADWAY I I C
		forces and from a sufficiency of manners (American Carlotte American Carlotte American American Carlotte American Carlotte American Americ	The second secon		Unit #	֓֟֟֟֟֓֟֟֟֟֟֟֟ ֓
900 LOTS 1, 2, N PT PCL & C TRIANGLE LOT 1	Ö	5	အ		BROADWAY, REVERE	_
Long Description Colors And	Land Value Total Value	Building Value Yard Items	Land Size Build	Use Code L	Direction/Street/City	
		MMARY	DDBAISAI SI	IN DROCESS ADDRAISAL SHMMARY		11 FOTO OCATION
110 V G 1 G 1 S 1 S 1 S 1 S 1 S 1 S 1 S 1 S 1	VAKU	רסני	T017	LOI I	RIOCK LC	.b Map

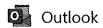
533 BROADWAY	16-262-263-11	25 R MOUNTAIN AVE	16-262-263-3	509 BROADWAY 8	16-262-263-8-11
529 BROADWAY LLC	LUC: 325	OYEBANDE OLUWATOYIN A	LUC: 101	VERA CESAR	LUC: 102
52 FAIRVIEW ST		TOYIN-OYEBANDE ADEDAYO E		ARANGO VIVIANA	
WINTHROP, MA 02152		25 R MOUNTAIN AVE		509 BROADWAY	
		REVERE, MA 02151		APT 8	
				REVERE, MA 02151	
543 BROADWAY	16-262-263-12	SCHOOL ST	16-262-263-30	509 BROADWAY 9	16-262-263-8-1
· · · · · · · · · · · · · · · · · · ·	LUC: 106		LUC: 332		LUC: 102
ALTAVILLE JOANNE		529 BROADWAY LLC		RODRIGUEZ NELSON	
BIANCHI MARIE		52 FAIRVIEW ST		RODRIGUEZ TATJANA LUCANOVA	
130 SCHOOL ST		WINTHROP, MA 02152		303 BEACH ST	
REVERE, MA 02151				REVERE, MA 02151	
549 BROADWAY	16-262-263-13	110 SCHOOL ST	16-262-263-32	509 BROADWAY 10	16-262-263-8-1
PLANTATION REALTY TRUST	LUC: 013	PERRY ROSEMARIE	LUC: 101	CORCORAN ROBERT	LUC: 102
ALTAVILLE JOANNE		110 SCHOOL ST		7 LINCOLN HOUSE PT	
130 SCHOOL ST		REVERE, MA 02151		SWAMPSCOTT, MA 01907	
REVERE, MA 02151		• • • • • • • • • • • • • • • • • • • •		,	
					(
551 BROADWAY	16-262-263-14	100 SCHOOL ST	16-262-263-33	509 BROADWAY 11	16-262-263-8-1
8 AND G COLELLA REALTY TRUST	LUC: 013	ARGUETA GERLY S AGUIRRE	LUC: 101	CORCORAN ROBERT	LUC: 102
		120 WINTHROP PKWY		CORCORAN ANN M	•
COLELLA ROBERT D JR TRUSTEE		REVERE, MA 02151		7 LINCOLN HOUSE PT	
551 BROADWAY REVERE, MA 02151		NEVENE, IIII 02101		SWAMPSCOTT, MA 01907	
REVERCE, WAY 02101					,
BROADWAY	16-262-263-15	SCHOOL REAR ST	16-262-263-33A	509 BROADWAY 12	16-262-263-8-
DAUD O COLETTA DESCRIPTIBLET	LUC: 132	505 BROADWAY REVOCABLE TRUST	LUC: 132	SMB LIVING TRUST	LUC: 102
B AND G COLELLA REALTY TRUST	•	KANJ-ELASSAFIRI SAMER TRUSTEE		BETTERMAN STEVEN TRUSTEE	•
COLELLA ROBERT D JR TRUSTEE				7 PIER VIEW AVE	
551 BROADWAY		37 HILLTOP AVE SAUGUST, MA 01906			
REVERE, MA 02151		0A0001, MA 01300		UNIT 1 REVERE, MA 02151	•
557 BROADWAY	16-262-263-16	SCHOOL REAR ST	16-262-263-34	509 BROADWAY B	16-262-263-8-
	LUC: 031		LUC: 132	OWNING TO SERVE	LUC: 327
BENECCHI FAMILY NOMINEE TRUST		505 BROADWAY REVOCABLE TRUST		GIANNONE JOSEPH	
BENECCHI JOHN L TRUSTEE		KANJ-ELASSAFIRI SAMER TRUSTEE		GIANNONE DEBORAH	
262 PROSPECT AVE		37 HILLTOP AVE SAUGUST, MA 01906		49 WALNUT PARK LYNN, MA 01905	
REVERE, MA 02161		3A0G031, WA 01900		Crisis, not 01000	•
140 SCHOOL ST	16-262-263-17	507 BROADWAY	16-262-263-7	509 BROADWAY C	16-262-263-8-
BENECCHI FAMILY NOMINEE TRUST	LUC: 342	505 BROADWAY REVOCABLE TRUST	LUC: 013 REMIKANI	AAEC HOLDINGS LLC	LUC: 327
BENECCHI JOHN J TRUSTEE		KANJ-ELASSAFIRI SAMER TRUSTEE	114.66 10 110	ALBA ANTHONY C/O	į
		37 HILLTOP AVE		18 PINETREE DR	
262 PROSPECT AVE Revere, MA 02151		SAUGUS, MA 01906		SAUGUS, MA 01906	
11040101 1101		dilbadd, iii. eress			
9 MOUNTAIN AVE	16-262-263-1A	509 BROADWAY	16-262-263-8-0000	509 BROADWAY 1	16-262-263-8-
LDRE CORP	LUC: 104	PLEASANT APARTMENT CONDO ASS	LUC: N/A	CORCORAN ROBERT	LUC: 102
		C/O JOSEPH GIANNONE		CORCORAN ANN M	
29 GERALD RD MARBLEHEAD, MA 01945		509 BROADWAY		7 LINCOLN HOUSE PT	
		UNIT B		SWAMPSCOTT, MA 01907	
		REVERE, MA 02151			•
MOUNTAIN AVE	16-262-263-1B	509 BROADWAY A	16-262-263-8-1	509 BROADWAY 2	16-262-263-8-
APEX CAPITAL PARTNERS, INC	LUC: 130	ZAVALA GLENDA	LUC: 102	BROADWAY 509 REALTY TRUST II	LUC: 102
1725 REVERE BEACH PKWY		133 BREEDENS LN		ALBA ANTHONY G TRUSTEE	
EVERETT, MA 02149		REVERE, MA 02151		18 PINETREE DR	
		•		SAUGUS, MA 01906	
	40.000.000	PAG - BRE 17	46 000 000 0 10	FAA DDA DUUMA	4¢ 000 000 0 /
130 SCHOOL ST	16-262-263-27A LUC: 104	509 BROADWAY 7	16-262-263-8-10 LUC: 102	509 BROADWAY 3	16-262-263-8-1 LUC: 102
PLANTATION REALTY TRUST	··· · · · · · · · · · · · · · · · · ·	CORCORAN ROBERTS		BROADWAY 509 REALTY TRUST	
ALTAVILLE JOANNE		7 LINCOLN HOUSE PT		ALBA ANTHONY G TRUSTEE	
130 SCHOOL ST		SWAMPSCOTT, MA 01907		18 PINETREE DR	
REVERE, MA 02151				SAUGUS, MA 01906	

509 BROADWAY 4	16-262-263-8-7 LUC: 102	516 BROADWAY	24-392-65 LUC: 332
CORCORAN JOHN	100: 102	512 BROADWAY REALTY TRUST	EOC: 332
CORCORAN ROBERT S		DEFEO NEVA TRUSTEE	
7 LINCOLN HOUSE PT		512 BROADWAY	
SWAMPSCOTT, MA 01907		REVERE, MA 02151	
509 BROADWAY 5	16-262-263-8-8	510 BROADWAY	24-392-66
TON AMY	LUC: 102	Z.P. REALTY TRUST	LUC: 031
509 BROADWAY		PORCARO DIANE TRUSTEE	
UNIT 5		200 WILSON RD	
REVERE, MA 02151		UNIT 2	
		NAHANT, MA 01908	
509 BROADWAY 6	16-262-263-8-9	540 BROADWAY	24-405-1
SMB LIVING TRUST	LUC: 102	520 BROADWAY REALTY TRUST	LUC: 333
BETTERMAN STEVEN TRUSTEE		ELKHAOULI ELIAS TRUSTEE	
7 PIER VIEW AVE		6 JEFFREY ST	
UNIT 1		SAUGUS, MA 01906	
REVERE, MA 02151			
529 BROADWAY	16-262-263-9A	15 PROCTOR AVE	24-405-2
529 BROADWAY LLC	LUC: 332	15 PROCTOR AVENUE TRUST	LUC: 111
52 FAIRVIEW ST		STEWART ROBERTA TRUSTEE	
WINTHROP, MA 02152		17 PROCTOR AVE	
·		Revere, MA 02151	
101 SCHOOL ST	16-264-1A	12 CUMMINGS AVE	24-405-36A
	LUC: 931		LUC: 101
CITY OF REVERE / HIGH SCHOOL		SIMON BARRY LIFE ESTATE	
C/O SUPT OF SCHOOLS		BOARDMAN PHILIP T REMAINDERM	AN
101 SCHOOL ST		12 CUMMINGS AVE	
REVERE, MA 02151		REVERE, MA 02151	
133 SCHOOL ST	16-265A-1	9 CUMMINGS AVE	24-406-1
	LUC: 104		LUC: 101
MENDOZA WALTER A PINEDA		GUZMAN HECTOR O	
PINEDA PASTORA		PORTILLO DELMY D	
133 SCHOOL ST		9 CUMMINGS AVE	
REVERE, MA 02151		REVERE, MA 02151	
137 SCHOOL ST	16-265A-2	570 BROADWAY	24-406-20
NASCIMENTO SUELI	LUC: 104	570 BROADWAY REALTY TRUST	LUC: 326
137 SCHOOL ST		ABOURJAILI YOUSSEF TRUSTEE	
REVERE, MA 02151		POST OFFICE BOX 16	
,		REVERE, MA 02151	
13 BELGRADE ST	16-265A-3		
	LUC; 104		
HIBBARD HUGH F			
81 PLEASANT ST			
WINTHROP, MA 02152			
	40.0053.4		
BELGRADE ST	16-265A-4 LUC: 132		
MONTIEL OSCAR			
MONTIEL BERTHA			
23 BELGRADE ST			
Revere, MA 02151			
23 BELGRADE ST	16-265A-5		
	1110: 101		

LUC: 104

MONTIEL OSCAR MONTIEL BERTHA 23 BELGRADE ST Revere, MA 02151 THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE

DATE: 123-25



Application Review Comments

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

Date Tue 6/24/2025 12:18 PM

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

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From:

Frank Stringi

Date:

June 24, 2025

Application #: SPR25-000085

Address:

529 BROADWAY

Description:

5 Story Mixed Use Building

Review

Denied

Status:

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

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: In accordance with Section 17,40,030, the reconstruction and extension of a nonconforming structure may only be allowed by special permit of the City Council.



CITY OFREVERE

Patrick M. Keefe Jr. Mayor

August 13, 2025

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Kourou Pich to the Human Rights Commission, in accordance with Revere Ordinance Chapter 9.28. I am reappointing Ms. Pich to a three-year term, that is set to expire in September of 2028.

Ms. Pich has made a meaningful impact on the HRC and is eager to continue for a third term.

Regards,



August 28, 2025

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 Revere Fire Chief James Cullen to the Human Rights Commission, in accordance with Revere Ordinance Chapter 9.28. Chief Cullen is filing the vacancy left by former Chief Bright, which expires on December 6, 2027.

Please contact the Mayor's Office with any questions.

Regards,



August 28, 2025

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 Revere Police Chief Maria LaVita to the Human Rights Commission, in accordance with Revere Ordinance Chapter 9.28. Chief LaVita is filing the vacancy left by former Chief Callahan, which expires on September 15, 2026.

Please contact the Mayor's Office with any questions.

Regards,



Patrick M. Keefe Jr.
Mayor

September 3, 2025

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

Dear Honorable members of the Revere City Council,

I write to inform you of my reappointment of Viviana Catano to the Board of Health in accordance with Revere Ordinance Chapter 2.78 and MGL Chapter 111 Section 26. I am reappointing Ms. Catano to a three-year term that is set to expire in October of 2028.

If you have any questions, please contact my office.

Regards,

City of Revere

Department of Planning & Community Development

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



To: Members of the Revere City Council

From: Tom Skwierawski

RE: Petition for Zoning Amendment - The Fenno Rear Street and Fenno (Marsh) Street parcels in

Ward 4

Dear Councillors,

We respectfully submit for your consideration a petition for a zoning amendment to establish a new zoning district for approximately two acres of land located at the Fenno Rear Street and Fenno (Marsh) Street parcels in Ward 4, adjacent to the Chelsea border. The intent of this amendment is to create a zoning framework that reflects the character of the surrounding area, with a particular focus on providing much-needed affordable housing, aligned with the City's goals, in a way that minimizes impact on the surrounding community.

At present, the property consists of unimproved land with no existing building structures. Despite its location and the surrounding density, the parcels remain significantly underutilized due to current zoning restrictions that do not match the area and limit feasible redevelopment. As a result, the area has not been able to contribute meaningfully to the community's housing supply or economic vitality. The proposed project at this site envisions the creation of approximately 100 new affordable housing units, bringing much-needed residential opportunities to our community.

This proposal represents a unique opportunity for the City of Revere to make meaningful progress toward our housing goals while minimizing neighborhood impacts.

The site's location is detached from Revere's street grid and tucked in between Rt. 1 and a Chelsea Housing Authority site. As such, the project will not create traffic or service burdens on current Revere residents and will not disrupt existing neighborhoods. This makes it one of the rare locations in our city where a larger-scale housing development can be built without such impact to the surrounding community and the built environment.

Affordable housing is urgently needed for Revere residents and families – both to ensure Revere can remain an attainable place for working families to live, but also to ensure compliance with state mandates and our own goals. At present, roughly 6.7% of Revere's housing stock is deed-restricted affordable housing, leaving us far below the state's 10% Chapter 40B threshold.

The Housing Production Plan, which was approved by the Council in February—and certified by the state in June—calls for the creation of 122 affordable units in the first year and 245 in two years. However, nearly seven months after Council approval, no new affordable units have been added to our inventory. In fact, the percentage of affordable units has dropped since the City Council's passage of the Housing Production Plan. This is both due to an increase in market-rate housing

production, the lack of affordable housing production, and due to expiring affordability requirements for the majority of units at 250 Broadway. As the Council knows, failure to reach 10% exposes Revere to "unfriendly" 40B projects, where developers can override our local zoning without meaningful community input. But again—and I would argue most importantly—it also points to increasing affordability challenges for working families in Revere.

The proposed amendment requests that the site's current RB District zoning classification be amended to a new RC4 (Residential/Commercial District 4). This new designation would provide appropriate modifications to height and density limits, as well as adjustments to parking and setbacks, without impacting or altering existing zones. The petition reflects careful coordination with City staff, elected officials, and the current property owner to ensure it is both feasible and consistent with the City's vision for this area.

We respectfully request that the City Council review this petition for its consideration. We are confident that this project will serve as a catalyst for positive development and contribute to the long-term well-being of our community, while keeping Revere in compliance with state law and preserving appropriate control over future development.

Thank you for your attention and consideration. We look forward to your review of this important initiative.

Sincerely,

Tom Skwierawski

Chief of Planning and Community Development

A ZONING ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES AND ZONING MAP OF THE CITY OF REVERE

Section 1. Title 17, Chapter 17.12, Section 17.12.010 is hereby amended by adding a new district designation entry "Residence C4 District (RC4), apartment dwellings, ninety-foot height limit and 1-acre minimum area".

Section 2. Title 17, Chapter 17.16, Section 17.16.040 is hereby amended by adding a new RC4 use district in the headings of the Table of Uses.

Section 3. Title 17, Chapter 17.16, Section 17.16.040 is hereby amended by designating the use "dwelling apartment" as "Yes" and all other uses as "No" within the RC4 District.

Section 4. Title 17, Chapter 17.24, Section 17.24.010 is hereby amended by adding a new District entitled "RC4" with the following dimensional controls:

Minimum sq. ft.: 1-acre (43,560 sq. ft.)

Lot Area Frontage: 20 (ft.)
Yard Setbacks – front: 20 (ft.)
Yard Setbacks – rear: 10 (ft.)

Yard Setbacks- side: 10 (ft.) each side

Usable Open Space: N/A

Maximum Principal

Building Coverage: N/A
Maximum Height: 90 (ft.)

Maximum Stories: 7
Maximum Fence Height: 6 (ft.)
Floor Area Ratio: N/A

Section 5. Title 17, Chapter 17.28, Section 17.28.020 is hereby amended by adding a new Use "Dwelling Apartment within the RC4 District" with Minimum Parking Spaces of .60/unit; Minimum Loading Bay – 0; and Minimum Loading Space – 0.

Section 6. The Zoning Map of the City of Revere is hereby amended by changing the zoning of parcels 22-343-1 and 22-343-2 Fenno Street Rear from RB to RC4.

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APPLICATION NO.	
DATE: 9/2/202	5

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

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

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

I hereby request a hearing before the Revere City Council for the following:

- A. Application for change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 17.56-030).
- B. Application for change of zoning map (Revised Ordinances of the City of Revere, Title 17, Chapter 17.12, Sections 17.12.010 17.12.030).

1. Applica	ant submitting this application is:	
Name:	City of Revere (Contact: Frank Stringi, City Planner)	
Address: _	281 Broadway, Revere MA 02151	
Tel. #: 781	1-286-8111	
2. Applicar	nt is: City Council Individual Owning Land Affected by Change Request by Registered Voters x Planning Board Regional Planning Agency (see above)	

3. The following person is hereby designated to represent the applicant in matters arising hereunder:
Name:
Chief of Planning and Community Development Title:
281 Broadway, Revere MA 02151 Address:
781-286-8111
Tel. #:
4. The land for which this application is submitted is owned by:
Name:Fenno Street Development, LLC
Address: 35 Village Road, Suite 702 Middleton MA 01949
Tel. #:
Tei. #
5. The land described in this application is recorded in Suffolk County Registry of Deeds,
Book 68559, Page 112 Certificate # (if registered),
Book, Page
6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part
hereof and are titled and dated:
Not Applicable for Application for change of zoning
Lot #Sq. FtSq. Ft
7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.
8. A locus map (8½" \times 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.
9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?
Xyes no do not know
9B. Is the location of the site of this application within 100 feet of:
a coastal beach;salt marsh; land under the ocean;

_do not know; __X_no.

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

We are submitting this application to establish a new zoning district for approximately two-acres of land located at The Fenno Rear Street and Fenno (Marsh) Street parcels in Ward 4. The intent of this amendment is to create a zoning framework that will allow the property to match the surrounding area, with a particular focus on providing much-needed new housing opportunities for the community.

At present, the property consists of unimproved land with no existing building structures. Despite its location and the surrounding density, the parcels remain significantly underutilized due to current zoning restrictions that do not match the area and limit feasible redevelopment. As a result, the area has not been able to contribute meaningfully to the community's housing supply or economic vitality.

Adopting a new zoning designation for this area will address these limitations by:

- Encouraging Housing Production: The community continues to face strong demand for diverse housing options. Revising the zoning to allow development at a higher density will enable the creation of new housing units, helping to meet both current and projected needs.
- Maximizing Land Potential: These parcels represent a rare opportunity to unlock underutilized land within a developed part of the Prattville area of Chelsea and Revere. Allowing more flexible and intensive use will transform vacant land into a productive asset that supports community growth.
- Promoting Smart Growth: Updating the zoning aligns with modern planning principles by directing new
 housing to appropriate sites within the community, optimizing existing infrastructure, and supporting
 walkability and neighborhood cohesion.
- Advancing Community Goals: By enabling new housing development, the proposed zoning amendment advances broader community objectives, including increasing affordability and promoting sustainable growth.

This change represents a necessary step to unlock the full potential of the property while addressing pressing housing needs and advancing the long-term planning goals of the City.

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

The requested change is to amend the current zoning classification of the subject property, which is presently zoned RB District, to a new RC4 (Residential/Commercial District 4). Along with this change, it would include the following:

Allowed Uses: Dwelling, Apartment

Lot Area Frontage: 20'Front Yard Setback: 20'

• Side Yard Setback: 10'

Rear Yard Setback: 10'
 Usable Open Space: N/A

Max Building Coverage: N/A

• Max Height: 90'

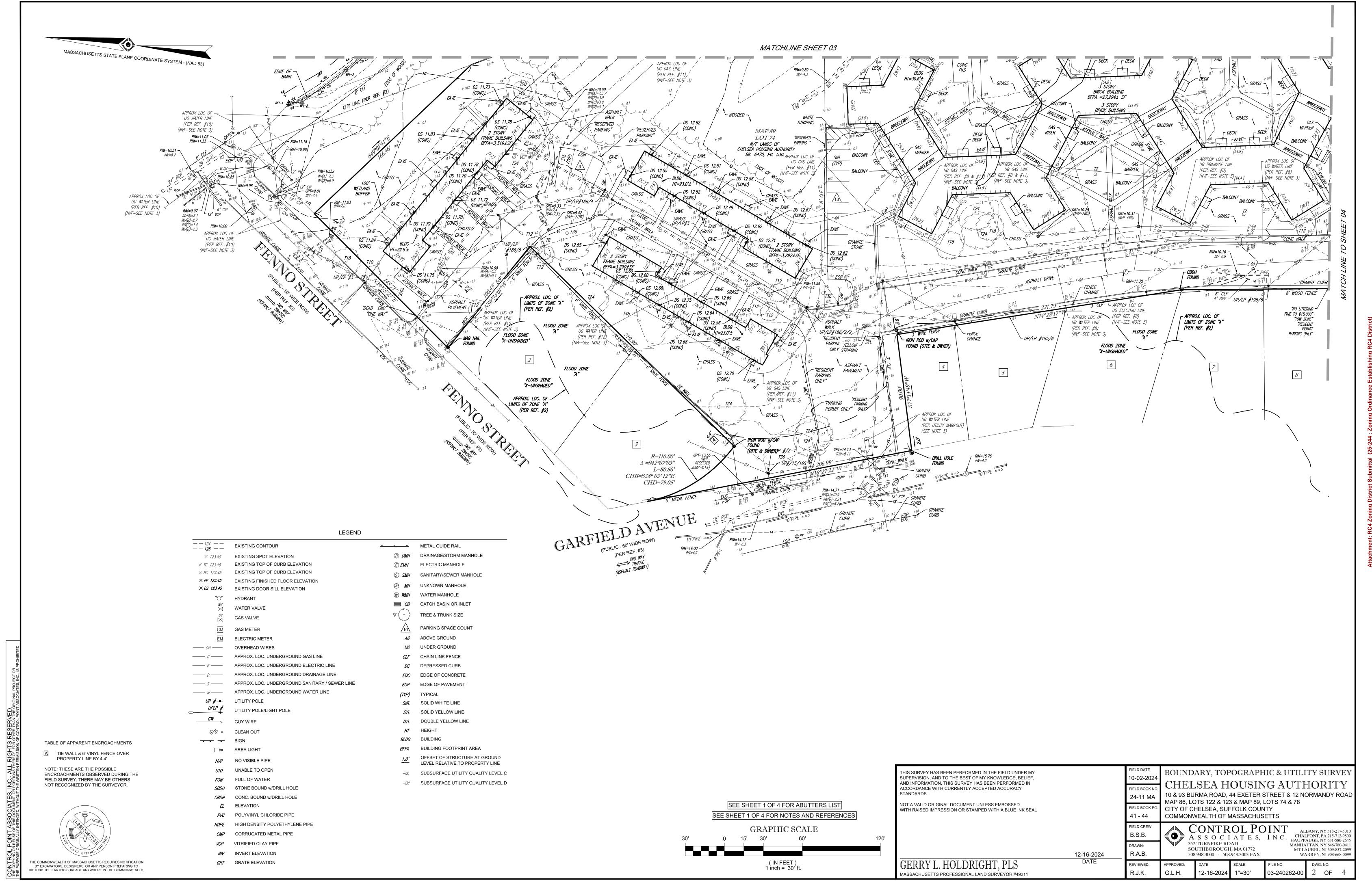
Max Stories: 7 Stories

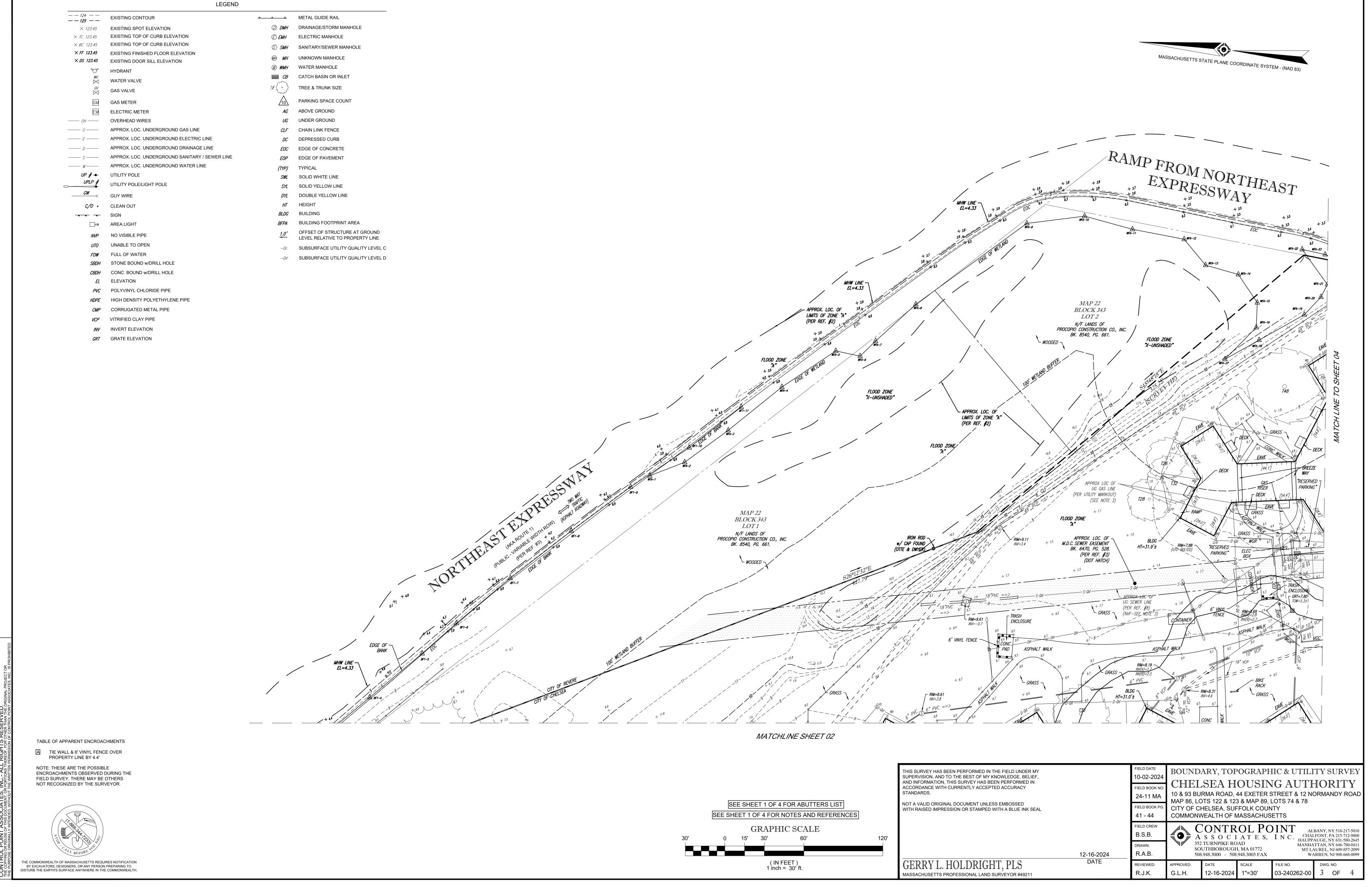
Max Fence Height:

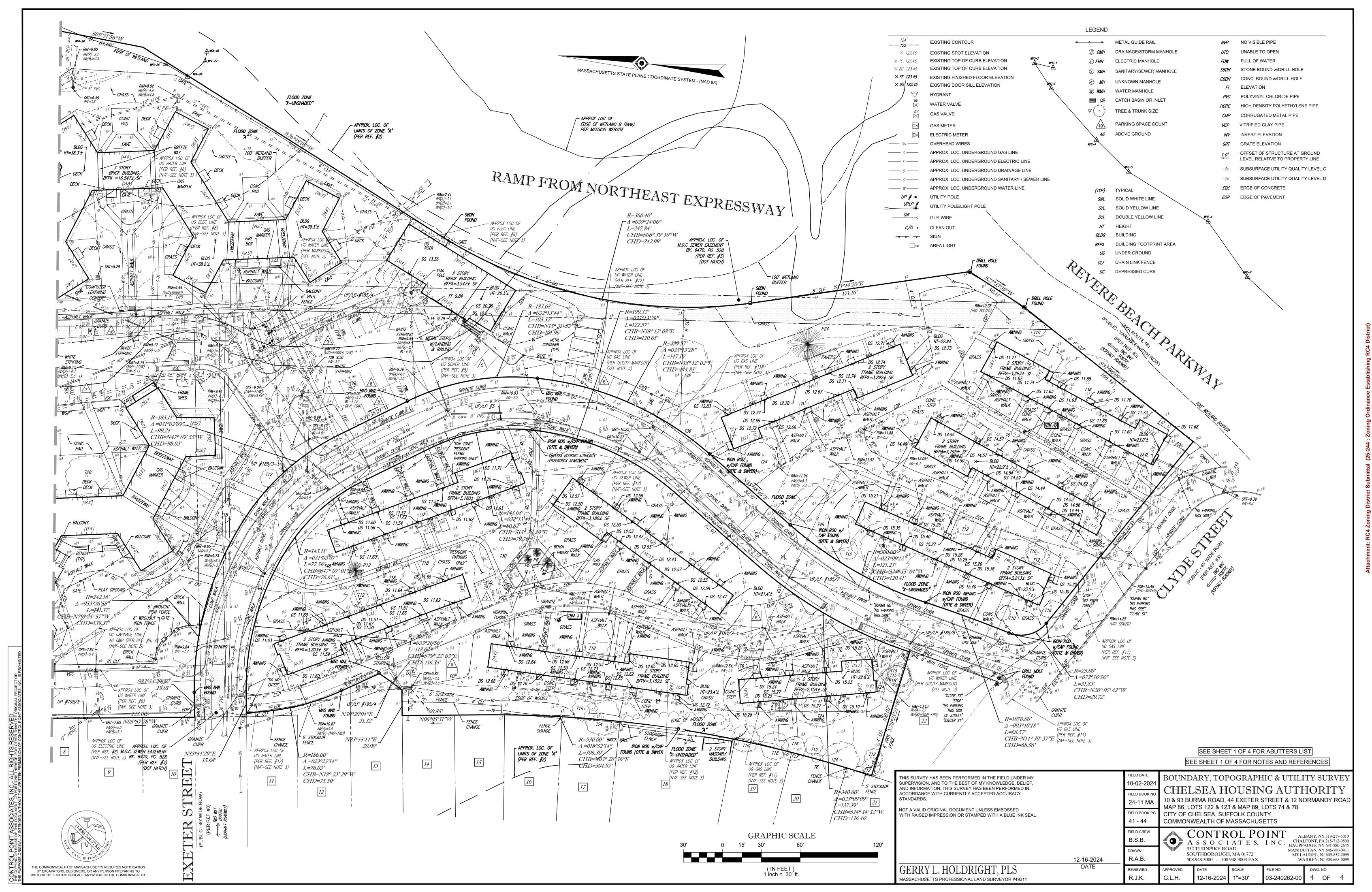
• Parking Requirements: .60 space per dwelling unit

This change will allow the approximately two-acre area, currently unimproved and underutilized, to be redeveloped with higher-density residential uses consistent with the surrounding neighborhood. The rezoning is intended to establish a zoning framework that supports the creation of additional housing units, better utilizes available land, and aligns with the community's broader planning and housing goals.

application is true and complete.	t the foregoing information contained in this
Signature of Applicant	Date
Signature of Owner	Date
Signature of Designated Representative	9/3/25 Date
Received from above applicant, the sum of \$ mailing costs.	to apply against administrative and
Date Submitted to the Revere Planning Board:	



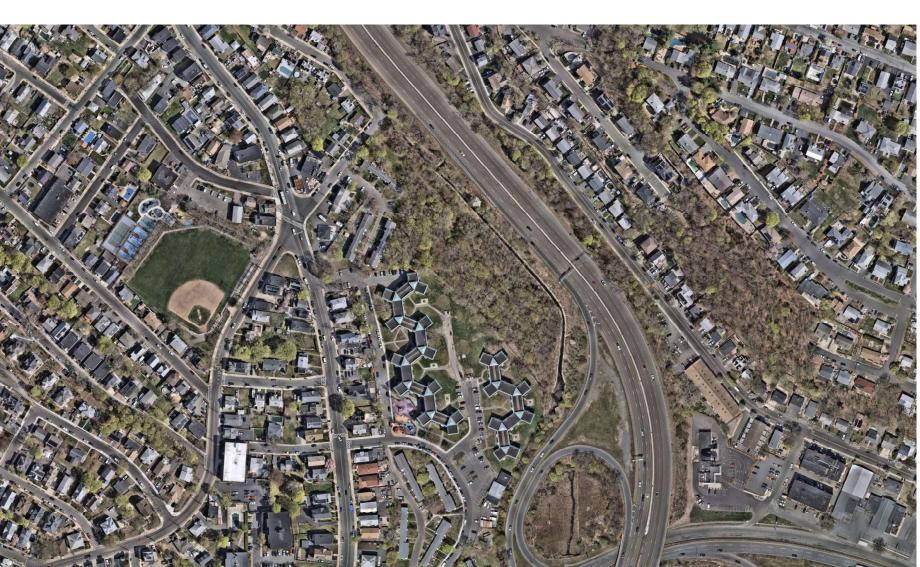






Fenno Street, Revere MA

Boston Communities/Procopio Companies



Conceptual Desiç 08 / 01 / 20:

> Architecture Interiors + Planni



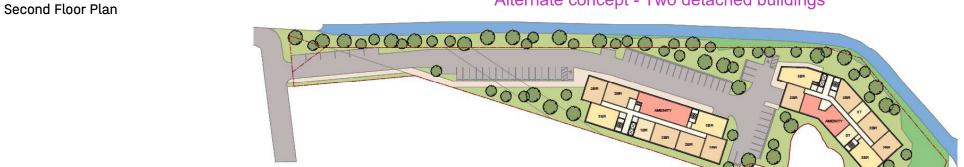


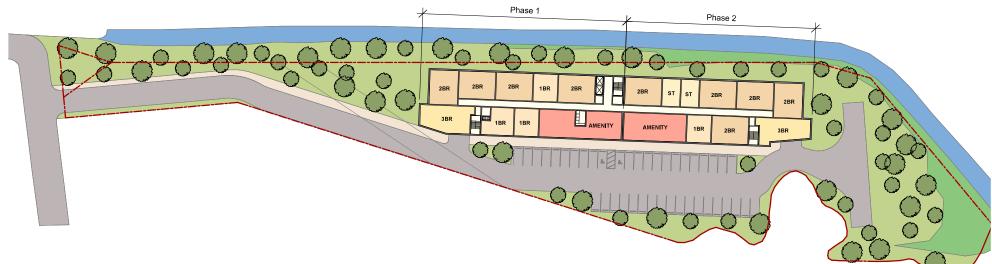
PCA Architecture, Interiors + Planning



PCA Architecture, Interiors + Planning

Alternate concept - Two detached buildings







PCA Architecture, Interiors + Planning

Typical Floor Plan, Levels 3-6

PCA Architecture, Interiors + Planning

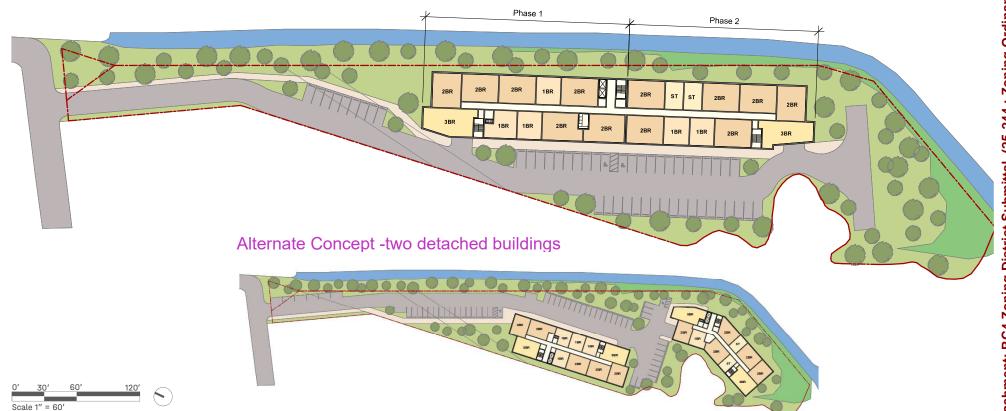
Phase 1

	ST	1BR	2BR	3BR	Total
L2	0	3	4	1	8
L3	0	3	6	1	10
L4	0	3	6	1	10
L5	0	3	6	1	10
L6	0	3	6	1	10
Total	0	15	28	5	48
	0.0%	31.3%	58.3%	10.4%	

Phase 2					
	ST	1BR	2BR	3BR	Total
L2	2	1	5	1	9
L3	2	2	6	1	11
L4	2	2	6	1	11
L5	2	2	6	1	11
L6	2	2	6	1	11
Total	10	9	29	5	53
,	18.9%	17.0%	54.7%	9.4%	

Project Total

	ST	1BR	2BR	3BR	Total
L2	2	4	9	2	17
L3	2	5	12	2	21
L4	2	5	12	2	21
L5	2	5	12	2	21
L6	2	5	12	2	21
Total	10	24	57	10	101
	9.9%	23.8%	56.4%	9.9%	





PCA Architecture, Interiors + Planning

Massing View 2



PCA Architecture, Interiors + Planning

Massing View 3 - Site Entrance



PCA Architecture, Interiors + Planning



City of Revere Chief Financial Officer/City Auditor

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

Richard Viscay Chief Financial Officer/City Auditor

September 3, 2025

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

RE: Loan Order – McMackin Field

Dear Council President Silvestri,

Please find attached a loan order in the amount of \$4.2 million for the reconstruction of McMackin Field. The funding for this project has been presented as part of the city's Five-Year Capital Improvement Plan. The City has already paid for the design of this project, and the amount requested is based upon the lowest responsible and responsive bidder, with construction scheduled to begin this fall once the bond authorization is approved. Also included in this bond authorization is funding for construction management.

Other financing sources have been identified as possible alternatives in lieu of borrowing, however, to execute the contract between the vendor and city, the authorization of \$4.2 million in recommended. We can rescind any debt authorized and unissued once the project is complete.

I respectfully recommend favorable action on this loan order request and will be in attendance to answer any questions.

Best regards,

Richard Viscay

CF\psi/City Auditor/Budget Director

Cc: Patrick M. Keefe Jr., Mayor

Chris Ciaramella, Superintendent of Public Works

Nick Rystrom, City Engineer

Cathy Bowden, Treasurer/Collector

Assunta Newton, Assistant Budget Director

attachment

City of Revere, Massachusetts Loan Order

\$4,200,000 McMackin Field Construction Bonds

Ordered: That \$4,200,000 is hereby appropriated to pay costs of the construction of a new baseball field at McMackin Field, including the payment of all costs incidental and related thereto including the oversight of the construction; and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

<u>Further Ordered</u>: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

<u>Section 1.</u> Schedule XXIII of Title 10 Tow-Away Zones – Off-Street Parking Areas of the Revere Revised Ordinances is hereby amended by adding the following locations:

Parking Area	Time of Towing
AC Whelan School Parking	No Parking, 12:00AM - 6:00AM, 7 days per week, Tow Zone
	10W ZOTTE
Beachmont Veterans	
Memorial School Parking	No Parking, 12:00AM - 6:00AM, 7 days per week,
Lot	Tow Zone
Garfield Elementary	No Parking, 12:00AM - 6:00AM, 7 days per week,
School Parking Lot	Tow Zone
Paul Revere Innovation	No Parking, 12:00AM - 6:00AM, 7 days per week,
School Parking Lot	Tow Zone
Rumney Marsh Academy	No Parking, 12:00AM - 6:00AM, 7 days per week,
Parking Lot	Tow Zone
Susan B. Anthony School	No Parking, 12:00AM - 6:00AM, 7 days per week,
Parking Lot	Tow Zone
Garfield Middle School	No Parking, 12:00AM - 6:00AM, 7 days per week,
Parking Lot	Tow Zone
Revere High School	No Parking, 12:00AM - 6:00AM, 7 days per week,
Parking Lot	Tow Zone
	No Parking, 12:00AM - 6:00AM, 7 days per week,
Hill School Parking Lot	Tow Zone

<u>Section 2.</u> Schedule VIII of Title 10 Parking Restrictions Generally of the Revere Revised Ordinances is hereby amended by adding the following locations:

Location	Type Parking
AC Whelan School Parking	No Parking, 12:00AM - 6:00AM, 7 days per week,
Lot	Tow Zone
Beachmont Veterans	
Memorial School Parking	No Parking, 12:00AM - 6:00AM, 7 days per week,
Lot	Tow Zone

Garfield Elementary	No Parking, 12:00AM - 6:00AM, 7 days per week,
School Parking Lot	Tow Zone
Paul Revere Innovation	No Parking, 12:00AM - 6:00AM, 7 days per week,
School Parking Lot	Tow Zone
Rumney Marsh Academy	No Parking, 12:00AM - 6:00AM, 7 days per week,
Parking Lot	Tow Zone
Susan B. Anthony School	No Parking, 12:00AM - 6:00AM, 7 days per week,
Parking Lot	Tow Zone
Garfield Middle School	No Parking, 12:00AM - 6:00AM, 7 days per week,
Parking Lot	Tow Zone
Revere High School	No Parking, 12:00AM - 6:00AM, 7 days per week,
Parking Lot	Tow Zone
Hill School Parking Lot	No Parking, 12:00AM - 6:00AM, 7 days per week, Tow Zone