



CITY COUNCIL  
Regular Meeting

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

Monday, September 23, 2024, 6:00 PM

**5:00PM Ways & Means Sub-Committee Meeting**

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

**Salute to the Flag**

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of September 9, 2024

**Public Hearings**

3. **24-220** Hearing called as ordered on, An Ordinance Establishing Rules and Regulations for the Display of Flags and Use of City Hall.
4. **24-221** Hearing called as ordered on, An Ordinance Establishing Rules and Regulations for Veterans Memorial Poles in the City of Revere.
5. **24-269** Hearing called as ordered on, An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.
6. **24-271** Hearing called as ordered on, A Zoning Ordinance Establishing Definitions, Uses, Special Permit District Boundaries, and Regulations for Marijuana Establishments.
7. **24-258** Hearing called as ordered on, An Ordinance Repealing the Prohibition of Non-Medical Marijuana Establishments.
8. **24-280** Hearing called as ordered on, An Ordinance Further Amending Section 2.03.050 of the Revere Revised Ordinances Relative to Open Meetings.
9. **24-284** Hearing called as ordered on the application of Jazmin Tabares & Javier Gallego, 86 Lincoln Street, Revere, MA 02151 requesting a special permit to operate a health club within the GB District at 220 Broadway, Revere, MA 02151.
10. **24-285** Hearing called as ordered on a petition submitted by National Grid to install underground conduits from Pole #637 across Kimball Avenue for new electrical service to a new development at 650 Beach Street, Revere, MA 02151.

**Ways & Means Sub-Committee Report**

11. **24-174** Motion presented by Councillor Jaramillo, Councillor Guarino-Sawaya: That the City Council order to a public hearing, An Ordinance Further Amending the Revised Ordinances of the City of Revere Establishing a Program to Divert Waste from Landfills and Incinerators to Offset Waste Disposal Costs. (ordinance attached)
12. **24-203** Motion presented by Councillor Argenzio: That the City Council order to a public hearing, An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere. (language attached)

**Elder Affairs Sub-Committee Report**

13. **24-240** Motion presented by Councillor Novoselsky, Councillor Guarino-Sawaya: That the Mayor re-instate the outside water meter program to allow seniors to monitor water usage outside without adding the sewage charge. The water department should provide seniors with an acceptable outside adapter for under \$40 to enable them to take the meter to the water department for proper credit.

**Communications**

14. **24-286** Communication from the City Auditor relative to the Capital Improvement Stabilization Fund Appropriation.
15. **24-287** Communication from the Mayor relative to the reappointment of Ida Cody to the Retirement Board.

**Motions**

16. **24-288** Motion presented by Councillor Argenzio, Councillor Haas, Councillor Silvestri: That the Mayor request the DPW to assist the owners of Murray's Tavern with the installation of a flag pole. The owners of Murray's Tavern have graciously offered to donate a flag pole to be placed at the corner of Page Street and Broadway on the newly created island in front of the tavern. This location would be a perfect spot to display the American Flag as people enter the City from Chelsea and RT. 16.
17. **24-289** Motion presented by Councillor Kelley, Council President Cogliandro: That the Mayor request the owner of the hotel being constructed at 125 Squire Road to appear before the City Council to provide a construction update. It appears that construction has not been progressing.
18. **24-290** Motion presented by Councillor Kelley, City Councillor Giannino: That the Mayor request the owner of the Popeye's project at 304 Squire Road to appear before the City Council to provide an update on the construction.
19. **24-291** Motion presented by Councillor Kelley: That the Mayor request the DPW to examine the corner of Gordon and Sargent Streets at the Whelan School to determine if an additional crosswalk and handicap ramp can be installed in the interest of student and pedestrian safety.

20. **24-292** Motion presented by Councillor McKenna: That the Mayor request the License Commission to use its full and total discretion for implementing conditions for special one-day event licenses including but not limited to setting a maximum number of attendees, require head-count staff at point of entry, require public/private security, require minimum number of restroom facilities, and/or submission of parking/traffic plan.
21. **24-293** Motion presented by Council President Cogliandro: That the Mayor and Superintendent of Public Schools be requested to appear before the City Council to give an update on any new measures being considered and/or taken in regards to the security and safety of our students and staff members.
22. **24-294** Motion presented by Council President Cogliandro: That the Mayor direct the DPW to ensure work trucks are not parked on city streets when there is no work taking place. There have been issues in the last two weeks with trucks being left in parking spots in front of homes with no work taking place. These vehicles are taking up parking spots in neighborhoods that residents rely on.
23. **24-295** Motion presented by Councillor Kelley: That the City Council approve the following special legislation: An Act Relative to Notice Requirements for Public Hearings and Parties of Interest Defined for Certain Special Permits Section 1. Notwithstanding the provisions of MGL Chapter 40A, Section 11 “parties in interest” for residential projects consisting of 6 units or more and all commercial projects requiring special permits shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within six hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. Section 2. Notwithstanding the provisions of MGL Chapter 40A, Section 11, notice shall be sent by certified mail, return receipt requested, postage paid by the applicant for residential projects consisting of 6 units or more and all commercial projects requiring special permits. Section 3. This act shall take effect upon its passage.
24. **24-296** Motion presented by Councillor Haas, Councillor Silvestri: That the Mayor be requested to notify the City Council whenever there is a change in leadership within a department, whether by termination, resignation, or leave of absence. Further, that the City Council be provided with the contact information for the individual who is taking over the duties for that respective department for any issues that may arise.
25. **24-297** Motion presented by Councillor Haas, Council President Cogliandro: That the Mayor request the DPW to investigate the feasibility of installing protective fencing along the two grassy areas on Tuckerman Street outside of the Lincoln School in the interest of student safety. Last year there was a motor vehicle accident at this location and this is where students gather before and after school.
26. **24-298** Motion presented by Councillor Haas, Council President Cogliandro: That the Mayor and a planning committee examine ways to revive the parade on Columbus Day weekend, which would restore an event that once served as a staple in our city.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, September 9, 2024

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

**Salute to the Flag**

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of August 26, 2024

<b>RESULT:</b>	<b>ACCEPTED</b>
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**Unfinished Business**

- 3 24-264 Motion presented by Councillor Jaramillo: That the Mayor direct the Fire Chief to conduct a cost and feasibility analysis to add a 24/7 emergency response ambulance and EMS/EMT responder to be housed under the Police Department.

Captain Kevin O'Hara of the Fire Department addressed the City Council on this motion. He advised the Council that the Fire Department does not need or want a 24/7 emergency response ambulance. Response times for the Fire Department are currently between 4-8 minutes and all fire fighters are EMTs and able to perform the same life-saving and stabilizing treatment that an ambulance service would provide. The only purpose an ambulance would serve is to provide a ride to a medical facility. Chief Bright reported in 2023 that the cost of additional ambulance service is also not feasible, potentially in the \$750,000 to \$1,000,000 per year per ambulance.

Minutes Acceptance: Minutes of Sep 9, 2024 6:00 PM (Salute to the Flag)

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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### Legislative Affairs Committee Report

The Legislation Affairs Sub-Committee met on Monday evening, September 9, 2024 at 5:00PM in the City Councillor Joseph A. DelGrosso, City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Guarino-Sawaya, Jaramillo, Kelley, Silvestri, and Chairman Argenzio. The following Council Orders were discussed at the meeting:

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

Councillor Jaramillo expressed disappointment of the administration's push back on the proposed ordinance as he believes it is in line with the City's Language Access Plan which he has been working for months on with the administration crafting this version of the ordinance.

The committee members agreed to recommend that the City Council place the proposed ordinance on file for the time being which could be revisited in the future.

**24-176** An Ordinance Further Regulating Short-Term Rentals.

Vicent Argenzio of the Short-Term Rental Office addressed the committee. The City's Policy Writer & Analyst Claire Inzerillo also addressed the committee and offered an amendment to further tighten up the Short-Term Rental Ordinance which would prohibit accessory dwelling units from being used as short-term rentals.

Proposed amendment: Section 8.09.030 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new subsection H: H. Accessory Dwelling Units, as defined in Chapter 17.25 of the Zoning bylaws of the City of Revere are prohibited from being used as a short-term rental.

The committee members unanimously voted in favor of including the amendment.

The proposed ordinance, as amended is now before the committee and all were in favor of forwarding a favorable recommendation to the City Council for Engrossment and Ordainment.

**24-220** Communication from the DEI Director relative to an ordinance establishing rules and regulations for the display of flags, and the use of City Hall.

DEI Director Steve Morabito, City Solicitor Paul Capizzi and Claire Inzerillo, Policy Writer & Analyst addressed the committee. The City Solicitor stated that the ordinance does not infringe on first amendment rights. The City currently follows an ambiguous policy and by establishing an ordinance for the use of the City flagpole, the City protects itself from lawsuits. The currently policy does not allow the City to deny any group that wants to fly a flag. If the ordinance is approved, the City would be responsible for making the making the determination which flags are flown, not outside groups.

Councillor Zambuto offered the following amendments to the proposed ordinance which would eliminate the allowance of any other flags except the American Flag, Commonwealth of Massachusetts Flag, City of Revere Flag, and military flags.

Proposed Section 1.10.010(C) is deleted in its entirety and inserting in place thereof the following new sub-sections C and D:

- C. At the discretion of the Mayor, the following flags relative to the United States armed forces and military may be flown by the City in place of the City of Revere flag.
  - a. Flags of the various branches of military services of the United States of America.
  - b. The Blue Star Service Flag.
  - c. The official MIA-POW Flag.
- D. The City's flagpoles are not intended to serve as a forum for free expression of the public.

Councillor Zambuto's amendment was approved by the committee. Councillors Guarino-Sawaya, Jaramillo, Kelley, and Chairman Argenzio voting "YES". Councillor Silvestri voting "NO".

The committee offered a motion to provide a favorable recommendation to the City Council to refer the proposed ordinance, as amended, to a public hearing. Councillors Guarino-Sawaya, Kelley, and Chairman Argenzio voting "YES". Councillors Jaramillo and Silvestri voting "NO".

**24-221** Communication from Veterans' Services relative to an ordinance establishing regulations for veterans memorial poles.

Claire Inzerillo, Policy Writer & Analyst, Julia Cervantes, Acting VSO and Donna Dreeszen, Veterans Special Assistant addressed the committee and explained some of the changes to the existing policy. The most significant policy change would provide for the Gold Star insignia on memorial poles for veterans who died on active duty. Currently, all veteran memorial poles have a Gold Star insignia. There were several amendments presented by Ms. Inzerillo to tighten up the proposed language. Councillor Silvestri would like to see service members who have served at least twenty or more years to be eligible to receive a memorial pole.

SECTION 1 establishing Chapter 12.22 – Veterans Memorial Poles is hereby amended by:

- Inserting new sub-section (D) to Section 12.22.20:  
*D. "Gold Star family" shall mean spouses, parents, children, siblings, grandparents and grandchildren of service members who died while on active duty with the Armed Forces of the United States of America.*
- Combining the language of sub-section (C) of Section 12.22.30 with the language of sub-section (B), and subsequently re-lettering sub-section (D) into sub-section (C).
- Deleting sub-section (B) in its entirety from Section 12.22.40 and combining the language of sub-section (A) with the first sentence of the section, thus removing the need for the label sub-section (A).

Deleting sub-section (C) in its entirety from Section 12.22.50 and inserting in place thereof the following new sub-section (C):

*C. Upon an affirmative vote by the City Council and subsequent signature by the Mayor, the Veteran Affairs Office shall consult with relevant City staff to determine the Memorial Pole location and the date of the ceremony.*

Inserting new sub-section (C) to Section 12.22.60:

*C. The insignia of a gold star shall be reserved for Memorial Poles which honor service members of Gold Star families, as defined herein.*

The amendments as presented by Ms. Inzerillo were approved by the committee. The proposed ordinance, as amended, received a favorable recommendation to recommend that the City

Council to order it to a public hearing.

- 4        24-061        AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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- 5        24-176        AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE.

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

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

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

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

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

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

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

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

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

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

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

- A. Any person who violates a provision of this chapter shall be fined four-hundred and ninety dollars per violation per day. Each day’s failure to comply with a notice of violation or any other order shall constitute a separate violation. In addition to fines described in this section, the city may issue a cease-and-desist order, and seek an

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

**SECTION 7.** Section 8.09.030 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new subsection H: H. Accessory Dwelling Units, as defined in Chapter 17.25 of the Zoning bylaws of the City of Revere are prohibited from being used as a short-term rental.

**SECTION 8.** This section shall take effect upon its passage.

August 28, 2024	Ordered to a first reading
September 9, 2024	Ordered to a second reading, as amended.
September 9, 2024	Ordered on a second reading, as amended.
September 9, 2024	Ordered on a third and final reading, as amended.
September 9, 2024	Ordered Engrossed and Ordained on a Roll Call.

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

6	<u>24-220</u>	Communication from the Director of Diversity, Equity and Inclusion relative to an Ordinance Establishing Rules and Regulations for the Display of Flags and Use of City Hall.
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The following ordinance was reported out of Legislative Affairs with the recommendation to be ordered to a public hearing:

**AN ORDINANCE ESTABLISHING POLICIES FOR THE USE OF CITY HALL**

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

**Section 1.** Title 1 General Provisions of the Revised Ordinances of the City of Revere is hereby amended inserting the following new Chapter 1.10 Control of City Hall:

Chapter 1.10 Control of City Hall

1.10.010 - City flagpoles.

It is the policy of the City of Revere that flags should be displayed in conformance with Federal and State policies, as stated in the Federal “Our Flag” publication of the Congress, house Document No. 96-144; Chapter 2, Section 6 of the Massachusetts General Laws and Chapter 2, Section 6A of the Massachusetts General Laws.

A. Outdoor flags will be flown at Revere City Hall in the following order of precedence: first, the United States flag; second, the Commonwealth of Massachusetts flag; and third,

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the City of Revere flag.

- B. Flags on City Hall Plaza shall be displayed in accordance with the above standards. However, the Mayor may order flags to be lowered to half-staff, including, but not limited to flags of the United States of America and the Commonwealth of Massachusetts in honor of the death of a City employee killed in the line of duty, or in observance of a specific event or circumstance.
- C. At the discretion of the Mayor, the following flags relative to the United States armed forces and military may be flown by the City in place of the City of Revere flag.
  - a. Flags of the various branches of military services of the United States of America.
  - b. The Blue Star Service Flag.
  - c. The official MIA-POW Flag.
- D. The City’s flagpoles are not intended to serve as a forum for free expression of the public.

1.10.020 Control of rooms in City Hall.

- A. Meeting spaces in City Hall, including but not limited to the City Council Chambers, exist for the purpose of housing governmental services.
- B. Public buildings and facilities owned by the City of Revere shall not be available for use by a for-profit or commercial entity. From time to time, the City may allow use of a City-owned space for a non-profit or fundraising purpose hosted in partnership with the City.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 9/23/2024 6:00 PM</b>
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- 7      24-221      Communication from the Veterans Service Officer requesting a public hearing for AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR VETERANS MEMORIAL POLES IN THE CITY OF REVERE.

The following ordinance was reported out of Legislative Affairs with the recommendation to be ordered to a public hearing:

**AN ORDINANCE ESTABLISHING REGULATIONS FOR THE INSTALLATION OF VETERANS MEMORIAL POLES**

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

**12.22 - VETERANS MEMORIAL POLES.**

12.22.10      Purpose.

The City of Revere proudly honors deceased residents who served with distinction in the United States military by erecting Memorial Poles along public ways. It is the purpose of this policy to articulate regulations pertaining to the circumstances, character, location, and other standards under which the City of Revere will permit the dedication of memorial poles.

12.22.20      Definitions.

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- A. “Memorial Pole” shall mean City of Revere-owned poles in the public way which have been designated in honor of a deceased Service Member.
- B. “Service Member” shall mean a person who has served in any branch of the United States Armed Forces, including the Army, Marine Corps, Navy, Air Force, Space Force, Coast Guard, and National Guard, in accordance with section 101(a)(5) of title 10, United States Code.
- C. “Veterans Service Officer” or “VSO” shall be the Director of Veterans Service for the City of Revere, either in a permanent or acting capacity.
- D. “Gold Star family” shall mean spouses, parents, children, siblings, grandparents and grandchildren of service members who died while on active duty with the Armed Forces of the United States of America.

#### 12.22.30 Eligibility.

Recognition through a Memorial Pole in the City of Revere may be granted to individuals who fulfill the following eligibility requirements:

- A. Service Members who died while on active duty (KIA);
- B. Deceased Service Members who had served in a hostile environment; deceased Prisoners of War (POW) or Missing in Action (MIA) Service Members, as classified by the Geneva Convention, United States Code, or other applicable regulation; or
- C. Deceased Service Members who were awarded decorations for combat, including the Medal of Honor, Distinguished Service Cross, Air Force Cross, Navy Cross, Distinguished Service Medal, Silver Star, Bronze Star with Valor, or Purple Heart.

Eligible individuals must have resided in the City of Revere upon entering their military service or lived a substantial portion of their lives in the City of Revere. Any individual to be considered must have been discharged honorably.

#### 12.22.40 Types of Recognition.

Deceased Service Members meeting the criteria of section 12.22.30 may be commemorated through erection of a Memorial Pole at a public location, subject to approval by the relevant municipal department responsible for the safety and access of said location.

#### 12.22.50 Procedure.

Applications for Memorial Poles honoring a deceased service member can be requested at the Veterans Service Office in-person or on the City of Revere website ([www.revere.org/departments/veterans-office](http://www.revere.org/departments/veterans-office)).

- A. To be considered, applications shall include the Service Member’s Death Certificate and Discharge Certificate (DD Form 214). The Veterans Service Office reserves the right to request additional documentation in order to verify service records or military achievements including but not limited to medals and awards.
- B. The Veterans Service Officer reviews the application and if approved, prepares a Notification of Approval and Memorandum of

- C. Recommendation for the City Council and the Mayor’s consideration.
- C. Upon an affirmative vote by the City Council and subsequent signature by the Mayor, the Veterans Service Office shall consult with relevant City staff to determine the Memorial Pole location and the date of the ceremony.

12.22.60 Memorial Poles.

- A. The City of Revere Department of Public Works is responsible for erecting approved Memorial Pole materials.
- B. Memorial Pole design shall align with existing standards, with the option for additional elements based on the circumstances of the deceased service member.
- C. The insignia of a gold star shall be reserved for Memorial Poles which honor service members of Gold Star families, as defined herein.
- D. The Veterans Service Officer shall maintain records of all Memorial Poles, including the service member’s name, location of the pole, and installation logistics.
- E. All Memorial Poles located in the City of Revere shall be decorated annually on Memorial Day with a wreath and two flags of the United States of America.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 9/23/2024 6:00 PM</b>
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Communications

- 8      24-274      Communication from the Mayor's Office relevant to the Memorandum of Agreement between the City of Revere and Revere Firefighters Local 926.

**“SHALL THE CITY COUNCIL APPROVE THE APPROPRIATION NECESSARY TO FUND THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF REVERE AND FIREFIGHTERS LOCAL 926 COVERING THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2027?”**

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

- 9      24-275      Presentation from the Chief of Planning & Community Development relative to Revere's Municipal Aggregation Plan.

Tom Skwierawski, Chief of Planning & Community and Marlena Patton, Mass Power Choice conducted a presentation to kick off Revere Power Choice, a municipal electricity aggregation program. PowerPoint presentation attached to minutes.

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**RESULT: PLACED ON FILE**

**Motions**

10      24-276      Motion presented by Councillor McKenna: That the Mayor request the Director of Municipal Inspections to enforce Section 8.04.100 Sustainable Food Ware and Packing by July 1, 2025. This will give businesses ample time to comply with the ordinance for the purpose of protecting our residents from carcinogens, litter, microplastics, and the use of non-renewable fossil fuels. Additionally, the lack of enforcement of this ordinance continues to cause harm to wildlife and our coastline. The original ordinance was passed on November 15, 2021 and was to take effect on July 1, 2022.

Michael Wells, Director of Inspectional Services addressed the City Council on the motion and indicated that he will begin the notification process and comply with Councillor McKenna's request.

**RESULT: ORDERED - VOICE VOTE**

11      24-277      Motion presented by Councillor Zambuto: That the Mayor request a representative from the United States Postal Service to appear before the City Council to address widespread and ongoing delivery problems. Seemingly all mail, even local mail to Revere, whether sent certified or not, is not delivered timely or is lost. Several City Hall departments are at the receiving end of complaints from residents who are not receiving their mail from City Hall which in turn causes inefficiencies in terms of lost time. As an example, mail with a postmark of August 15, 2024 was received by recipients (with a local Revere address) on September 3, 2024.

**RESULT: ORDERED - VOICE VOTE**

12      24-278      Motion presented by Council President Cogliandro, Councillor Guarino-Sawaya, Councillor Haas, Councillor Kelley, Councillor McKenna, Councillor Silvestri, Councillor Zambuto: That the Mayor, Chief of Police, and Superintendent of Schools begin exploring the feasibility of hiring a security company and/or adding more student resource officers to Revere High School (RHS) to help combat the ongoing and worsening issue in and around RHS. Further, that the Mayor, Chief of Police, and Superintendent report their findings to the City Council within 30 to 60 days.

Teachers, students, and residents all addressed the City Council relative to this matter.

Jacqueline Monterroso, speaking as a resident.  
John Kingston, speaking as a resident.

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Chris Kingston, RHS Teacher  
 Siobhan Kaplin, Garfield Elementary School Teacher  
 Jane Chapin, RTA, Rumney Marsh Academy Teacher  
 Social Worker at Whelan Elementary School  
 Gina Garro, Kindergarten/SPED Teacher  
 Shannon Lindlow, 7th Grade Teacher  
 Erta Ismahili, RHS Student, Student Senate Chair  
 Jennifer Jones, Garfield School Teacher  
 Resident, 43 True Street, Teacher  
 Andrea, Middle School Science Teacher  
 Alana DelGreco, Garfield School Teacher  
 Michelle Ervin, RTA President  
 Ralph DeCicco, 49 Washington St., Revere, MA

Several of the Councillors spoke in favor of the city taking immediate action to improve security at the schools, especially at Revere High School. Councillor McKenna, who was a former teacher at the high school, stands with the current teachers and wants to see the City do something now to protect its schools and the students. Councillor Haas would like to see a School Resource Officer (SRO) at each school and at least two SROs stationed at the high school. Councillor Kelley indicated that it’s the City's responsibility to provide a safe environment for our students and teachers. Councillor Jaramillo supports the teachers and the SROs, but has concerns with hiring outside security personnel instead of uniformed police officers. He also wants more resources dedicated to mental health and workforce development programs for struggling students.

Teachers cited several incidents which highlight a need for mental and behavioral health staff. School Committee member Jacqueline Monterroso, who expressed her opinion as resident and not on behalf of the School Committee does not want private security or metal detectors in schools. Alternatively, she suggested that the City Council provide more funding for afterschool programs and transportation or offer to mentor high school students through a Big Brother Big Sister Program. School Committee member John Kingston, who expressed his opinion as a resident and not on behalf of the School Committee, understands firsthand the dangers that officers face everyday as his son is a Revere Police Officer. The issues in the schools are taking officers and other resources away from the rest of the City.

Council President Cogliandro needs more input from teachers to amend the motions and requested that the motions be referred to Committee of the Whole.

**RESULT: REFERRED TO COMMITTEE OF THE WHOLE**

- 13      24-279      Motion presented by Council President Cogliandro, Councillor Guarino-Sawaya, Councillor Haas, Councillor Kelley, Councillor McKenna, Councillor Silvestri, Councillor Zambuto: That the Mayor and Superintendent of Public Schools be requested to begin exploring the cost to install metal detectors at Revere High School and that the findings be reported to the City Council within 30 to 60 days.

Minutes Acceptance: Minutes of Sep 9, 2024 6:00 PM (Salute to the Flag)

**RESULT: REFERRED TO COMMITTEE OF THE WHOLE**

- 14 24-280 Motion presented by Council President Cogliandro: That the following proposed ordinance amendment be ordered to public hearing: An Ordinance Further Amending Section 2.03.050 Open Meetings of the Revere Revised Ordinances. Section 1. Section 2.03.050E Open Meetings is hereby amended by inserting the words, "sub-committees of the" before the word "school".

Council President Cogliandro offered an amendment to his proposed ordinance to include sub-committees of the city Council as exempt. The amendment failed on a roll call: Council President Cogliandro voting "YES". Councillors Argenzio, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, and Silvestri voting "NO". Councillors Giannino, Novoselsky, and Zambuto were absent.

The following ordinance was ordered to a public hearing:

**AN ORDINANCE FURTHER AMENDING RULES RELATIVE TO OPEN MEETINGS**

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

**Section 1.** Section 1. Section 2.03.050E Open Meetings of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "sub-committees of the" before the word "school".

**RESULT: ORDERED TO PUBLIC HEARING - CC** **Next: 9/23/2024 6:00 PM**

- 15 24-281 Motion presented by Councillor McKenna: That the Mayor request 311 to use the emergency alert system and RevereTV to notify residents of the West Nile virus cases in Revere and address ways in which residents can take precautions to be safe from mosquitoes. Notifications shall be transmitted in multiple languages pursuant to the City's Language Access Plan.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

- 16 24-282 Motion presented by Councillor Silvestri: That the Mayor request the Director of Public Health to appear before the City Council to give a presentation on the FY2025 Opioid Trust Fund Budget.

Lauren Buck, Director of Public Health will conduct a presentation at the October 7, 2024 City Council meeting.

Minutes Acceptance: Minutes of Sep 9, 2024 6:00 PM (Salute to the Flag)

**RESULT: ORDERED - VOICE VOTE**

17      24-283      Motion presented by Councillor Silvestri: That the Mayor request the Director of Public Health to appear before the City Council to provide an update on the opioid abatement funds, the focus groups, resident input, and how the NaloxBoxes program is doing so far.

Lauren Buck, Director of Public Health will conduct a presentation at the October 7, 2024 City Council meeting.

**RESULT: ORDERED - VOICE VOTE**

Ordered adjourned at 8:35 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Sep 9, 2024 6:00 PM (Salute to the Flag)

## Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 23, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE ESTABLISHING POLICIES FOR THE USE OF CITY HALL**

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

**Section 1.** Title 1 General Provisions of the Revised Ordinances of the City of Revere is hereby amended inserting the following new Chapter 1.10 Control of City Hall:

Chapter 1.10 Control of City Hall

1.10.10 - City flagpoles.

It is the policy of the City of Revere that flags should be displayed in conformance with Federal and State policies, as stated in the Federal “Our Flag” publication of the Congress, house Document No. 96-144; Chapter 2, Section 6 of the Massachusetts General Laws and Chapter 2, Section 6A of the Massachusetts General Laws.

- A. Outdoor flags will be flown at Revere City Hall in the following order of precedence: first, the United States flag; second, the Commonwealth of Massachusetts flag; and third, the City of Revere flag.
- B. Flags on City Hall Plaza shall be displayed in accordance with the above standards. However, the Mayor may order flags to be lowered to half-staff, including, but not limited to flags of the United States of America and the Commonwealth of Massachusetts in honor of the death of a City employee killed in the line of duty, or in observance of a specific event or circumstance.
- C. At the discretion of the Mayor, the following flags relative to the United States armed forces and military may be flown by the City in place of the City of Revere flag.
  - a. Flags of the various branches of military services of the United States of America.
  - b. The Blue Star Service Flag.
  - c. The official MIA-POW Flag.
- D. The City’s flagpoles are not intended to serve as a forum for free expression of the public.

1.10.20 Control of rooms in City Hall.

- A. Meeting spaces in City Hall, including but not limited to the City Council Chambers, exist for the purpose of housing governmental services.
- B. Public buildings and facilities owned by the City of Revere shall not be available for use by a for-profit or commercial entity. From time to time, the City may allow use of a City-owned space for a non-profit or fundraising purpose hosted in partnership with the City.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before September 17, 2024.

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Bill to: [amelnik@revere.org](mailto:amelnik@revere.org)  
September 11, 2024



## Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 23, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE ESTABLISHING REGULATIONS FOR THE INSTALLATION OF VETERANS MEMORIAL POLES**

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

**Section 1.** Title 12 Streets, Sidewalks, and Public Places of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Chapter 12.22 Veterans Memorial Poles

12.22 - VETERANS MEMORIAL POLES.

12.22.10 Purpose.

The City of Revere proudly honors deceased residents who served with distinction in the United States military by erecting Memorial Poles along public ways. It is the purpose of this policy to articulate regulations pertaining to the circumstances, character, location, and other standards under which the City of Revere will permit the dedication of memorial poles.

12.22.20 Definitions.

- A. "Memorial Pole" shall mean City of Revere-owned poles in the public way which have been designated in honor of a deceased Service Member.
- B. "Service Member" shall mean a person who has served in any branch of the United States Armed Forces, including the Army, Marine Corps, Navy, Air Force, Space Force, Coast Guard, and National Guard, in accordance with section 101(a)(5) of title 10, United States Code.
- C. "Veterans Service Officer" or "VSO" shall be the Director of Veterans Service for the City of Revere, either in a permanent or acting capacity.
- D. "Gold Star family" shall mean spouses, parents, children, siblings, grandparents and grandchildren of service members who died while on active duty with the Armed Forces of the United States of America.

12.22.30 Eligibility.

Recognition through a Memorial Pole in the City of Revere may be granted to individuals who fulfill the following eligibility requirements:

- A. Service Members who died while on active duty (KIA);
- B. Deceased Service Members who had served in a hostile environment; deceased Prisoners of War (POW) or Missing in Action (MIA) Service Members, as classified by the Geneva Convention, United States Code, or other applicable regulation; or
- C. Deceased Service Members who were awarded decorations for combat, including the Medal of Honor, Distinguished Service Cross, Air Force Cross, Navy Cross, Distinguished Service Medal, Silver Star, Bronze Star with Valor, or Purple Heart.
- D. Eligible individuals must have resided in the City of Revere upon entering their military service or lived a substantial portion of their lives in the City of Revere. Any individual to be considered must have been discharged honorably.

12.22.40 Types of Recognition.

Deceased Service Members meeting the criteria of section 12.22.30 may be commemorated through erection of a Memorial Pole at a public location, subject to approval by the relevant municipal department responsible for the safety and access of said location.

12.22.50 Procedure.

Applications for Memorial Poles honoring a deceased service member can be requested at the Veterans Service Office in-person or on the City of Revere website ([www.revere.org/departments/veterans-office](http://www.revere.org/departments/veterans-office)).

- A. To be considered, applications shall include the Service Member's Death Certificate and Discharge Certificate (DD Form 214). The Veterans Service Office reserves the right to request additional documentation in order to verify service records or military achievements including but not limited to medals and awards.
- B. The Veterans Service Officer reviews the application and if approved, prepares a Notification of Approval and Memorandum of Recommendation for the City Council and the Mayor's consideration.
- C. Upon an affirmative vote by the City Council and subsequent signature by the Mayor, the Veterans Service Office shall consult with relevant City staff to determine the Memorial Pole location and the date of the ceremony.

12.22.60 Memorial Poles.

- A. The City of Revere Department of Public Works is responsible for erecting approved Memorial Pole materials.
- B. Memorial Pole design shall align with existing standards, with the option for additional elements based on the circumstances of the deceased service member.
- C. The insignia of a gold star shall be reserved for Memorial Poles which honor service members of Gold Star families, as defined herein.
- D. The Veterans Service Officer shall maintain records of all Memorial Poles, including the service member's name, location of the pole, and installation logistics.
- E. All Memorial Poles located in the City of Revere shall be decorated annually on Memorial Day with a wreath and two flags of the United States of America.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before September 17, 2024.

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Bill to: [amelnik@revere.org](mailto:amelnik@revere.org)  
September 11, 2024

CZ-24-08

**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, September 23, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 24, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems**

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

**Section 1.** Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety.

**Section 2.** Section 17.28.035 Mechanical Parking Systems is hereby deleted in its entirety.

A copy of the aforementioned zoning ordinance (**CZ-24-08**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before September 17, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
09/04/2024  
09/11/2024

**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, September 23, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 24, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

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

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

17.08.385 Independent Testing Laboratory (Marijuana).

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

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

17.08.492 Marijuana Cultivator (MC).

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

17.08.494 Marijuana Establishment (ME).

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

17.08.496 Marijuana Retailer (MR).

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

17.08.498 Marijuana Transporter.

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

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

USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
All Marijuana establishments (ME), except Marijuana retail (MR) and Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp#	sp	no	no
Marijuana retail (MR)	no	no	no	no	no	no	no	no	no	no	no	sp#	no	no	sp#	sp	no	no
Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp#	sp	no	no

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

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

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

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

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

1. GB districts:
  - a. The GB district located on the southern side of Squire Rd., with the northern boundary of Stevens St. and southeastern boundary of Derby Rd.;
  - b. The GB district located at Parcel 28-439J1-21A on Squire Rd.;
  - c. The GB district located on the southern side of Squire Rd., with the northwestern boundary of Lantern Rd. and southeastern boundary of 126 Squire Rd.;
  - d. The GB district located on the southern side of Squire Rd., with the northern boundary of Patriot Parkway and the southeastern boundary of Parcel 27-439Q-17 on Squire Rd.;

- e. The portion of the GB district located on North Shore Rd. with a northern boundary of Jackson St., and a southern boundary of Parcels 9-179C-1, 2, and 3 on Shawmut St. The portion of this district spanning Revere St. with a western boundary of Temple St. and an eastern boundary of 570 Revere St. shall be excluded from “Marijuana Retail” use; and,
  - f. The GB district located on Shirley Ave., Beach St., and North Shore Rd. with a western boundary of VFW Parkway, a northern boundary of 1350 North Shore Rd., an eastern boundary of Ocean Ave., and a southern boundary of Dehon St.
2. HB Districts:
- a. The HB district located on the southern side of Squire Rd., with a western boundary of Parcel 32-435A-2 on Squire Rd., a southern boundary of Parcel 32-435A-4 on Squire Rd., and an eastern boundary of the Northeast Expressway;
  - b. The HB district located on the northern side of Squire Rd., with a northwestern boundary of Copeland Circle and an eastern boundary of Brown Circle;
  - c. The HB district located on the northern side of American Legion Highway, with a western boundary of Brown Circle, a northern boundary of Naples Rd., an eastern boundary of Parcel 18-324H&I-2 on American Legion Highway, and a southern boundary of Beach Rd.;
  - d. The HB district located on the northwestern side of North Shore Rd., with a southern boundary of Vera St. and a northeastern boundary of Parcel 12-190C-3B on North Shore Rd.;
  - e. The HB district located on the northern side of VFW Parkway, with a northern boundary abutted by the PDD2 district and IP districts, a western boundary of Parcel 16-243-1B on Everett St., and a southern boundary of VFW Parkway splitting into Beach St.;
  - f. The HB district on the western side of North Shore Rd., with a western boundary of the PDD2 district, and a southern boundary of Parcel 8-152-5 on North Shore Rd.
3. All TED districts.
- B. Marijuana Establishment (ME) excluding Marijuana Retail (MR) and Independent Testing Laboratory is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2), and the TED districts.
  - C. Independent Testing Laboratory (marijuana) is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2) and the TED districts.
  - D. Any HB or GB location not described herein shall not be an allowable zone for a Marijuana Retail, Marijuana Establishment, or Independent Testing Laboratory (marijuana) use by Special Permit granted by the city council.
  - E. No recreational Marijuana Retail facility shall be within one-thousand feet (1,000) of another presently existing or permitted Marijuana Establishment.

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

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

#### **CHAPTER 17.30 – MARIJUANA ESTABLISHMENTS.**

##### **Sections:**

##### **17.30.010 – Regulation.**

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

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

### **17.30.020 – Purpose.**

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

### **17.30.030 – Definitions.**

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

- A. “Marijuana products” shall mean products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for non-medical use or consumption, including edible products, beverages, topical products, ointments, oils, and tinctures.
- B. “Marijuana Establishment” or “ME” shall mean a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter, or any other type of licensed non-medical and/or medical marijuana-related business.
- C. “Marijuana Cultivator” or “MC” shall mean an entity licensed to cultivate, process, and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to MEs and to transfer marijuana to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.
- D. “Marijuana Product Manufacturer” or “MPM” shall mean an entity licensed to obtain, manufacture, process, and package non-medical and/or medical marijuana and marijuana products, to deliver non-medical marijuana and marijuana products to MEs and to transfer non-medical marijuana and/or medical marijuana products to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MPM.
- E. “Marijuana Retailer” or “MR” shall mean an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME's and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME's and to consumers.
- F. "Independent testing laboratory" shall mean a laboratory that is licensed by the CCC and is: (1) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; (2) independent

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

#### **17.30.040 – Prohibitions and limitations.**

- A. It shall be unlawful for any person to operate a ME without obtaining a special permit and undergoing site plan approval pursuant to the requirement of this Ordinance.
- B. A separate special permit is required for each different ME detailed in Section 17.30.040(A).
- C. The number of MEs shall be limited to the number equal to twenty-percent (20%) of the number of licenses issued within the city of Revere for the retail sale of alcoholic beverages not be drunk on the premises where sold under M.G.L. c. 138 § 15. No special permit may be granted for a ME which results in a violation of this limit.
- D. A ME may only be involved in the use permitted by its definition. MRs may only be located in buildings containing other retail, commercial, residential, industrial, or any other uses, including other types of MEs, if the MR is separated by full walls from any and all other uses.



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

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

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

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

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

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

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

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

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

### **17.30.050 – Application.**

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

- A. The name and address of each owner of the ME facility/operation;
- B. Proof of application to the CCC for the proposed ME including submittal of copies of all required registrations, licenses and permits issued to the applicant by the state and any of its agencies for the proposed ME;
- C. A notarized statement signed by the organization’s Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the applicant must disclose the identity of all such responsible individual persons;

- D. Evidence that the Applicant has site control and right to use the site for a ME facility in the form of a deed or executed purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement;
- E. The name, address, email address, and phone number of all designated Managers of the ME, together with a criminal background check of such Managers and other evidence of Moral Character;
- F. Proof that the detailed security plan, operation and management plan, and emergency response plans have been submitted to the Revere Police Department, the Revere Fire Department, and the Department of Planning and Community Development for comment and review at the same time or prior to the submission of the application, and any comment or response received by the applicant;
- G. Proof that the applicant provided notification in writing at the same time or prior to the submission of the application to all property owners and operators of the uses listed under Section 17.30.060(E) within three hundred (300) feet of its proposed location and use, to provide them with the opportunity to comment to the City Council, as well as any and all comment or response received by the applicant;
- H. Detailed site plans that include the following information:
  - 1. Compliance with the requirements for parking and loading spaces, for lot size, frontage, yards and heights and coverage of buildings, and all other provisions of this ordinance;
  - 2. Convenience and safety of vehicular and pedestrian movement on the site and for the location of driveway openings in relation to street traffic;
  - 3. Convenience and safety of vehicular and pedestrian movement off the site, if vehicular and pedestrian traffic off-site can reasonably be expected be substantially affected by on-site changes;
  - 4. Adequacy as to the arrangement and the number of parking and loading spaces in relation to the proposed use of the premises, including designated parking for home delivery vehicle(s), as applicable;
  - 5. Design and appearance of proposed buildings, structures, signage, trash receptacles, screening and landscaping, minimizing any adverse visual or economic impacts on abutters and other parties in interest;
  - 6. Adequacy of water supply, surface and subsurface drainage and light;
  - 7. A detailed floor plan of the premises identifying the square footage available and describes the functional areas of the ME, including areas for any preparation of marijuana products; and,
  - 8. Details showing all exterior proposed security measures for the ME including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.
- I. A description of the security measures, including employee security policies, consistent with the applicable provisions in CCC regulations 935 CMR 500.110 or 935 CMR 501.110 for the ME. An active security system shall be required for all locations and all security measures shall be approved by the Fire and Police Chiefs;
- J. A copy of each operating procedure consistent with the applicable provisions in 935 CMR 500.105(1) or 935 CMR 501.105(1), including any applicable additional CCC operational requirements for MEs;
- K. A copy of the policies and procedures for individual, patient or personal caregiver home-delivery consistent with the applicable MDPH or CCC regulatory provisions for the ME;

- L. A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana between MEs consistent with the applicable provisions in 935 CMR 501.120(13);
- M. A copy of proposed waste disposal procedures consistent with the applicable provisions in 935 500.105(12) or 935 CMR 501.105(12);
- N. A description of any waivers from CCC regulations issued for the ME;
- O. Description of Activities: A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana products, on-site sales, off-site deliveries, distribution of educational materials, operating hours of ME and other programs or activities;
- P. Service Area: A map and narrative describing the area proposed to be served by the ME and the anticipated number of clients that will be served within that area. This description shall indicate where any other MEs exist or have been proposed within the expected service area;
- Q. Evidence demonstrating that the ME will be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located. This may include but shall not be limited to evidence of Moral Character;
- R. Certificate of Tax Compliance for subject parcel(s), along with identification of any outstanding taxes, fees or fines for other properties either owned by the current property owner and/or applicant within the City;
- S. Buffer Area Map: A map indicating the 300-foot radius surrounding the proposed ME (as measured from the nearest point of the structure of the ME to the nearest point of the property line of the protected use) as evidence that the facility is located at least 300 feet from uses identified under Section 17.30.060(E). Include street address and distance to each applicable property within 300 feet;
- T. Proof that the ME is registered to do business in the Commonwealth as a domestic business corporation or another domestic business entity and the corporation or entity in good standing with the Secretary of the Commonwealth and DOR:
  - 1. A certificate of good standing, issued within the previous 90 days from submission of an application, from the Corporations Division of the Secretary of the Commonwealth; and,
  - 2. A certificate of good standing or certificate of tax compliance issued within the previous 90 days from submission of an application, from the DOR.
- U. Submission of a notarized "Moral Character" Disclosure Form for each ME owner and manager;
- V. Submission of a notarized "Authorization for Release of Information" form (including any associated fees) authorizing the City of Revere Police Department to conduct a detailed background check for all designated owners and/or managers of the ME; and,
- W. Zoning determination letter from the Site Plan Review Committee.

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

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

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

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

Page 8 of 13

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

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

- A. The property where the specific ME use is proposed is within a zoning district where such use is permissible in accordance with Section 17.16.040 – Generally – Table of Uses and Section 17.16.480 – Marijuana Establishments within the GB, HB, and TED districts;
- B. The applicant has demonstrated that the ME has or will meet all of the permitting requirements of all applicable agencies within the Commonwealth and is or will be in compliance with all applicable state laws and regulations, including, but not limited to M.G.L. c. 94G, §12 General Marijuana Establishment Operation and c. 94I, if applicable;
- C. The applicant has or will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;
- D. The grant of the Special Permit will not exceed the limitation on permitted MRs set forth in Section 17.30.040(C);
- E. The ME is located at least three hundred (300) feet distant of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, a vocational school, a public or private college, junior college, university or dormitory, a licensed child care facility, a library, a playground, a public park, a youth center, a public swimming pool, a video arcade facility, or any facility in which minors commonly congregate. The distance under this section is measured in a straight line from the nearest point of the property line of the protected uses to the nearest point of the structure of the proposed ME;
  1. The distance requirement may be reduced by the City Council provided that the applicant demonstrates, by clear and convincing evidence, that a) the ME will employ adequate measures to prevent product diversion to minors, and b) the ME is adequately buffered, and c) the City Council determines that a shorter distance will suffice to accomplish the objectives set forth under Section 17.30.020.
- F. The site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users, and adequately addresses issues of traffic demand, circulation flow, parking and queuing, particularly at peak periods at the facility and its impact on neighboring uses;
- G. The ME facility is compliant with requirements of the American Disabilities Act (ADA) Accessibility Guidelines;
- H. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required measures and restrictions on visibility into the building's interior;
- I. The ME facility is designed to minimize any adverse visual or economic impacts on abutters and other parties of interest;
- J. Refuse and service areas are designed to be secure and shielded from abutting use;
- K. A MR facility shall not have a gross floor area in excess of five thousand (5,000) square feet;
- L. The applicant has satisfied all of the conditions and requirements of this section and other applicable sections of the Zoning Ordinance including dimensional regulations and any applicable city ordinances;
- M. The facility provides adequate security measures to ensure that there are not direct threats to the health or safety of employees, staff, or members of the public and that storage and location of cultivation is adequately secured;

- N. The facility will not place an undue burden on public safety services of the City as may be adequately established to the satisfaction of the City Council, which shall consider the facility's lighting, whether or not all of the facility is visible. from a public way, whether or not the parking is contiguous with the facility or the parking arrangements are capable of being monitored by the applicant or the City, and whether or not the facility is or can be set up to promote the effective monitoring by Police Department patrols, as well as any other factors affecting public safety;
- O. The applicant has demonstrated, by substantial evidence of Moral Character and other evidence, that it will operate the ME in conformity with all applicable municipal ordinances, state laws and regulations and that its policies and procedures are designed to prevent violation of such laws, particularly including but not limited to Section 17.30.040; and,
- P. All aspects of ME facility operations will take place at a fixed location within a fully enclosed permanent building and shall not be visible from the exterior of the business.

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

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

- A. The ME hours of operation, including dispatch of home deliveries, shall be set forth within the special permit, and shall generally be consistent with those for package stores licensed under M.G.L. c. 138; but in no event shall an ME facility be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.;
- B. Any type of marijuana establishment may only be involved in the uses permitted by its definition and may not include other businesses or services;
- C. No outside storage is permitted;
- D. No marijuana shall be smoked, eaten or otherwise consumed or ingested within the premises;
- E. All business signage shall be subject to the requirements to be promulgated by the CCC and the requirements of Chapter 17.36 – Sign Control.;
- F. A medical MR facility shall have signage displayed on the exterior of the MR facility's entrance in plain sight of clients stating that "Registration Card issued by the MA Cannabis Control Commission required" in text two inches in height;
- G. Temporary and promotional signage is prohibited for ME facilities;
- H. The ME shall not violate any provision of the Zoning Ordinance, including but not limited to Section 17.30.040;
- I. No use shall be allowed by the ME which creates a nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area;
- J. Display of marijuana, Marijuana Products and Marijuana Accessories shall be limited to an area which is accessible only by persons aged twenty-one (21) years or older, or persons holding a

- patient registration card or a caregiver, and the applicant shall establish such controls and monitoring as are necessary to ensure that this area is not accessed by persons under the age of twenty-one (21) years or persons not holding a patient registration card;
- K. Ventilation – all facilities shall be ventilated in such a manner that no:
1. Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and,
  2. No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the medical marijuana business or at any adjoining use or property.
- L. The ME shall regularly verify to the City its efforts to ensure the health, safety, and well-being of the public, and to limit undue impacts on the natural environment, by the use of high efficiency equipment to limit energy and water usage demand, by the purchase of renewable energy credits, by the use of LED lighting equipment, by the prohibition or limitation of pesticides, insecticides and similar chemicals, and by any other methods designed to further this purpose;
1. The City Council may impose specific conditions relating to the preservation or improvement of public safety, including but not limited to lighting, visibility, surveillance, security cameras, parking arrangements, and accessibility for police patrol; and,
  2. ME shall be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located.
- M. The applicant will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;
- N. The marijuana establishment facility shall provide to the Building Commissioner, Board of Health; and Police Department, the names, telephone numbers and electronic mail addresses of all management staff and key-holders, including a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder;
- O. The owner or manager of a marijuana establishment shall respond by phone or email within twenty-four (24) hours of contact by a city official concerning their ME at the phone number or email address provided to the City as the contact for the business;
- P. A marijuana establishment facility and affiliated vehicles shall be open to inspection by the Fire Department, Police Department, Building Official and the Board of Health at any time with notice. Said Officials may enter upon any premises used by a ME for the purposes of his or her business, ascertain how he or she conducts his or her business and examine all articles stored in or upon said premises, and all books, surveillance and inventories shall be exhibited to any above named whenever a demand shall be made for such exhibition;
- Q. The permit holder shall notify the Building Commissioner, Board of Health, Police Department, Fire Department and City Council in writing within twelve (12) hours following a violation or potential violation of any law or criminal or potential criminal activities or attempts of violation of any law at the ME;
- R. The permit holder of a ME shall file a copy of any Incident Report required under the applicable provisions in 935 CMR 500.110(9) or 935 CMR 501.110(9) with the Building Commissioner, Police Chief, and Board of Health within 24 hours of creation. Such reports may be redacted as necessary to comply with any applicable state or federal laws and regulations;
- S. The permit holder of a ME shall file a copy of any summary cease and desist order, quarantine order, summary suspension order, order limiting sales, notice of a hearing, or final action issued

- by the CCC or the Division of Administrative Law Appeals, as applicable, regarding the ME with the Building Commissioner, Police Chief, Board of Health, City Council and Mayor within 48 hours of receipt;
- T. Records of a ME must be available for inspection by the Revere Police Chief, Fire Chief, Building Commissioner, and Board of Health upon request. In addition to required records and procedures as provided by city of Revere Ordinance, code, or regulation, the ME shall also produce written records that are subject to inspection as required in any applicable section of 935 CMR 500.105 or 935 CMR 501.105, including 935 CMR 500.105(8) or 935 CMR 501.105(8) inventory records of the preceding month (date of the inventory, a summary of the inventory findings, and the names, signature, and titles of the individuals who conducted the inventory), and additional information as may be determined by the Official;
  - U. Permitted marijuana establishment facilities shall file an annual report to the Building Commissioner and City Council no later than January 31st of each year, including a copy of all current applicable state licenses for the facility and/or its owners, managers and agents demonstrating continued compliance with the conditions of the Special Permit. The Special Permit shall be subject to revocation for violations and/or breaches of the conditions of the Special Permit;
  - V. The permit holder shall notify the Building Commissioner, Police Chief, Board of Health, City Council and Mayor in writing within 48 hours of the cessation of operation of the ME or the expiration or termination of the permit holder's registration with the CCC;
  - W. No Building Permit or Certificate of Occupancy shall be issued for a ME that is not properly registered with the Cannabis Control Commission (CCC);
  - X. A ME facility shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state Registration or ceasing its operation. Prior to the issuance of a Building Permit for a ME, the applicant is required to post with the City Treasurer a bond or other form of financial security acceptable to said Treasurer in an amount set by the City Council. The amount shall be sufficient to cover the costs of the town removing all materials, plants, equipment and other paraphernalia if the applicant fails to do so. The Building Inspector shall give the applicant 45 days written notice in advance of taking such action. Should the applicant remove all materials, plants, equipment and other paraphernalia to the satisfaction of the Building Inspector prior to the expiration of the 45 days written notice, said bond shall be returned to the applicant.

#### **17.30.080 – Termination and modification.**

- A. A Special Permit or site plan approval may be terminated due to violation of any of its conditions. In addition, a special permit or site plan approval shall terminate upon:
  1. Failure of the permit holder to commence operations at the ME within twelve (12) months of the date of approval; or,
  2. Transfer of ownership of the ME without approval of the City Council. For these purposes, transfer of ownership shall include any reallocation of ownership or change in business structure which results in a change of its designated representatives or responsible individuals; or ,
  3. Termination of the Host Community Agreement or failure to pay a host fee or Impact Fee under the Agreement to the City; or,
  4. A finding that an ME facility is conducting an ME use for which it has not obtained a license or been approved by the City Council; or,

5. The expiration or termination of the applicant’s registration by MDPH or CCC; or,
6. The permit holder’s cession of operations of the ME.

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

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

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

The local sales tax rate on the sales of marijuana or marijuana products, as permitted by M.G.L. c. 64N, § 3, shall be three percent (3%).

Pursuant to Mass. Gen. Law Chapter 43, Section 23, in as much as the full text of the proposed zoning ordinance (CZ-24-07) exceeds eight pages in length, the full text of the aforementioned zoning ordinance amendment is available online at [www.revere.org/departments/city-clerk](http://www.revere.org/departments/city-clerk), and on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before September 17, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
09/04/2024  
09/11/2024



## Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 23, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE REPEALING THE PROHIBITION OF NON-MEDICAL MARIJUANA ESTABLISHMENTS**

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

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

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

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

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

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

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

**SECTION 6.** Chapter 9.18 of Title 9 of the Revised Ordinances of the City of Revere is hereby repealed in its entirety.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before September 17, 2024. Testimony can be submitted via email to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
09/04/2024  
Bill to: [amelnik@revere.org](mailto:amelnik@revere.org)

## Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 23, 2024 at 6:00 p.m. in the City Councillor Joseph A. DeGrosso 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 RULES RELATIVE TO OPEN MEETINGS**

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

**Section 1.** Section 1. Section 2.03.050E Open Meetings of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "sub-committees of the" before the word "school".

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before September 17, 2024.

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Bill to: [amelnik@revere.org](mailto:amelnik@revere.org)  
September 11, 2024

C-24-06

## PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 23, 2024 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 Jazmin Tabares & Javier Gallego, 86 Lincoln Street, Revere, MA 02151 requesting a special permit to operate a health club within the GB District at 220 Broadway, Revere, MA 02151.

A copy of the aforementioned application (C-24-06) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before September 17, 2024.

Attest:

Ashley E. Melnik  
City Clerk

Revere Advocate  
Bill To: [jgiraldo3585@gmail.com](mailto:jgiraldo3585@gmail.com)  
9/6/24  
9/13/24

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

jjirald03585@gmail.com  
REVERE ADVOCATE 9/6, 9/12

FORM B

APPLICATION NO. C-2H-06  
DATE: 9/3/21

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section \_\_\_\_\_.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: Jazmin Tabares ; 3 Javier Gallego

Address: 86 Lincoln St. Revere MA, 02151

Tel. #: 781-656-3607

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

RECEIVED  
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2021 SEP 17 10:17

Attachment: C2406.220B Broadway Health Club Special Permit Application (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

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

Name: Javier Gallego

Title: \_\_\_\_\_

Address: 495 Revere Blvd Apt #2 Revere, MA 02151

Tel. #: 781-353-4135

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

Name: 375-377 Broadway Realty Trust

Address: 375 Broadway Revere MA, 02151

Tel. #: 978-423-7782

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

Book 3343-6, Page 786393. 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:

Lot # \_\_\_\_\_ Sq. Ft. 2,479 SqF

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

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

yes

no

do not know

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

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

\_\_\_\_\_ do not know; X no.

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

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

The property at 220 Broadway is comprised of 1 building that is a mixed use building Residential/Commercial. At the property it has the following utilities: water, sewer, gas, and electricity.  
The dimensions of the land are 64.64 FT (Front), 100.4 (side), and 61.46 FT (Rear)

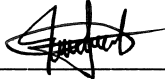
11. What is the nature of the exception or special permit requested in this application?

Our fitness center is a comprehensive commercial facility offering a wide range of services and amenities for individual physical health and wellness. We provide high quality exercise equipment, including free weights, machines, treadmills and stationary bikes, alongside semi-personal training, aerobic exercise classes and circuit strength training. To enhance the member experience we also offer convenient amenities such as showers and lockers, creating a supportive environment where everyone can pursue and achieve their fitness goals.

Date of denial by Building Inspector and/or Planning Board

08/28/2024

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

J.T.   
Signature of Applicant

09/03/2024  
Date

  
Signature of Owner

9/3/24  
Date

JG   
Signature of Designated Representative

09/03/2024  
Date

Received from above applicant, the sum of \$ 260.00 to apply against administrative and mailing costs.

\_\_\_\_\_

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

**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: Javier Gallego

Address: 495 Revere Beach BLVD, Apt 2 Revere, MA

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

Name: 375-375 Broadway Realty Trust

Address: 375 Broadway Revere, MA 02151

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:

Name: \_\_\_\_\_

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

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

Trustee's Name: \_\_\_\_\_

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

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

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

Joint Venture Name: \_\_\_\_\_

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

A copy of the Joint Venture agreement is on file at \_\_\_\_\_ and will be delivered upon request.

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)



Page 2  
General Disclosure Form

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

Officer's Name: Javier Gallego

Address: 495 Revere Beach Blvd apt 2, Revere

Director's Name: Geliena Zarifullina

Address: 495 Revere Beach Blvd apt 2, Revere

Shareholder's Name: Jaymin Tabares

(50% or more)  
Address: 86 Lincoln St. Revere

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

General Partner's Name: \_\_\_\_\_

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

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

General Partner's Name  
of Limited Partnership: \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

## Request for Finding of Fact – Special Permit

Now comes the applicant Javier Gallego  
 who has applied to this Honorable City Council for a special permit for property located at 220  
Broadway Revere and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:

- health and wellness promotion, residents will have access to programs that encourage regular physical activity
- fostering social connections, where people interact
- boosting local economy by creating jobs, attracting foot traffic to neighboring businesses

2. That the specific site is an appropriate location for such use for the following reasons:

- limited competition
- community development, the area is part of community with ongoing developmental projects increasing the demand for fitness services
- well-developed public transportation

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:

- proximity to established infrastructure with existing residential and commercial developments that already have well-maintained facilities listed above
- The location offers high-capacity water and sewer connections that are adequate for a facility
- is committed to investment in infrastructure. The local government is committed to investing and developing infrastructure

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

- increased security in the area due to increased foot traffic and visibility
- minimal environmental impact with minimal waste
- positive community impact, promoting health and wellness, providing social space, offering classes and events to non-members, discounted rates to first responders, encouraging community engagement


5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Broadway, Suffolk Ave, Fenno St <sup>(streets)</sup> for the following reasons:

- (a) well organized public transportation for new clients
- (b) neighbourhood walkability
- (c) majority of clients already using public transportation

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

- (a) compliance with industry standards to ensure safe & comfortable environment is provided for all users and team member.
- (b) safety features, designed with safety in mind
- (c) flexible operating hours to accommodate the schedules of different members
- (d) regular maintenance and upkeep, ample amenities

Date: 09/03/2024

Respectfully submitted by: 

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

To: George Anzuoni, Director of Finance

From: Ashley E. Melnik, City Clerk

Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

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

Requested Return

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

Hearing

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

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

Name of Applicant: Motivaction Wellness Club.  
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 86 Lincoln St Revere M.A 02151  
(business address of above person, corporation or business enterprise)

Location Address: 220 Broadway St Revere M.A 02151  
(location of property for which license or permit is required.)


Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

Certification

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

Motivation Wellness Club

Signature of Individual or  
Corporate Name

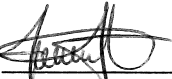
by:   
Corporate Officer (if applicable)

Certification

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

Motivation Wellness Club.

Signature of Individual or  
Corporate Name

by:   
Corporate Officer (if applicable)

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)





Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME NICHOLAS DAHER

LOCATION 220 BROADWAY

REVERE, MA

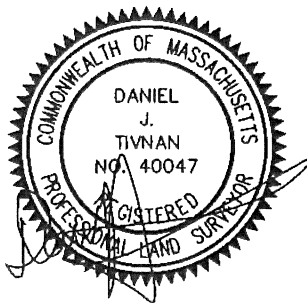
SCALE 1" = 20'

DATE 1/16/2024

REGISTRY SUFFOLK

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



DEED BOOK/PAGE DOC#786393

PLAN BOOK/PLAN 3343-G

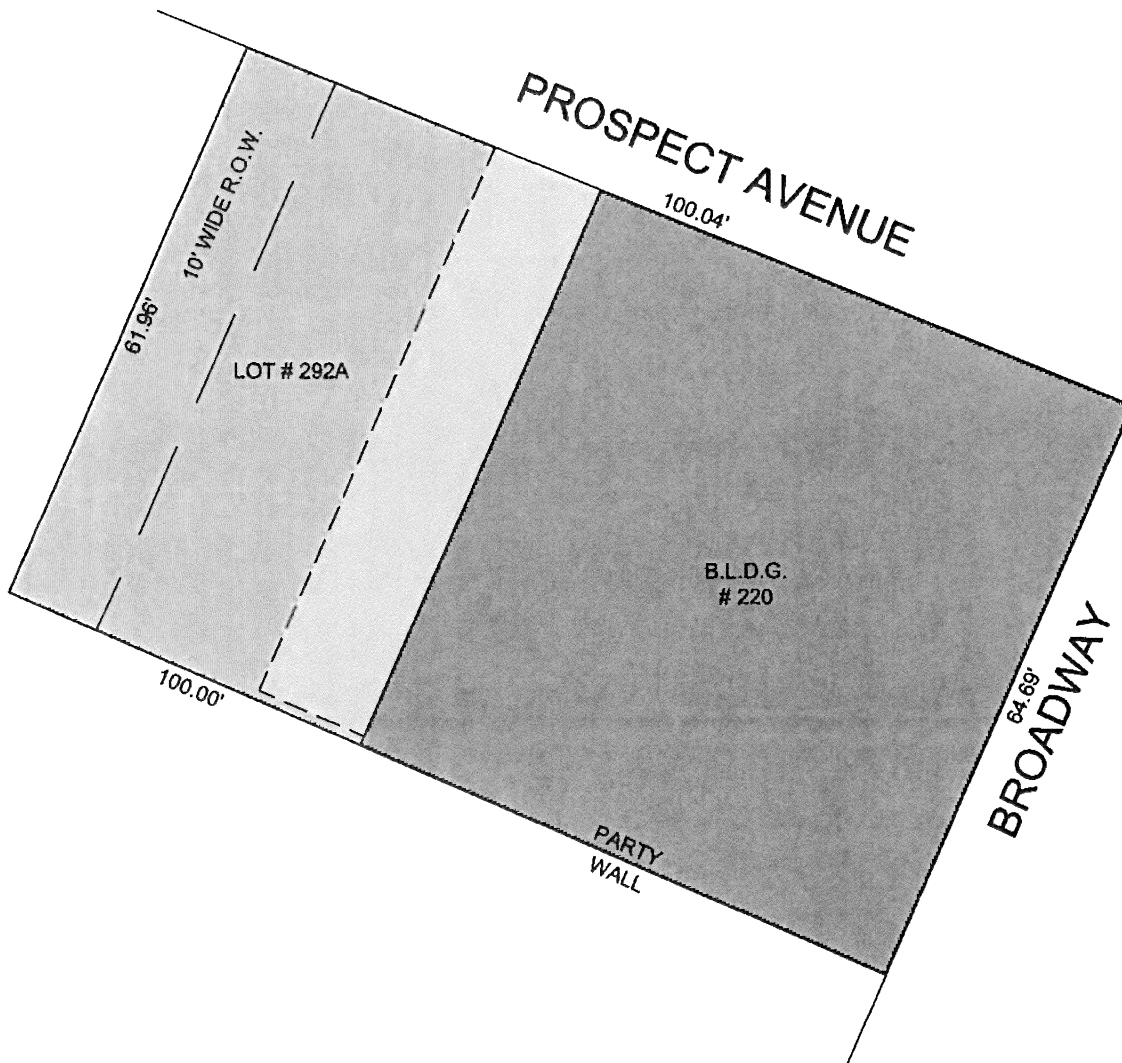
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

017J dtd 03/16/2016

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

NOTE:

INSTRUMENT SURVEY RECOMMENDED FOR MORE ACCURATE LOCATION OF STRUCTURES.



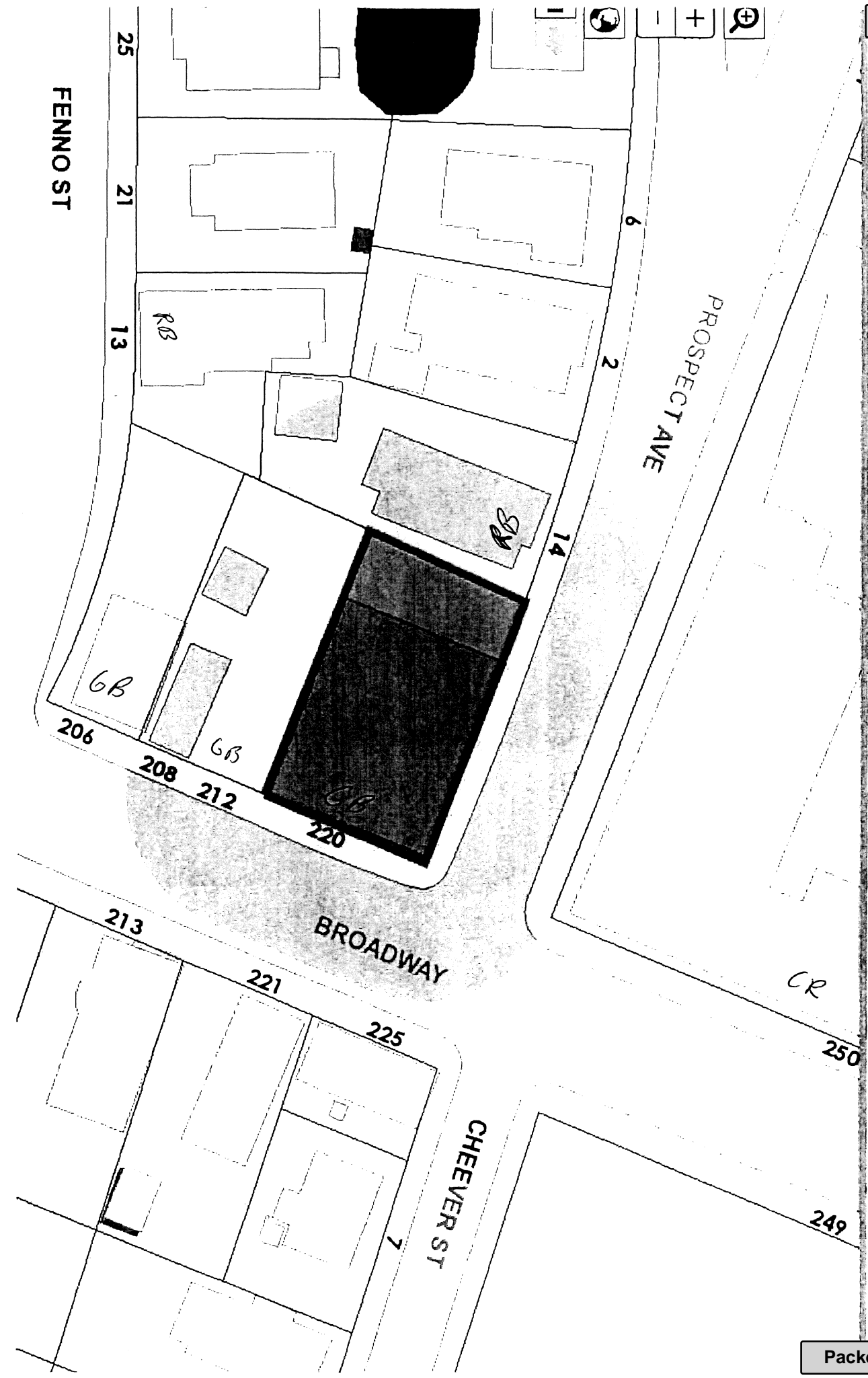
OB # 01-280-24

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)





Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)



*JENNIFER PIVOTTE, OWNER*  
 Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

Fwd: Application Review Comments

Motivaction Wellness club <contact@motivaction.fit>  
To: personaltrainer.javierg@gmail.com <personaltrainer.javierg@gmail.com>

Thu, Aug 29 at 11:00 AM

Get Outlook for iOS

**From:** fstringi@revere.org <fstringi@revere.org>  
**Sent:** Wednesday, August 28, 2024 1:26 PM  
**To:** Motivaction Wellness club <contact@motivaction.fit>; amelnik@revere.org <amelnik@revere.org>; lcavagnaro@revere.org <lcavagnaro@revere.org>  
**Subject:** Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

**From:** Frank Stringi  
**Date:** August 28, 2024  
**Application #:** SPR24-000087  
**Address:** 220 BROADWAY  
**Description:** Gym and Wellness Club  
**Review Status:** Denied

Thank you for your recent permit application for Gym and Wellness Club. 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 17.16.040, a health club may only be allowed within the GB District by special permit of the City Council.

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

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

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)



# City of Revere

Patrick M. Keefe, Jr.  
Mayor

Paid  
MM

### BOARD OF ASSESSORS

Dana E. Brangiforte  
John J. Verrengia  
Mathew M. McGrath

## Request for Abutters List

Date: 8/28/2024

Property Location:

220 BROADWAY

Map: 21 Block: 348B Parcel: 42 Unit: \_\_\_\_\_

Property Owner:

Is request for special permit or variance YES NO \_\_\_\_\_

If yes than 300Ft is required distance. If no, please indicate requested distance below

Requested Distance:

\_\_\_\_\_ FT

Fee: \$ 80.00

NOT PAID

Please make checks payable to City of Revere

Requester Information:

NAME: Motiv Action Wellness Club

ADDRESS: 220 Broadway street

Telephone: 617-792-3184

NEED FOR 9/2024 MEETING

**RIOR**

Type: 32 - W/ALC ULL	1 Unit Design	1.00
Sty Ht: 3 - 3 STORIES	Rating:	A Bath:
Units: 10	Total: 10	3/4 Bath:
Foundation: 1 - CONCRETE	Rating:	A 3/4 Bath:
Frame: 1 - WOOD	Rating:	1/2 Bath: 3
Prime Wall: 7 - BRICK	Rating:	A HBth:
Sec Wall:	Rating:	Other/Fix: 5
Roof Struct: 4 - FLAT	Rating:	OTHER FEATURES
Roof Cover: 4 - TAR+GRAVEL	Rating:	Kits: 8
Color: RED	Rating:	A Kits:
View / Desir:	Rating:	Fipi:
	Rating:	WSFlue:

**GENERAL INFORMATION**

Grade: C - AVERAGE	Location:
Year Bilt: 1954	Eff Yr Bilt:
All LUC: 325	Alt %: 30
Jurisdct:	Fact:
Const Mod:	% Owr:
Lump Sum Adj:	Name:

**INTERIOR INFORMATION**

Avg Ht/Ft: STD	Phys Cond: AV - Average	32.0%
Prim Int Wall: 8 - PLYWD PANL	Functional:	%
Sec Int Wall: 1 - DRYWALL	Economic:	%
Partition: A - TYPICAL	Special:	%
Prim Floors: 5 - LINOVINYL	Override:	%
Sec Floors: 4 - CARPET	Total:	32.0%
Bsmnt Fir:	Basic \$ / SQ: 170.00	
Subfloor:	Size Adj: 0.69999999	
Bsmnt Gar:	Const Adj: 1.04825234	
Electric: 3 - TYPICAL	Adj \$ / SQ: 124.742	
Insulation: 2 - TYPICAL	Other Features: 259000	
Int vs Ext: S	Grade Factor: 1.00	
Heat Fuel: 2 - GAS	NBHD Int: 1,00000000	
Heat Type: 3 - FORCED HW	NBHD Mod:	
# Heat Sys: 1	LUC Factor: 1.00	
% Heated: 100	Adj Total: 1750015	
Solar HW: NO	Depreciation: 560005	
% Com Wall	Depreciated Total: 1190010	

**DEPRECIATION**

Phys Cond: AV - Average	32.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	32.0%

**CALC SUMMARY**

Basic \$ / SQ: 170.00	Rate	Parcel ID	Type	Date	Sale Price
Size Adj: 0.69999999					
Const Adj: 1.04825234					
Adj \$ / SQ: 124.742					
Other Features: 259000					
Grade Factor: 1.00					
NBHD Int: 1,00000000					
NBHD Mod:					
LUC Factor: 1.00					
Adj Total: 1750015					
Depreciation: 560005					
Depreciated Total: 1190010					

**COMPARABLE SALES**

Jur. Factor:	Before Depr: 124.74
Special Features: 0	Val/Su Net: 88.44
Final Total: 1190000	Val/Su SZAd: 108.97

**MOBILE HOME**

Make:	Model:	Serial #:	Year:	Color:
-------	--------	-----------	-------	--------

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 8
Level	FY LR LDR D K FFR RRR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 24 BRS: 8 Baths: 8 HB3	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	8	3	1	M
Additional:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	8	24	8	

**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	8	3	1	M
Additional:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	8	24	8	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Underpr Value
FFL	FIRST FLOOR	3,900	135.970	530,278
SFL	SECOND FLOOR	3,510	124.740	437,845
TFL	THIRD FLOOR	3,510	124.740	437,845
OPF	OPEN FRM PRC	2,210	13.910	30,735
CNP	CANOPY	325	167.120	54,313
	Net Sketched Area: 13,455			1,491,016
	Size Adj 10920	Gross Area 13455	Fin Area 10920	

**SUB AREA DETAIL**

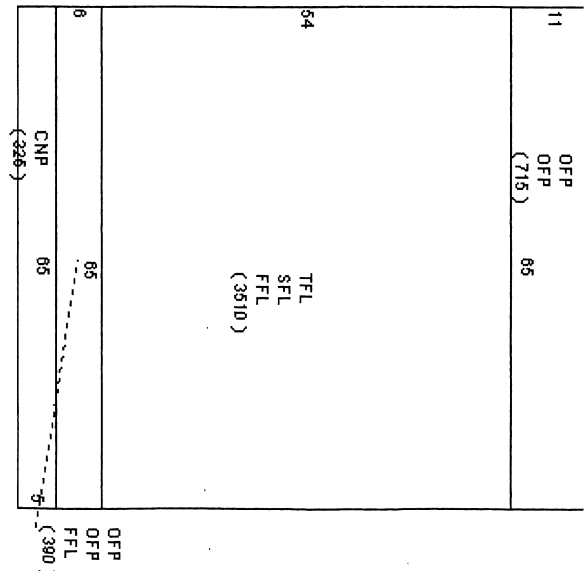
Sub Area	% Usbl	Descrp	Type	Qu #	Tem
FFL	100	FTL	90 A		2

**PARCEL ID 21-348B-42**

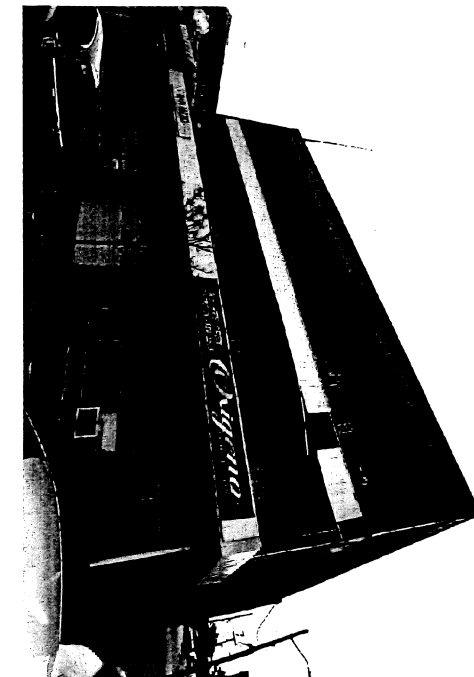
Jur. Factor:	Before Depr: 124.74
Special Features: 0	Val/Su Net: 88.44
Final Total: 1190000	Val/Su SZAd: 108.97

**SPEC FEATURES/YARD ITEMS**

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCode/Fact	Jur. Value
85	PAVING	D Y	11000	A	AV	1995	4.00	11000	60	112					1,600		1,600

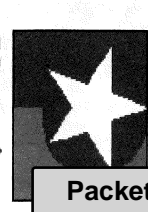


**IMAGE**  
AssessPro Patriot Properties, Inc



Parcel 1,571,571  
 1,571,571  
 1,571,571  
 1,571,571

USE VALUE: 1,576,900/  
 ASSESSED: 1,576,900/  
 1,576,900



Patriot Properties Inc.

USER DEFINED

Parcel ID #	CB	PRINT	Time	LAST REV	Date	Time
184751					08/29/24	14:12:25
Prior Id # 1:	CB					
Prior Id # 2:						
Prior Id # 3:						
Prior Id # 1:						
Prior Id # 2:						
Prior Id # 3:						
Prior Id # 1:						
Prior Id # 2:						
Prior Id # 3:						
ASR Map:	21					
Fact Dist:						
Reval Dist:						
Year:						
LandReason:						
BldReason:						
CivilDistrict:						
Ratio:						

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2024	013	FV	1,190,000	1600	.133	385,300	1,576,900	1,576,900	Year End Roll
2024	013	NC	1,190,000	1600	.133	385,300	1,576,900	1,576,900	Year End Roll
2023	013	FV	1,077,500	1600	.133	333,900	1,413,000	1,413,000	Year end
2023	013	NC	1,077,500	1600	.133	333,900	1,413,000	1,413,000	Year End Roll
2022	013	FV	1,052,500	1400	.133	299,600	1,353,500	1,353,500	Year End Roll
2022	013	NC	1,052,500	1400	.133	299,600	1,353,500	1,353,500	Year End Roll
2021	013	FV	911,900	1400	.133	274,000	1,187,300	1,187,300	Year End Roll
2021	013	PTCH	883,800	1400	.133	274,000	1,159,200	1,159,200	patch

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
10 PROSPECT AVE	698-45		7/29/2024		2,045,000	No	No	No
HIGH STREET REA	635-184		12/22/2010		750,000	No	No	No
IMBRESCIA SALV	522-10		6/27/1991	CHD-SALE		No	No	No
UNKNOWN	/		1/1/1900			No	No	No

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/19/2011	8784	SIGN	1,000	C				25" ALLUM
4/4/2011	8740	Commercial	12,000	C				ADD 1 TOILET/3 SHA
9/24/2002	9123	Commercial	700	C				Commercial 18X10X6
2/20/1992	1178	OTHER	500	C				2"12SIGN 100 COMP
1/1/1900	14	OTHER		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/19/2015	MEASURED	372	Patrick W
5/14/2007	MEAS & INSP	336	MATT MCGRATH
8/3/2006	MEAS & INSP	347	Tony D
12/10/2001	Change - H	JF	

**PROPERTY FACTORS**

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electri			
Census:	Exmpt			
Flood Haz:	Topo			
D	Street			
s	Street			
t	Gas:			

**OTHER ASSESSMENTS**

Code	Description	Amount	Com. Int

**NARRATIVE DESCRIPTION**  
 This parcel contains .133 Acres of land mainly classified as RES/COM with a MIXED OLD Building built about 1964, having primarily BRICK Exterior and 10920 Square Feet, with 10 Units, 8 Baths, 0 3/4 Bath, 3 HalfBaths, 24 Rooms, and 8 Bathms.

**PREVIOUS OWNER**  
 Owner 1: 10 PROSPECT AVE LLC -  
 Owner 2: -  
 Street 1: 220 BROADWAY  
 Twn/City: REVERE  
 S/Prov: MA  
 Postal: 02151

**PROPERTY LOCATION**  
 Alt No: BROADWAY, REVERE  
 Direction/Street/City: BROADWAY, REVERE  
 Unit #:   
 Owner 1: 375-377 BROADWAY REALTY TRUST  
 Owner 2: DAHER NICHOLAS, TRUSTEE  
 Owner 3:   
 Street 1: 1023 WINTHROP AVE  
 Street 2:   
 Twn/City: REVERE  
 S/Prov: MA  
 Postal: 02151

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Yard Items	Land Value	Total Value
112	0.093	833,000	1,600	1,600	269,710	1,104,310
325	0.040	357,000			115,590	472,590
Total Card	0.133	1,190,000	1,600	1,600	385,300	1,576,900
Total Parcel	0.133	1,190,000	1,600	1,600	385,300	1,576,900
Source: Market Adj Cost			Total Value per SQ unit: Card: 144.40	Parcel: 144.40		

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

Use Code	Description	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infln	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
112	APTS->8		5792		SITE		1.0	0	22.5	2.96 CA						385,255.325	30		385,300	

**PARCEL INFORMATION**

Total AC/Ha:	Total SF/SM:	Parcel LUC:	RES/COM	Prime NB Desc	COMM AVG	Total:	Spl Credit	Total:
0.13297	5792	013	RES/COM			385,255		385,300

**DISCLAIMER:** This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Reverse apro

213 BROADWAY 15-254-2  
LUC: 111  
FERLAND ERIK  
TANG LINDA  
832 BROADWAY  
EVERETT, MA 02149

12 BEACH ST 15-254-24  
LUC: 105  
12 BEACH STREET LLC  
60 BOREN LN  
BOXFORD, MA 01921

221 BROADWAY 1 15-254-3A-1  
LUC: 102  
LOPERA CHAVARRIA LUISA F  
221 BROADWAY  
UNIT 1  
REVERE, MA 02151

221 BROADWAY 2 15-254-3A-2  
LUC: 102  
ARANGO KELLY  
ARANGO KENNY  
221 BROADWAY  
UNIT 2  
REVERE, MA 02151

225 BROADWAY 15-254-4  
LUC: 325  
FONSECA REAL ESTATE LLC  
209 BROADWAY  
REVERE, MA 02151

7 CHEEVER ST 15-254-5  
LUC: 101  
ROPER MICHAEL  
ROPER ELIZABETH A  
7 CHEEVER ST  
REVERE, MA 02151

11 CHEEVER ST 15-254-6  
LUC: 104  
SARAVIA JOSE  
RIVERA VIRGINIA QUINTANILLA  
11 CHEEVER ST  
REVERE, MA 02151

17 CHEEVER ST 15-254-7  
LUC: 104  
DELGRECO ROBERT S  
221 RESERVOIR AVE  
REVERE, MA 02151

249 BROADWAY 15-255-1  
LUC: 930  
CITY OF REVERE  
CITY HALL  
281 BROADWAY  
REVERE, MA 02151

CHEEVER ST 15-255-2  
LUC: 931  
CITY OF REVERE  
CITY HALL  
281 BROADWAY  
REVERE, MA 02151

14 SUFFOLK AVE 21-348B-37A  
LUC: 104  
DORLEAN JR LUCIEN  
DORLEAN TRISHNA J  
14 SUFFOLK AVE  
REVERE, MA 02151

6 SUFFOLK AVE 21-348B-39  
LUC: 104  
ALVAREZ JUAN  
GAVIRIA NATALIA  
131 SAVAGE ST  
UNIT A  
REVERE, MA 02151

2 SUFFOLK AVE 21-348B-40  
LUC: 104  
MINICHIELLO ARTHUR LIFE ESTATE  
MINICHIELLO ARTHUR J JR REMAINDERMAN  
2 SUFFOLK AVE  
REVERE, MA 02151

14 PROSPECT AVE 21-348B-41  
LUC: 104  
MADEIRA PRISCILA  
14 PROSPECT AVE  
REVERE, MA 02151

220 BROADWAY 21-348B-42  
LUC: 013  
375-377 BROADWAY REALTY TRUST  
DAHAR NICHOLAS, TRUSTEE  
1023 WINTHROP AVE  
REVERE, MA 02151

212 BROADWAY 21-348B-43A  
LUC: 325  
LUBERTOS PASTRY SHOP INC  
208 BROADWAY  
REVERE, MA 02151

13 FENNO ST 21-348B-45  
LUC: 104  
NGUYEN THIEN H  
DANG LUCY  
78B LAWRENCE RD  
BOXFORD, MA 01921

250 BROADWAY 21-351-1A-0000  
LUC: N/A  
BROADWAY TOWERS CONDO ASSOC  
C/O P6286  
POST OFFICE BOX 3608  
OAK BROOK, IL 60522-3608

250 BROADWAY 101 21-351-1A-101  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 102 21-351-1A-102  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 103 21-351-1A-103  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 104 21-351-1A-104  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 201 21-351-1A-201  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 202 21-351-1A-202  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 203 21-351-1A-203  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 204 21-351-1A-204  
LUC: 102  
CROSBY JOHN A  
14 POCAHONTAS DR  
PEABODY, MA 01960

250 BROADWAY 205 21-351-1A-205  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 206 21-351-1A-206  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 207 21-351-1A-207  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 208 21-351-1A-208  
LUC: 102  
BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

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

DATE: 7/29/24

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

250 BROADWAY 209 21-351-1A-209

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 304 21-351-1A-304

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 314 21-351-1A-314

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 210 21-351-1A-210

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852-1152

250 BROADWAY 305 21-351-1A-305

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 315 21-351-1A-315

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 211 21-351-1A-211

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 306 21-351-1A-306

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 316 21-351-1A-316

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 212 21-351-1A-212

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 307 21-351-1A-307

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 317 21-351-1A-317

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 213 21-351-1A-213

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 308 21-351-1A-308

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 318 21-351-1A-318

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 214 21-351-1A-214

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 309 21-351-1A-309

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 319 21-351-1A-319

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 215 21-351-1A-215

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 310 21-351-1A-310

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 401 21-351-1A-401

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 301 21-351-1A-301

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 311 21-351-1A-311

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 402 21-351-1A-402

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 302 21-351-1A-302

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 312 21-351-1A-312

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 403 21-351-1A-403

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 303 21-351-1A-303

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 313 21-351-1A-313

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 404 21-351-1A-404

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

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

DATE: 2/29/24

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)



250 BROADWAY 405 21-351-1A-405

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 415 21-351-1A-415

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 506 21-351-1A-506

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 406 21-351-1A-406

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 416 21-351-1A-416

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 507 21-351-1A-507

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 407 21-351-1A-407

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 417 21-351-1A-417

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 508 21-351-1A-508

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 408 21-351-1A-408

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 418 21-351-1A-418

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 509 21-351-1A-509

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 409 21-351-1A-409

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 419 21-351-1A-419

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 510 21-351-1A-510

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 410 21-351-1A-410

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 501 21-351-1A-501

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 511 21-351-1A-511

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 411 21-351-1A-411

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 502 21-351-1A-502

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 512 21-351-1A-512

LUC: 102

BROADWAY TOWER PARKING LTD PARTNERSHIP  
C/O WINNCOMPANIES  
1 WASHINGTON MALL  
SUITE 500  
BOSTON, MA 02108

250 BROADWAY 412 21-351-1A-412

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 503 21-351-1A-503

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 513 21-351-1A-513

LUC: 102

BROADWAY TOWER PARKING LTD PARTNERSHIP  
C/O WINNCOMPANIES  
1 WASHINGTON MALL  
SUITE 500  
BOSTON, MA 02108

250 BROADWAY 413 21-351-1A-413

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 504 21-351-1A-504

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 514 21-351-1A-514

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 414 21-351-1A-414

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 505 21-351-1A-505

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 515 21-351-1A-515

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

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

*[Signature]*  
DATE: 10/9/24

Attachment: C2406-220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

250 BROADWAY 516 21-351-1A-516

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 607 21-351-1A-607

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 617 21-351-1A-617

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 517 21-351-1A-517

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 608 21-351-1A-608

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 618 21-351-1A-618

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 518 21-351-1A-518

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 609 21-351-1A-609

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 619 21-351-1A-619

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 519 21-351-1A-519

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 610 21-351-1A-610

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 21-351-1A-C10

LUC: 344

BROADWAY TOWER PARKING LTD PARTNERSHIP  
C/O WINNCOMPANIES  
1 WASHINGTON MALL  
SUITE 500  
BOSTON, MA 02108

250 BROADWAY 601 21-351-1A-601

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 611 21-351-1A-611

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 21-351-1A-C11

LUC: 344

258 BROADWAY REALTY, LLC  
258 BROADWAY  
REVERE, MA 02151

250 BROADWAY 602 21-351-1A-602

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 612 21-351-1A-612

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

31 PROSPECT AVE A 21-351-4C-A

LUC: 102

HAILE DERIBE  
31 PROSPECT AVE  
UNIT A  
REVERE, MA 02151

250 BROADWAY 603 21-351-1A-603

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 613 21-351-1A-613

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

31 PROSPECT AVE B 21-351-4C-B

LUC: 102

HAILE BERUK  
31 PROSPECT AVE  
UNIT B  
REVERE, MA 02151

250 BROADWAY 604 21-351-1A-604

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 614 21-351-1A-614

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

33 R PROSPECT AVE 21-351-5

LUC: 104

FLORES ROSIBEL  
GRANADOS TEREZO  
33R PROSPECT AVE  
Revere, MA 02151

250 BROADWAY 605 21-351-1A-605

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 615 21-351-1A-615

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

28 RESERVOIR AVE 21-351-83

LUC: 101

FERNANDES PAULO R  
FERNANDES WANDACI A  
28 RESERVOIR AVE  
REVERE, MA 02151

250 BROADWAY 606 21-351-1A-606

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

250 BROADWAY 616 21-351-1A-616

LUC: 102

BROADWAY TOWER LTD PARTNERSHIP  
C/O WINN DEV CO  
126 JOHN ST # 10  
LOWELL, MA 01852

26 RESERVOIR AVE 21-351-84

LUC: 101

26 RESERVOIR AVE IRREVOCABLE T  
DISALVO STEFANO TRUSTEE  
26 RESERVOIR AVE  
REVERE, MA 02151

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

DATE: 8/19/24

Attachment: C2406-220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

18 RESERVOIR AVE 21-351-85

LUC: 104

VELASQUEZ JOSE M  
VASQUEZ SONIA M  
18 RESERVOIR AVE  
REVERE, MA 02151

264 BROADWAY 21-351-88

LUC: 325

266 BROADWAY REALTY TRUST  
WOOD JOHN G TRUSTEE  
523 BROADWAY  
SOMERVILLE, MA 02145

260 BROADWAY 21-351-89A

LUC: 031

258 BROADWAY REALTY, LLC  
258 BROADWAY  
REVERE, MA 02151

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

DATE: 2/29/24

Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, September 23, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to install underground conduits from Pole #637 across Kimball Avenue for new electrical service to a new development at 650 Beach Street, Revere, MA 02151.

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

Attest:

Ashley E. Melnik  
City Clerk

Notices mailed to abutters  
09/16/2024



September 13, 2024

To the City Council of Revere, Massachusetts

To Whom It May Concern:

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

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

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

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

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

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

Very truly yours,

*Nick Memmolo*

Nick Memmolo  
Distribution Design Supervisor

Enclosures

Attachment: NationalGrid650BeachStreet [Revision 1] (24-285 : National Grid - 650 Beach Street)

Questions contact – Zachary Trani (781) 873-9432

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

To the City Council of Revere, Massachusetts

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

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

The following are the streets and highways referred to:

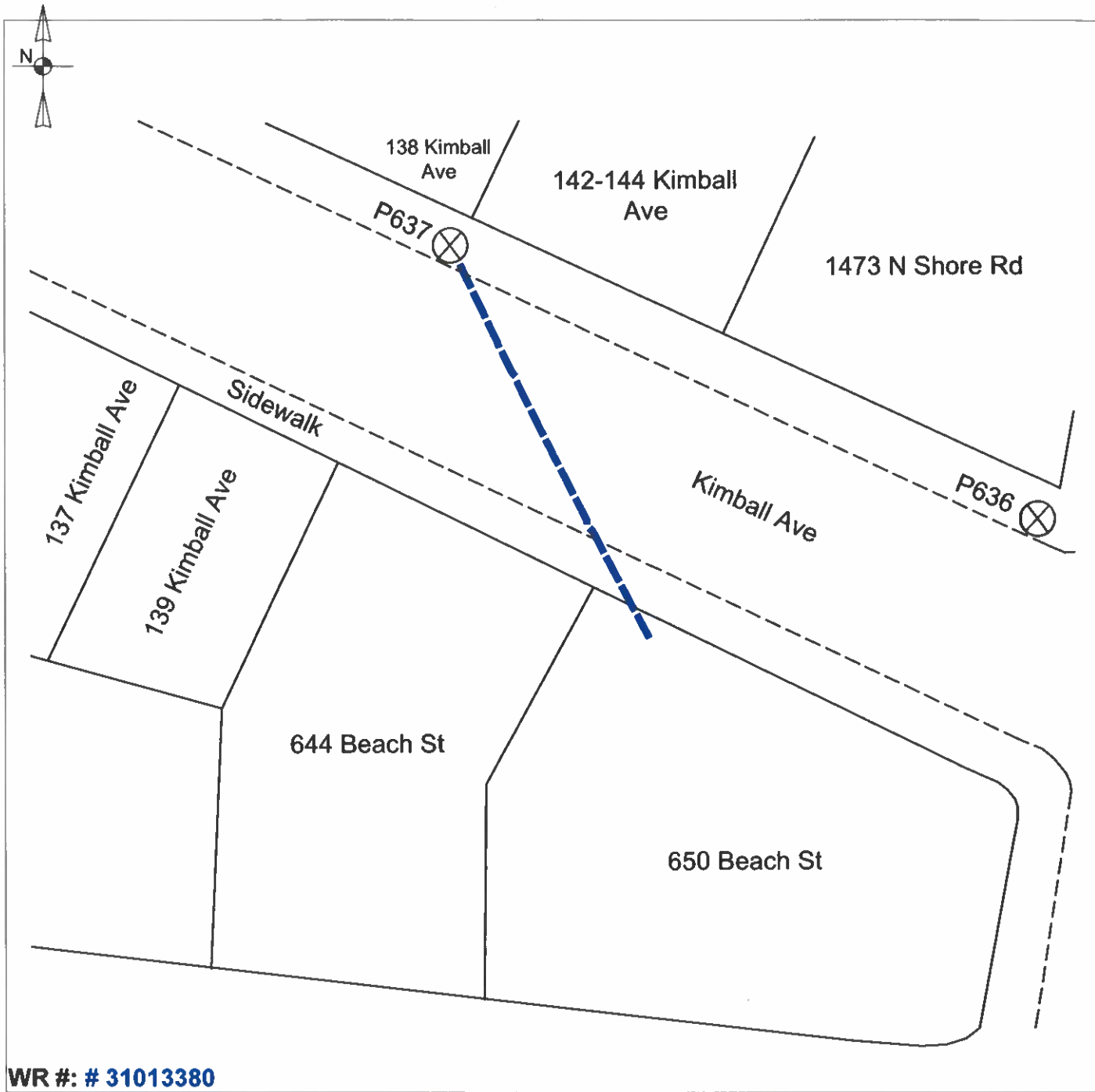
**WR# 31013380**

Kimball Avenue - National Grid is petitioning to install (2) - 4" conduits starting at pole 637 and continuing across Kimball Avenue to the property at 650 Beach Street for the new development's electric service, Revere, MA.

Location approximately as shown on plan attached.



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

Attachment: NationalGrid650BeachStreet [Revision 1] (24-285 : National Grid - 650 Beach Street)



WR #: # 31013380

**UNDERGROUND PETITION**

-  PROPOSED UNDERGROUND CONDUIT
-  EXISTING JO POLE



Date: 9/11/24

WORK REQUEST: # 31013380

To The: City Of Revere

For Proposed: **Underground Conduit** Location: 650 Beach St

Drawn By: Zachary Trani

**Job description**

NGRID is petitioning to install (2) - 4" conduits starting at Pole 637 and continuing across Kimball Ave to the property at 650 Beach St for the new development's electric service.

DISTANCES ARE APPROXIMATE

Attachment: NationalGrid650BeachStreet [Revision 1] (24-285 : National Grid - 650 Beach Street)

Questions contact – Zachary Trani (781) 873-9432

Dated: September 13, 2024

To the City Council of Revere, Massachusetts

**ORDERED:**

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 13<sup>th</sup> day of September, 2024.

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

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

**WR# 31013380**

Kimball Avenue - National Grid is petitioning to install (2) - 4" conduits starting at pole 637 and continuing across Kimball Avenue to the property at 650 Beach Street for the new development's electric service, Revere, MA.

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

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

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

Attest:  
.....

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

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

Attachment: NationalGrid650BeachStreet [Revision 1] (24-285 : National Grid - 650 Beach Street)



owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

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

Attachment: NationalGrid650BeachStreet [Revision 1] (24-285 : National Grid - 650 Beach Street)

S/NO.	ADDRESS	OWNER'S INFO	PARCEL ID
1	137 KIMBALL AVE, REVERE MA	NAME 1: DIMINO SANTO MAILING: 137 KIMBALL AVE, REVERE MA 02151	8 151 30
2	139 KIMBALL AVE, REVERE MA	NAME 1: BAKKAL AMEUR MAILING: 139 KIMBALL AVE, REVERE MA 02151	8 151 31
3	644 BEACH ST, REVERE MA	NAME 1: FABIANO ELENA MAILING: 644 BEACH ST, REVERE MA 02151	8 151 2
4	138 KIMBALL AVE, REVERE MA	NAME 1: NICKOVIC SRDJAN MAILING: 114 SPRINGS RD, BEDFORD MA 01730	8 152 7
5	142-144 KIMBALL AVE, REVERE MA	NAME 1: RIVAS NANCY B MAILING: 142-144 KIMBALL AVE, REVERE MA 02151	8 152 6

6	1473 N SHORE RD, REVERE MA	NAME 1: OKEEFE CLAIRE M MAILING: 91 WILLOWDEAN AVE, W. ROXBURY MA 02132	8 152 5
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**An Ordinance Further Amending the Revised Ordinances of the City of Revere Establishing a Program to Divert Waste from Landfills and Incinerators to Offset Waste Disposal Costs**

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

**Section 1.** The Revised Ordinances of the City of Revere is hereby amended by inserting the following new Chapter, Chapter 8.10 Composting Programs

- Section 8.10.010 Preamble
- Section 8.10.020 Definitions
- Section 8.10.030 Program Design
- Section 8.10.040 Enrollment
- Section 8.10.050 Metrics
- Section 8.10.060 Revolving Account

**SECTION 8.10.010 PREAMBLE**

Whereas, 30% of all waste which otherwise end up at landfills or incinerators is compostable,

Whereas, burning or landfilling said waste comes at a health and economic cost to the taxpayers of the City of Revere,

Whereas, landfilling said waste creates methane that is 56 times more potent than carbon dioxide over a 20-year period emitting over 108 metric tons of carbon dioxide equivalent,

Whereas, the City of Revere recognizes that carbon emissions and its carbon footprint contribute to climate change which is eroding our city's coastal landscape and putting homeowners and residents at a disparate risk of displacement due to loss of dwelling, caused by exacerbated flooding,

Whereas, compost by-products can replace harmful synthetic chemical fertilizers that deplete soil, produce nitrous oxide, cause a formation of smog and respiratory problems and lung damage, and kill fish and other sea life,

Whereas, diverting 30% of all waste from traditional waste disposal mechanisms can potentially save the city millions of dollars in traditional waste disposal,

The city council resolves to direct the mayor invest no less than \$125,000 a year from a mix of mitigation money, including mitigation monies from the traditional waste disposal programs, the general fund, or state, federal, or private grants, offsetting funds, toward creating and maintaining a partially or fully subsidized curb-side composting program for residents of Revere.

### **SECTION 8.10.020 DEFINITIONS**

- A. Composting - the natural process by which organic matter such as leaves and food scraps, are recycled into compost.
- B. Compost - a dark, crumbly, earthy-smelling, biologically stable soil amendment produced by the aerobic decomposition of organic materials.
- C. Compostable material - organic material that may be turned into compost.
- D. Curb-side composting - programs that are fully or partially subsidized by the city, via general fund appropriations, offsetting funds, or mitigation monies for regular pick up of compostable material from resident's homes.
- E. Traditional waste - trash or non-organic recycling picked up regularly at residents' homes by the city or one of its contractors.
- F. Offsetting funds - monies saved because of the diversion of compostable material from the city's traditional waste programs.
- G. Community partners - non-profit organizations, residents, or community leaders with a particular emphasis on organizations or groups who operate in the food security space in the city.
- H. Low-income applicants - for the purposes of this act shall mean any resident with a household income less than or equal to 60% of the area median income (AMI) or a fixed household income of no more than 75% of AMI.

### **SECTION 8.10.020 PROGRAM DESIGN**

The mayor shall design a curb-side composting program, said composting program must include at-least the following:

- A. Compostable material shall be picked up at least as regularly as traditional waste is picked up.
- B. The mayor shall advertise enrollment into the composting programs via the same methods as traditional waste programs are disseminated and at the least pursuant to the city's language access ordinances or regulatory framework,
- C. The program enrollment shall prioritize including an equal number of participants from each ward in the city,
- D. Exploration of potential regional curb-side composting programs or partnerships with neighboring municipalities

### **SECTION 8.10.030 ENROLLMENT**

The mayor shall create an enrollment process and fee schedule by which residents wishing to participate in the composting program can sign up for the composting program.

- A. Said enrollment process and fee schedule shall include a fee schedule for subsidized participants or a fee waiver for low-income applicants and residents over the age of 65 years of age.

- B. Enrollment outreach shall happen in a manner pursuant to the city's language access plan and or language access ordinances.

#### **SECTION 8.10.040 METRICS**

The mayor in consultation with the city's chief financial officer and the department in charge of implementing the composting program shall create a data tracking program to track the metrics of the program and those metrics shall include but shall not be limited to:

- A. City wide enrollment by residents and out-of-pocket expenses for residents enrolled,
- B. Tonnage diverted from traditional waste programs and city dollars save as a result of said diversion,
- C. Demographic enrollment of residents in the program

#### **SECTION 8.10.050 REQUEST FOR PROPOSAL**

The mayor shall create and solicit a request for proposal (RFP) for the purposes of executing the goals of the composting program. Said RFP shall be aligned with the expiration of the traditional waste disposal programs and explore and include at least the following in its scope:

- A. Compostable material disposal costs per tonnage,
- B. An outreach plan,
- C. Start-up cost analysis for consumers and city,
- D. Contractors or operators of a composting program shall have experience of successful implementation and municipal partnership in at least one other municipality,
- E. A tiered schedule of per household cost relative to city wide enrollment and potential subsidies for residents looking to enroll,
- F. Any other items deemed necessary by the mayor in consultation with their staff, city departments, city council, or community partners.
- G. A plan for the city to make use of or monetize compost.
- H. Any considerations in subsections B through D of this new section
- I. An RFP pursuant to this section shall be solicited no later than 90 after the approval of this ordinance.

#### **SECTION 8.10.060 REVOLVING ACCOUNT**

A revolving account shall be created where any savings are created in the traditional waste program from the implementation of the curbside composting program or Section 8.10.050(G) of this chapter shall be deposited for the purpose of funding or expanding the curbside composting program to more residents of the City of Revere.

To the Members of the Revere City Council,

We are happy to see that a motion will be presented to you with regard to composting in the City of Revere. Thank you, Councilor Jaramillo, for bringing this to the Council and to the City.

We have composted for many years, and believe in the benefits that come from the process. The nutrients in the soil become rich, and with that, the plants and foods we grow and eat, healthier. In a world where so much of what we are offered by way of food availability is heavily processed, we have taken proactive steps to minimize the toxic effects of what we eat.

There is a notable difference in the taste of foods that are grown in composted soils. The colors are vibrant, fresh and appealing, which shows there is goodness in the food. Composting also is a great tool to soak up moisture, thus reducing flooding and maintaining a good and healthy moisture level. The output of harmful chemicals is also greatly reduced.

Before long, our landfills will no longer be able to hold any more waste. Composting greatly reduces the amount of landfill waste we will have no way of disposing of in an effective and efficient way. We just do not have any more space. The economic difference between composting and landfill costs is very significant.

In an economy where rising food costs have put a strain on our families, we, in our household, over time, have come to grow more of our own foods and believe in the process of composting our waste.

We were both employed at the Department of Environmental Protection for many years and saw firsthand the harmful health effects of landfills and the chemicals they emit, in particular, the Woburn hazardous waste site, where cancer rates were at an alarmingly high rate. It was at that time that we realized we had a responsibility to help reduce landfill waste and composting is just one way of doing that. If we all do our part, we can make a difference for ourselves, our children and generations to come.

We hope you will support this motion to support better health, a sound environment and a positive economic impact.

Respectfully,

Steven and Donna Dreeszen  
73 Pleasant Street, Revere

## An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere

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

**Section 1.** Section 13.04.130 Meters - Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Residential use”.

**Section 2.** Section 13.04.130 Meters - Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Commercial use”.

**Section 3.** Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence.





**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 18, 2024

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

RE: Capital Improvement Stabilization Fund Appropriation

Dear Council President Cogliandro,

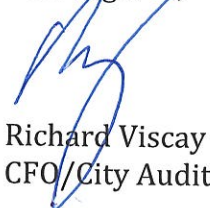
It is my pleasure to inform the Council that the City has been awarded \$54,200 in grants to assist the Auditing/Budgeting department in revising the City's Capital Improvement Plan and its financial policies and procedures. I would like to recognize the efforts of the City's Assistant Budget Director Assunta Newton in spearheading the efforts of receiving funding from the Commonwealth's Community Compact Cabinet Best Practice Program.

While we await funding to revamp our Capital Improvement Plan, we respectfully recommend that the Council appropriate funds from the City's Capital Improvement Stabilization Fund for the following pay-as-you-go capital items as listed on the attached "verification of funds" memorandum.

These important capital items will allow departments to continue to replace outdated equipment, repair and maintain existing equipment, and to address other operational needs routinely addressed through the capital planning and budget process.

I will be in attendance for Monday's meeting to address any questions about the appropriation request.

Best regards,



Richard Viscay  
 CFO/City Auditor/Budget Director

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

Attachment: Capital Improvement Stabilization Fund Appropriation (24-286 : Capital Improvement Stabilization Fund Appropriation)



# City of Revere Chief Financial Officer/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

MEMORANDUM

To: Mayor Patrick M. Keefe Jr  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: September 18, 2024  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Capital Improvement Stabilization Fund (84111-596000)	\$650,000
	<i>Available Balance:</i>	<i>\$1,101,880.39</i>
TO:	Police Vehicles: one patrol (012108-587100)	\$75,000
	Police Equipment (012108-587100)	\$50,000
	Fire Repairs: spare ladder (012202-524200)	\$100,000
	Fire Equipment: Radios, Gear, Equip (012208-587200)	\$50,000
	Engineering: Pedestrian Bridge Evaluation (011848-580025)	\$100,000
	Election: Poll pads for early voting (011628-580025)	\$25,000
	IT: Equipment/ Computer replacements (011418-580025)	\$50,000
	DPW Vehicle 4x4 Pickup (014208-580000)	\$50,000
	DPW Playground Equipment Repairs (014238-587300)	\$50,000
	DPW Tree removal (014232-523800)	\$50,000
	DPW Sidewalk repairs (014222-527800)	\$50,000

Based on the amount available as of September 18, 2024, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

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



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

September 17, 2024

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 Ida Cody to the Retirement Board, in accordance with MGL Chapter 32 Section 20(4)(b). I am reappointing Ms. Cody to a three-year term that is set to expire on November 1, 2027.

Ms. Cody has been proud to serve the Retirement Board during her first term as Mayoral Designee. I am confident that she is prepared to serve a second term.

Regards,

Patrick M. Keefe Jr.

# IDA CODY CPA, CGA, MSA, MM

617.470.0018 | idacody@gmail.com | <https://www.linkedin.com/in/idacody/>

**ADAPTABLE ACCOUNTING & FINANCE PROFESSIONAL | STRATEGIC SENIOR ADVISOR | SYSTEMS INTEGRATION EXPERT | CONTINUOUS IMPROVEMENT LEADER | CLEAR COMMUNICATOR | CROSS-FUNCTIONAL PROJECT MANAGER | ERP EXPERT**

## CORE COMPETENCIES

Financial Reporting & Analysis	Budgeting & Forecasting	Analytical Abilities	Leadership/Coaching
Variance Analysis	Governmental Accounting	Auditing	Regulatory Compliance
Internal Controls	Stakeholder Communication	Account Reconciliation	Long Range Planning
Cash Flow Optimization	Financial Statements	Project Management	Technical Research

## PROFESSIONAL EXPERIENCE

**Comptroller, Town of Arlington (Arlington, MA)** June 2018 - Present

- Manage complex financial operations with direct reporting to the Town Manager and Select Board, overseeing a \$230 million operating budget, \$400 million in capital projects, over \$50 million in state and federal grants, and \$80 million in trust funds
- Prepare detailed financial statements and oversee all aspects of financial management and accounting functions. Lead quarterly budget analysis and presentations to the Select Board and Finance Committee.
- Increase efficiency within the Accounts Payable process by 40% and achieved a one-time savings of \$150,000 by developing a new in-house chart of accounts, decentralizing the A/P and A/R functions
- Strengthened internal controls and ensured compliance with federal requirements by implementing Committee of Sponsoring Organizations (COSO) framework, safeguarding community assets and fortifying the integrity of financial reporting
- Implement new financial processes and decrease adjusting entries by more than 40% by spearheading the automation of the accounting system, introducing strategic workflows, and designing user attributes
- Advise on long-range planning, forecast operational results, and formulate policies to enhance savings and liquidity
- Conduct thorough financial analysis to support strategic decision-making and lead continuous improvement initiatives of the budgeting process
- Sustain AAA bond rating and secure favorable interest rates between 2% and 3% by presenting detailed financial reports and analyses to Standard and Poor's
- Reduce annual audit findings by over 80% through the implementation of new financial policies, coaching of employees responsible for managing state and federal funding, and enforcing fiscal prudence
- Improve data transparency for internal users and external auditors while cutting the annual auditing process and timeframe by over 30% through the introduction of new transaction processes and leveraging new modules in the existing accounting software

**Deputy City Auditor, City of Somerville (Somerville, MA)** January 2016 - June 2018

- Oversaw a substantial financial portfolio, managing over \$250 million in operating budget and more than \$400 million in special revenue funds, encompassing capital projects, grants, and trust funds.
- Advised department heads on financial issues impacting their budgets to increase financial literacy and accountability throughout the organization
- Provided cash flow analyses for significant capital projects, determining optimal borrowing strategies to minimize debt costs while focusing on asset acquisition.
- Compiled essential financial and statistical information for bond sales, actively participated in bond rating conferences and projected debt service schedules.
- Collaborated with administration to optimize operational efficiency, implement fiscal control over departmental spending, and ensure fiscal compliance.

Attachment: Ida Cody Retirement Board Reappointment Letter (24-287 : Reappointment of Ida Cody to the Retirement Board)

- Improved operational efficiency by 30% by leading the payroll conversion from Harpers to Munis, achieving enhanced reporting accuracy and instantaneous transaction posting
- Enhanced the relevance of financial information through real-time posting to the general ledger and simplified the A/R reconciliation process for a \$22 million Enterprise Fund by leading the migration of the Unix Utility Billing System to Munis Billing
- Monitored budget performance, identified variances and provided insights for course correction.
- Coordinated with external auditors for periodic audits and ensured timely completion of audits
- Strengthened the City's financial health by elevating the fund balance to \$4.5M in 2016 and \$5.9M in 2017, achieved by rigorously monitoring expenses and enforcing revenue collection policies
- Reduced the time required to develop the operating budget by approximately a month in collaboration with the Budget Director through the introduction of simplified budget reports and setting clear fiscal year expectations

**Assistant City Auditor (Deputy CFO), City of Everett (Everett, MA) July 2014 - January 2016**

- Managed and reported on a \$200 million operating budget and over \$100 million in special revenue funds, ensuring thorough and accurate financial oversight
- Prepared accurate and timely financial statements including balance sheets, income statements, cash flow analysis, and statement of indebtedness. Established and maintained strong internal controls to safeguard organization's assets and ensure compliance with regulatory requirements
- Resolved 100% of A/R reconciliation discrepancies by partnering with the Treasurer's Office to understand the existing workflow, audit the collection process, suggest changes to ensure enhanced data accuracy
- Eliminated a \$150,000 grants deficit and significantly improved compliance with federal and state regulations through the strategic implementation of new policies and quarterly reconciliation procedures
- Improved financial reporting and automated data processing by redesigning the chart of accounts and leading the conversion from the Vadar accounting software to Softright

## EDUCATION

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**Master of Science in Accounting (MSA), Suffolk University (Boston, MA)**

**Master of Management (MM), Cambridge College (Cambridge, MA)**

**Bachelor of Science in Economics, George Baritiu University (Brasov, Romania)**

## LICENSES & CERTIFICATION

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**CPA, Certified Public Accountant, Massachusetts Board of Public Accountancy**

**CGA, Certified Governmental Accountant, Massachusetts Municipal Auditors' & Accountants' Association**

**MCPPO, Massachusetts Certified Public Purchasing Officer**

## PROFESSIONAL AFFILIATIONS

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Massachusetts Society of CPAs (MSCPA)

American Institute of Certified Public Accountants (AICPA)

Massachusetts Municipal Association (MMA)

Government Finance Officers Association (GFOA)

Massachusetts Municipal Auditors' & Accountants' Association (MMAAA)

## COMMUNITY ENGAGEMENT

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**Member, Retirement Board, City of Revere, Massachusetts (\$250 million investments) December 2022 - Present**