



CITY COUNCIL  
Regular Meeting

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

Calendar

Monday, September 27, 2021, 6:00 PM

**5:00PM Committee of the Whole Meeting**

1. **21-295** Motion presented by Council President Zambuto: That the City Council award a Certificate of Commendation to Bianca Fiore in recognition of her ranking first in her Freshman class at Revere High School.
2. **21-297** Motion presented by Councillor McKenna: That the City Council award a Certificate of Appreciation to Carole Smith, owner and teacher of Revere's Happy Day Nursery School in recognition of providing a learning foundation to young students for 40 years.
3. **21-303** Motion presented by Council Vice-President Visconti: That the City Council award Certificates of Commendation to the 2021 Revere Youth Baseball Minor League Champions, the Reds, and the Major League Champions, the Phillies.
4. **21-305** Motion presented by Councillor Rotondo: That the Revere City Council recognize Douglas Goodwin and Nick Maglione for their hard work during the CV19 surge and thereafter to ensure students and families had access to food and school materials whether they lived in Revere or not due to displacement.
5. **21-309** Motion presented by Councillor Giannino: That the City Council award a Certificate of Commendation to Massachusetts State Trooper Carlo Mastromattei for leading the investigation into the abandonment of a dog on Revere Beach and quickly bringing an animal abuser to justice.
6. **21-311** Motion presented by Councillor McKenna, Councillor Guinasso: That a Certificate of Commendation be awarded to Fiore's Market in recognition of their retirement after 43 years in business - providing the highest quality hand cut meats and groceries to generations of Revere residents.

**Salute to the Flag**

7. **Roll Call of Members**
8. Approval of the Journal of the Regular Meeting of September 13, 2021

**Executive Session**

9. **21-313** Motion presented by Councillor Serino: That the City Council enter into Executive Session under purpose 3 of the Open Meeting Law, to discuss with the Mayor and City Solicitor, potential litigation that is clearly and imminently threatened and likely, relative to the proposed use of the Quality Inn as a homeless transitional center.

**Public Hearings**

10. **21-314** Hearing called as ordered on a petition of Victoria Scaramuzzo, 60 Geneva Street, Revere, MA 02151 and Johnny Peguero and Ivonne Florez Montoya, 56 Geneva Street, Revere, MA 02151 to discontinue and abandon a certain portion of Italia Avenue as illustrated on the petitioners' plan.
11. **21-332** Hearing called as ordered on a proposed amendment to the Revised Ordinances of the City of Revere requested by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128: An Ordinance Providing for Automotive/Truck Rental Office and Storage Use by Special Permit in the HB District Section 1. Section 17.16.040(D) Business Uses and Consumer Services, Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by allowing Automotive/truck rental office and storage use by Special Permit<sup>^^^</sup> in the HB District. Section 2. Section 17.16.040 Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new footnote <sup>^^^</sup>:
  1. Allowed vehicles as part of the “Automotive/truck rental office and storage” shall be limited to no more than a GVW 10,500 lb limit.
  2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
  3. There shall be a minimum lot size of ½ acre for any property seeking such a use by Special Permit.
  4. No stacking of vehicles will be allowed on site.
  5. No repair, maintenance, or body work shall be allowed on site.
  6. Applicants must agree to install and provide substantive screening and buffering on site.
12. **21-257** Hearing called as ordered on a proposed loan order in the amount of \$3,000,000 to pay costs of constructing, reconstructing, laying, relaying, extending, lining and/or relining water mains, including the payment of all costs incidental and related thereto.
13. **21-315** Hearing called as ordered on a loan order in the amount of \$5,000,000 to pay costs of constructing, reconstructing, paving, repaving and/or repairing roads, including the payment of all costs incidental and related thereto.
14. **21-316** Hearing called as ordered on a loan order in the amount of \$175,000 to pay costs of purchasing a backhoe for the Department of Public Works, including the payment of all costs incidental and related thereto.
15. **21-289** Hearing called as ordered on a loan order in the amount of \$1,725,000 for the purpose of acquiring by eminent domain the property located at 29 Thayer Avenue as more completely described in the deed from Thayer Avenue, LLC, dated July 31, 2012, recorded at the Suffolk County Registry of Deeds in Book 49938, Page 53, and to take any other action incidental and related thereto, for recreational and open space purposes.

#### **Unfinished Business**

16. **21-308** Motion presented by Councillor Rotondo: That the City Council amend the Rules or Order to permit the submission of a maximum of 10 motions per meeting when the City Council meets twice in any given month. Further, that at the discretion of the President, that a Councillor be permitted to speak on 4 motions.

**Communications**

17. **21-317** Communication from the Election Commissioner requesting approval the warrant calling for the local election on November 2, 2021.
18. **21-331** Communication from the Mayor relative to a Home Rule Petition for Easement and Fee Transfers on Revere Beach Parkway from state agencies to the City of Revere for municipal purposes

**Motions**

19. **21-318** Motion presented by Councillor Rotondo: That the Mayor request the Superintendent of Public Schools and the High School Building Committee to provide the Revere City Council with copies of all selection sites and possible land taking of each site. Additionally that School Building meetings be advertised broadly and recorded by RevereTV with translation in Spanish and Arabic.
20. **21-319** Motion presented by Councillor Rotondo: That the Mayor request the Superintendent of Public Schools, Director of Finance, City Engineer, Chief of Planning & Community Development, the City Planner, School Committeeman Ferrante, and a representative from Left Field Group to provide an update on the new High School Building project to include plans, potential location selection sites, the address of possible land takings, cost of takings, and approximate cost to build a New High school in the possible various locations. As well as timeframe from selection and completion. Furthermore that a letter be sent to every Revere Resident as to the project and it's undertaking.
21. **21-320** Motion presented by Councillor Rotondo: That the City of Revere establish a Revere Futures Committee. The purpose of the committee would be to act as a think tank for Revere in the realm of education, business, and infrastructure. In addition, committee members would also help to foresee and mitigate future problems and challenges, then present several proposals and solutions to be presented to the Mayor. This group would also be instructed to actively search for future potential candidates that could help the membership grow and evolve.
22. **21-322** Motion presented by Councillor Morabito: That the Mayor and the Traffic Commission look into launching a slow streets pilot program in the City of Revere to slow down drivers by introducing speed tables, speed humps, crosswalks, signage, and bollards to help curb the excessive speeding on cut-through streets, especially on streets nearby schools and city recreational spaces.
23. **21-323** Motion presented by Councillor McKenna: That the Mayor request a representative from Stop & Shop (Furlong Drive), Target, and Big Lots to appear before the City Council to address the overwhelming number of shopping carts from these stores being dumped around the City of Revere. Within the last month and a half, the City has picked up over 150 shopping carts belonging to these stores from the City streets.
24. **21-324** Motion presented by Councillor Rotondo: That the Mayor or his designee provide the City Council with an update on the construction of the new DPW facility.

25. **21-325** Motion presented by Council Vice-President Visconti, Council President Zambuto, Councillor Serino: That the City Council go on record in support of Mayor Arrigo's letter to the Boston Public Health Commission regarding the use of the Quality Inn as a homeless transitional center. Further, that Council be recorded as opposed to the proposal by the Boston Public Health Commission and its partners to utilize the Quality Inn in North Revere for such purposes.
26. **21-326** Motion presented by Councillor Rotondo: That the Mayor request the City Solicitor and the Director of Public Health to draft a letter to the Massachusetts Department of Public Health requesting explanation on the legality of using a hotel as an unlicensed healthcare facility.
27. **21-327** Motion presented by Councillor Serino: That the City Council request the manager of, or a representative from, the Quality Inn appear before the City Council to discuss the company's plans for future use of the Morris Street site.
28. **21-328** Motion presented by Councillor Serino, Council Vice-President Visconti: That the Mayor request a public meeting and public process to discuss any proposal to utilize the Quality Inn as a homeless transitional center. Residents of North Revere should be invited to this meeting, and it should be hosted by the Quality Inn, the Boston Public Health Commission and any stakeholder seeking to use the hotel for such purposes.
29. **21-329** Motion presented by Council Vice-President Visconti: That the Mayor request the City Solicitor to file a request with the City of Boston under the Massachusetts Public Records Law (MGL Chapter 66, Section 10) seeking any and all financial records relative to the costs associated with public safety and public works labor and resources expended to manage the homeless encampment crisis at the intersection of Massachusetts Avenue and Melnea Cass Boulevard.
30. **21-330** Motion presented by Councillor Keefe: That the Mayor request the City Solicitor to draft an ordinance providing for the Construction Oversight Department to provide written notice and daily fines for curb cuts and trenches that are found to be insufficient. Repairs shall be made within 5 days of written notice or a fine will be issued. In the event after 30 days after written notice to insufficiencies are not repaired, the City shall make the appropriate repairs and bill the company or companies responsible for the original work. Any companies found to be unresponsive or have unpaid fines exceeding 30 days, shall have any pending permits revoked until work is properly completed and all fines are paid.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, September 13, 2021

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

**Salute to the Flag**

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of August 23, 2021

**RESULT: ACCEPTED**

**Point of Personal Privilege Relative to 9/11 20th Anniversary**

Councillor Serino took a point of personal privilege and offered the following remarks relative the 20th anniversary of September 11th:

On Saturday, our nation marked the twentieth anniversary of the attacks of September 11<sup>th</sup>, 2001. A day in which our freedom and way of life were attacked in an unprecedented manner. 2,977 innocent people were killed at the World Trade Center in New York, at the Pentagon in Washington, and in a field in Shanksville Pennsylvania, and over 6,000 were injured. 412 of the victims were first responders who died in the efforts to try to save others' lives. These were firefighters, police officers and EMTS - all heroes on that day and every day. As a city we gathered on Saturday to commemorate the tragic events of 9/11, but I think it's appropriate that we, as a Council, remember by offering a moment of silence in memory of our fellow Americans lost on that day. In the spirit of commemorating the twentieth anniversary of September 11<sup>th</sup> and seeing that today, our city and country tend to be divided on the basis of political ideology, I wanted to briefly reflect on the days following September 11<sup>th</sup>, and leave

the Council and our community with this “Reflection on September 12th by Bryan Yager”

*“Here is what I remember about 9/12: People were kind to each other. Strangers asked other strangers about their well-being and cared enough about others to stop and listen. There was genuine concern for others. Drivers were more courteous; you could use your turn signal to merge lanes and other drivers would slow down enough to let you merge without honking or flying a middle finger. Mixed religions and congregations worshiped together. The spiritual, religious and non-religious spent time together in prayer or time of reflective meditation. Parents were more patient and loving with their children. It was OK to hug each other. Neighbors were more neighborly. For the most part, America was a kinder, gentler, more respectful and loving place to live. Today, I ask these questions, “Why do we need a 9/11 to have a 9/12? Why does it take the worst of humankind to bring out the best of humankind?” Our organizations, neighborhoods, families and country will not grow, change or improve unless each of us, as individuals grow and improve first. When we blame others without first looking at our individual behaviors and contributions to our circumstances, we become part of the problem. My request; let’s each try be part of the solution. While no person should ever have to endure another 9/11 in their lifetime, I so wish we could all live like it were Wednesday, September 12th, 2001... more caring, kinder, loving, supportive and patriotic - proud to be American.”*

- 4        21-276        That the City Council award a Certificate of Commendation to Kayla & Jordan Martelli for holding their 10th annual Alex's Lemonade Stand to raise funds for childhood cancer research and treatment. To date, the Martelli's have raised over \$50,000 through their fundraiser.

Councillors Keefe, Morabito, and Visconti presented Kayla and Jordan each with a Certificate of Commendation.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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**Public Hearings**

- 5        21-291        Hearing called as ordered on a joint petition submitted by National Grid and Verizon, at the request of the customer, to relocate 1 JO Pole #2753 on Rice Avenue approximately 15 feet east bound towards Whitin Avenue in accordance with the plan on file.

**Proponents**

Hugo Rizzuto, 261 Rice Ave., Revere, MA

**Opponents**

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (Salute to the Flag)

none

Mr. Rizzuto indicated that the pole he is requesting to move is located in front of his residence. The pole is located in the middle of the sidewalk which does not allow safe passage of pedestrians, wheelchairs, or strollers.

**“SHALL THE CITY COUNCIL GRANT THE PETITION AS REQUESTED BY NATIONAL GRID AND VERIZON TO RELOCATE 1 JOINTLY OWNED POLE #2753 ON RICE AVENUE APPROXIMATELY 15 FEET EAST BOUND TOWARDS WHITIN AVENUE?”**

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

6      21-292      Hearing called as ordered on a petition submitted by National Grid to install 2 underground electrical conduits beginning at a point approximately 16 feet east of the centerline of the intersection of North Shore Road, Revere, MA 02151 for new electrical service at 1540 North Shore Road to Pole #3295.

**Proponents**

none

**Opponents**

none

This petition is for electrical service for new construction previously approved by the City Council.

**"SHALL THE CITY COUNCIL GRANT THE PETITION AS REQUESTED BY NATIONAL GRID TO INSTALL 2 UNDERGROUND ELECTRICAL CONDUITS BEGINNING AT A POINT APPROXIMATELY 16 FEET EAST OF THE CENTERLINE OF THE INTERSECTION OF NORTH SHORE ROAD, REVERE, MA 02151 FOR NEW ELECTRICAL SERVICE AT 1540 NORTH SHORE ROAD TO POLE #3295?"**

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

**Zoning Sub-Committee Report**

The Zoning Sub-Committee met on Monday evening, September 13, 2021 at 5:00PM. Committee members present were Councillors Giannino, Guinasso, Serino, Visconti, Zambuto (ex-officio), and Chairman Keefe. There following items were discussed at the sub-committee meeting.

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (Salute to the Flag)

**21-247** CZ-21-03, The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, 1 Congress Street, Boston, MA 02114 requesting an amendment to Title 17 of the Revised Ordinances of the City of Revere relative to the Suffolk Downs Overlay District.

Doug Manz, HYM addressed the committee on both the proposed zoning amendment and the special permit and presented a brief PowerPoint document. The requests are minor in nature and needed to better fit the proposed life sciences building which are typically rectangular in shape. The Zoning Sub-Committee voted unanimously to provide a favorable recommendation to the City Council for each proposal.

**21-248** PUD-21-01, The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, 1 Congress Street, Boston, MA 02114 requesting an amendment to a master plan PUD special permit allowing for redevelopment within the Suffolk Downs Overlay District created pursuant to Chapter 17.26 of the Revised Ordinances of the City of Revere.

**21-249** C-21-11, Mikeith, LLC, 74 Regina Road, Lynn, MA seeking permission from the Revere City Council to modify and expand a nonconforming eight (8) unit apartment structure by establishing and confirming the existing ten (10) units within the apartment structure at 565-567 Beach Street, Revere, MA 02151.

One condition from Site Plan Review as follows was not accepted by the Zoning Sub-Committee: That all units be brought into compliance with applicable building, health, and fire safety codes. This will be a requirement of the building and occupancy permits.

Alternatively, the Zoning Sub-Committee accepted Attorney Simeone's proposed findings and conditions as follows which were made part of the special permit:

### **FINDINGS**

after reviewing the Project plans the City Council made the following findings in accordance with G. L. 40A §9, §11 and R.R.O. 17.48.080(C).

1. The Project seeks to modify a nonconforming structure by altering the existing nonconforming structure for the same purpose to a substantially greater extent to establish and confirm ten (10) apartments units.
2. The Project is located in the General Business District (GB) in accordance with the Revere Zoning Map and the Revere Revised Ordinances.
3. The Project site is Lot X Beach Street, which consists of ninety and eight tenths (90.8) feet of frontage on Beach Street, a public way, fifty-nine and one tenth (59.1) feet on Walnut Avenue, a public way, and consists of seven thousand two hundred and seventy-four (7,274) square feet of land with one (1) nonconforming structure thereon.
4. The Project site's address is 565 Beach Street aka 29 Walnut Avenue, Revere, Mass..
5. The Project Site an Floor plans sets forth ten (10) off street parking spaces with the nonconforming structure at 565 Beach Street, Revere, Massachusetts prepared by PJF And



Associates Inc., 4 Highland Avenue, Wakefield , MA 01880 dated August 20, 2021.

6. The Project site is presently serviced by municipal water and sewer; as well as electricity and gas.
7. It is the determination of the City Council that such alteration of the nonconforming structure shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood and the Project will have beneficial effects on the City and the neighborhood, in view of the particular characteristics of the site and of the proposal in relation to that site.

The City Council's determination is based upon consideration of each of the following factors as set forth in R.R.O. 17.48.080(C).

1. Social, economic, or community needs which are served by the proposal.

The Project advances economic needs of this commercial/residential neighborhood in the GB district and will not adversely affect the neighborhood wherein the Project will not create adverse impacts such as noise, odor, smoke or dust and will not substantially generate traffic. The Project does not deviate or substantially change the character of this area wherein there exists currently multifamily and commercial properties.

The Project site is an appropriate location for the Project located in the GB district, which allows the modification of nonconforming structures (multifamily and commercial) by special permit. The Project site has a nonconforming multifamily dwelling; similar to the zoning district and which exists other uses without impeding the normal use of the Project site or surrounding property.

2. Traffic flow and safety

The City Council finds that the Project in concert with the historical use of the Property shall have no potential impacts on the transportation infrastructure associated with the proposed Project to be located at the Project site.

Based on these findings the City Council determines that the Project will not negatively impact or impede the movement of vehicles, pedestrians or bicyclists within the Project site, to abutting properties or along adjacent roadways.

3. Adequacy of utilities and other public services.

Adequate and appropriate facilities together with other public services exist at the Project site. The public ways adjacent to the Project site are sufficient to support the Project and the neighborhood which currently has a wide gamut of commercial uses including multifamily dwellings, restaurants and related business for the public convenience. The current infrastructure and roadways handle the existing requirements of this area.

4. Neighborhood character and social structures.

The Project is in harmony with the other multifamily/commercial uses in the neighborhood, the zoning district and with the general purpose and intent of the Revere Revised Ordinance. As noted this neighborhood currently has wide gamut of multifamily/commercial uses. Further approval of the Project will allow Mikeith, LLC to improve the condition of the Project site, and therefore benefit the neighborhood and the general public at the community.

5. Impacts on the natural environment.

The Project site consists of seven thousand two hundred and seventy-four (7,274) square feet of land with a nonconforming structure thereon. The Project site is almost entirely paved with no natural vegetation. The Project will have no negative impact on the natural environment existing at the Project site.

Respecting the natural environment existing on abutting properties surrounding the Project site, the Project will not impede light, air, and space to adjoining properties nor will the Project over crowd or have any negative affect on neighborhood density, wherein the Project impacts shall remain within the Project site.

6. Potential Fiscal Impact

The Project shall provide new jobs and additional municipal revenue including but not limited to real estate tax revenue.

**CONDITIONS**

1. The proposed modification which includes exterior and interior alterations shall be reviewed and approved by the Fire Department with respect to compliance with fire safety codes.
2. A raised landscaped area shall be created on the Beach Street side of the nonconforming structure. A final landscaping plan for the site must be approved by the Site Plan Review Committee.
3. A final as-build plan including the location of modifications as set forth herein as well as all parking spaces, fencing and landscaping plan must be filed with the Site Plan Review Committee prior to the issuance of an occupancy permit. The final as-built plan shall show the location of all utilities within the site including water, sewer and drainage.

The Zoning Sub-Committee voted unanimously to provide a favorable recommendation to the City Council for the special permit subject to the findings and conditions presented.

- 7            21-247        The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, 1 Congress Street, Boston, MA 02114 requesting an amendment to Title 17 of the Revised Ordinances of the City of Revere relative to the Suffolk Downs Overlay District.

**AN ORDINANCE FURTHER AMENDING THE ZONING MAP AND ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE SUFFOLK DOWNS OVERLAY DISTRICT**

**Section 1.**        The SDOD Height Zone Map attached as Exhibit B to Chapter 17.26 - Suffolk

Downs Overlay District (SDOD) of the Revised Ordinances of the City of Revere is hereby amended by replacing the current existing SDOD Height Zone Map with the new version attached hereto.

**Section 2.** Section 17.26.040(X) - Allowed Uses of the Revised Ordinances of the City of Revere is hereby amended by deleting the existing text of the sub-section and inserting in place thereof the following new text:

“Telephone exchange, transformer station, substation, gas regulator station; microwave and telephone communications facilities: central plant facilities serving more than one building for heating and cooling or other building services; small wind energy facilities, standing accessory sign, standing accessory multi-use sign, in each case for uses, businesses or establishments located within or adjacent to the SDOD (including signs for uses, businesses or establishments that share access from a roadway that also provides access to land within the SDOD).”

August 23, 2021	Ordered to first reading.
September 13, 2021	Ordered on a second reading.
September 13, 2021	Ordered on a third and final reading.
September 13, 2021	Ordered Engrossed and Ordained on a Roll Call.

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

8      21-248      The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, 1 Congress Street, Boston, MA 02114 requesting an amendment to a master plan PUD special permit allowing for redevelopment within the Suffolk Downs Overlay District created pursuant to Chapter 17.26 of the Revised Ordinances of the City of Revere.

**“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE PETITIONER TO AMEND THE MASTER PLAN PUD SPECIAL PERMIT RELATIVE TO REDEVELOPMENT WITHIN THE SUFFOLK DOWNS OVERLAY DISTRICT?”**

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

9      21-249      Mikeith, LLC, 74 Regina Road, Lynn, MA seeking permission from the Revere City Council to modify and expand a nonconforming eight (8) unit apartment structure by establishing and confirming the existing ten (10) units within the apartment structure at 565-567 Beach Street, Revere, MA 02151.

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (Salute to the Flag)

**“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE PETITIONER SUBJECT TO THE CONDITIONS REPORTED BY THE ZONING SUB-COMMITTEE?”**

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

**Appointments Sub-Committee Report**

The Appointments Sub-Committee met on Monday evening, September 13, 2021 at 5:45PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, Zambuto (ex-officio), and Chairman Guinasso.

The following appointments were before the committee for consideration:

**21-262** Appointment of Dr. Drew Bunker to the Board of Health.

Dr. Bunker was unable to attend the committee. His appointment has been referred to the following meeting of the Appointments Sub-Committee.

**21-263** Appointment of Anayochukwu Osueke to the Affordable Housing Trust Fund.

Mr. Osueke addressed the sub-committee and received several accolades from the committee members. Bearing a highly impressive resume and qualifications, Mr. Osueke is welcomed as the first appointment to the newly formed Affordable Housing Trust Fund. His appointment received a unanimous favorable recommendation from the sub-committee and will be considered by the full City Council for confirmation this evening.

10      **21-262**      Communication from the Mayor regarding the appointment of Dr. Drew Bunker to Board of Health.

Dr. Bunker's appointment was referred back to the Appointments Sub-Committee until he is able to appear at the next meeting of the sub-committee.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>
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11      **21-263**      Communication from the Mayor regarding the appointment of Anayochukwu Osueke to the Affordable Housing Trust Fund.

**"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF ANAYOCHUKWU OSUEKE TO THE AFFORDABLE HOUSING TRUST FUND?"**

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (Salute to the Flag)

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

### Communications

- 12      21-293      Communication from Wayne Rose, 19 Thorndike Street, Revere, MA requesting that the City Council file a home rule petition relative to, "removing someone from any commission or committee in the City of Revere."

Wayne Rose called the City Clerk's Office at 1:41PM on Monday, September 13, 2021 requesting to withdraw his communication.

**RESULT:** WITHDRAWN

- 13      21-294      Communication from the Mayor relative to the Appointment of Nathalie Pardo to the Human Rights Commission

**RESULT:** REFERRED TO APPOINTMENTS

### Motions

- 14      21-295      Motion presented by Council President Zambuto: That the City Council award a Certificate of Commendation to Bianca Fiore in recognition of her ranking first in her Freshman class at Revere High School.

**RESULT:** ORDERED - VOICE VOTE

- 15      21-296      Motion presented by Councillor McKenna: That the Mayor request our State Delegation to request an amendment to the State Building Code to require that residential structures built within 10 feet of another residential structure be required to use fire-rated cement siding. In light of the massive fires that have taken place in Revere this year, extra fire protection and the use of fire rated materials potentially could have prevented those fires from spreading to adjacent homes.

Councillor Giannino is recorded as recused from discussion as this matter.

**RESULT:** REFERRED TO ZONING

- 16      21-297      Motion presented by Councillor McKenna: That the City Council award a Certificate of Appreciation to Carole Smith, owner and teacher of Revere's Happy Day Nursery School in recognition of providing a learning foundation to young students for 40 years.

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

17        21-298        Motion presented by Councillor Giannino: That the City Council proclaim the month of September 2021 as "Hunger Action Month". (Proclamation attached)

*City of Revere, Massachusetts  
Proclamation*

**Whereas**, hunger and poverty are issues of grave concern in the United States, the Commonwealth of Massachusetts, and the City of Revere; and  
**Whereas**, the City of Revere is committed to educating people about food insecurity and the importance of food banks in alleviating hunger in our communities; and  
**Whereas**, more than 800,000 individuals in Massachusetts rely on food provided by the four Massachusetts food banks each month; and  
**Whereas**, the COVID-19 pandemic and its economic ramifications have exacerbated food insecurity across the Commonwealth and put tremendous stress on the emergency food assistance system; and  
**Whereas**, the Food Bank Coalition of Massachusetts: The Greater Boston Food Bank, Merrimack Valley Food Bank, The Food Bank of Western Massachusetts, and Worcester County Food Bank, and its member agencies provide vital hunger relief services to our most vulnerable neighbors; and  
**Whereas**, the City of Revere shall work with hunger relief organizations to make Massachusetts Hunger Free by supporting access to three healthy meals a day for our residents in need.  
**Now, Therefore**, the Revere City Council on behalf of its citizens, hereby proclaims the month of September 2021 to be:

**“Hunger Action Month”**

The City of Revere urges all citizens of the City of Revere to take cognizance of this event and participate fittingly in its observance.

This Proclamation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this thirteenth day of September in the year of Our Lord, two thousand and twenty-one and of the Independence of United States of America the two hundred and forty-fifth.

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

18        21-299        Motion presented by Councillor Powers, Councillor Novoselsky: That the Mayor request the MBTA to extend the bus stop on the 411 route on Oak Island Street across from the Jack Satter House an additional 50 feet for the safety of the seniors in the area.

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (Salute to the Flag)

**RESULT: ORDERED - VOICE VOTE**

- 19      21-300      Motion presented by Councillor McKenna, Council Vice-President Visconti: That the Mayor request the Parking Director to investigate the usage and production of counterfeit visitor parking passes throughout the City. Further, that if a resident is found to have fraudulently reproduced a visitor parking pass, that the vehicle utilizing a counterfeit pass be issued a violation and that Parking Director immediately revoke the visitor placard privileges of the household in accordance with Sections 10.34.040(H) and 10.34.040(J) Visitor Placards of the Revised Ordinances of the City of Revere. Additionally, that the Parking Director be directed to redesign the visitor parking passes to prevent this type of abuse.

**RESULT: ORDERED - VOICE VOTE**

- 20      21-301      Motion presented by Councillor Rotondo: That the Mayor request the Superintendent of Public Schools to appear before the City Council to explain which schools do not have air conditioning and why.

Mike Zaccaria, 123 Cushman Avenue, Revere, MA addressed the City Council and reported that due to the lack of air conditioning and the extreme heat at the Lincoln School he had to dismiss his son back in August. Having to wear masks and sitting in a classroom in over 100 degree temperatures is not an appropriate learning environment.

**RESULT: ORDERED - VOICE VOTE**

- 21      21-302      Motion presented by Councillor Novoselsky: That the Mayor request the State Delegation to direct the DCR Commissioner to relax the residential permit parking on Ocean Avenue to a four-hour limit, the same as Revere Beach Boulevard, during the non-operable period of the beach paid parking from October through April.

Councillor Giannino is recorded as recused from discussion on this matter.

**RESULT: ORDERED - VOICE VOTE**

- 22      21-303      Motion presented by Council Vice-President Visconti: That the City Council award Certificates of Commendation to the 2021 Revere Youth Baseball Minor League Champions, the Reds, and the Major League Champions, the Phillies.

**RESULT: ORDERED - VOICE VOTE**

- 23      21-304      Motion presented by Councillor Novoselsky: That the Mayor contact our State Delegation to direct the MBTA to allow the Northeast Mosquito

Control and/or the City of Revere to dredge the County Ditch aka Sales Creek along the Blue line tracks from Shirley Avenue to the Route 145 overpass behind the Garfield School area. The MBTA should be included in the cleanup with Northeast Mosquito Control and the City.

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

**RESULT: ORDERED - VOICE VOTE**

- 24      21-305      Motion presented by Councillor Rotondo: That the Revere City Council recognize Douglas Goodwin and Nick Maglione for their hard work during the CV19 surge and thereafter to ensure students and families had access to food and school materials whether they lived in Revere or not due to displacement.

**RESULT: ORDERED - VOICE VOTE**

- 25      21-306      Motion presented by Councillor Rotondo: That the Mayor request the City Solicitor to draft an ordinance and fee schedule for the following: That any autonomous driven vehicle, operated by a Revere resident, and housed in Revere must pay excise tax to the City of Revere and a use fee of \$5 dollars and a \$1 dollar per mile while operating in Revere. Said vehicle will follow all state, federal laws and be assigned to the City of Revere Hackney Division for oversight.

Brian Riccio, 540 Revere Beach Blvd., Revere, MA addressed the City Council. He stated that he believes autonomous vehicles will not be driven in this area for another 15-20 years.

Councillor Rotondo's motion was referred to a joint committee of Legislative Affairs and Ways & Means.

**RESULT: REFERRED TO LEGISLATIVE AFFAIRS**

- 26      21-307      Motion presented by Council Vice-President Visconti, Councillor McKenna: That the Mayor direct DCR to clean up Short Beach in Beachmont.

**RESULT: ORDERED - VOICE VOTE**

- 27      21-308      Motion presented by Councillor Rotondo: That the City Council amend the Rules or Order to permit the submission of a maximum of 10 motions per meeting when the City Council meets twice in any given month. Further, that at the discretion of the President, that a Councillor be permitted to speak on 4 motions.



<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 9/27/2021 6:00 PM</b>
<b>AYES:</b>	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto	

- 28      21-309      Motion presented by Councillor Giannino: That the City Council award a Certificate of Commendation to Massachusetts State Trooper Carlo Mastromattei for leading the investigation into the abandonment of a dog on Revere Beach and quickly bringing an animal abuser to justice.

Brian Riccio, 540 Revere Beach Blvd., Revere, MA addressed the City Council. He offered praise for the efforts of Trooper Mastromattei.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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- 29      21-310      Motion presented by Councillor Serino: That the Mayor direct National Grid to brighten the street lights at Hall's Corner at the intersection of Malden Street and Newhall Street, specifically on Poles 2910 and 2712.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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- 30      21-311      Motion presented by Councillor McKenna, Councillor Guinasso: That a Certificate of Commendation be awarded to Fiore's Market in recognition of their retirement after 43 years in business - providing the highest quality hand cut meats and groceries to generations of Revere residents.

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

- 31      21-312      Motion presented by Councillor Novoselsky: That the Mayor request the Director of Municipal Inspections to appear before the City Council to discuss the lack of action against the owner of the property at 69 Highland Street concerning an illegal business in a residential zone.

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

Councillor Rotondo verbally requested a follow-up to a motion that was approved by the City Council at the August 23, 2021 meeting relative to an update on the new Revere High School building project. (Council Order 21-267).

Councillor Novoselsky offered a point of personal privilege to recognize the holiest Jewish holiday, Yom Kippur, to be observed beginning the evening of September 15, 2021 and ending on the evening of September 16, 2021.

Additionally, Councillor Novoselsky provided a couple of public service announcements regarding the Fall Festival to take place on Saturday, September 18, 2021 and the Shirley Avenue Cultural Festival to take place on Saturday, September 25, 2021.

Councillor Keefe offered a public service announcement to remind everyone about the City's Local Primary Election for Wards 3 and 5.

The Revere City Council stands adjourned to Monday, September 27, 2021.

Ordered adjourned at 7:35 PM.

Attest:

City Clerk

**Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (Salute to the Flag)**

## Public Hearing

Notice is hereby given in accordance Sections 1-40 of Chapter 82 of the Massachusetts General Laws and Title 12, Chapter 12.12, Section 12.12.050 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 27, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA on a petition of Victoria Scaramuzzo, 60 Geneva Street, Revere, MA 02151 and Johnny Peguero and Ivonne Florez Montoya, 56 Geneva Street, Revere, MA 02151 to discontinue and abandon a certain portion of Italia Avenue as illustrated on the petitioners' plan.

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

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached: #17372  
08/11/2021  
08/18/2021  
08/25/2021

## Public Hearing

Notice is hereby given in accordance Sections 1-40 of Chapter 82 of the Massachusetts General Laws and Title 12, Chapter 12.12, Section 12.12.050 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 27, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA on a petition of Victoria Scaramuzzo, 60 Geneva Street, Revere, MA 02151 and Johnny Peguero and Ivonne Florez Montoya, 56 Geneva Street, Revere, MA 02151 to discontinue and abandon a certain portion of Italia Avenue as illustrated on the petitioners' plan.

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

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached: #17372  
08/11/2021  
08/18/2021  
08/25/2021

Application No. \_\_\_\_\_

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

City of Revere, Massachusetts  
Revere City Council  
Application for Discontinuance of a Public Street or Way

(PLEASE PRINT)

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

The applicant/petitioners are as follows::

- A. Victoria Scaramuzzo of 60 Geneva Street, Revere, MA (copy of her present deed is attached hereto as Exhibit A); and
- B. Johnny Peguero and Ivonne Florez Montoya of 56 Geneva Street, Revere, MA (copy of their present deed is attached hereto as Exhibit B)

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

Joseph V. Cattoggio Jr., Attorney at Law  
One Sprague Street, Revere, Massachusetts, 02151  
781-289-0255 tel / 781-289-6259 fax / email: Cattoggio@aol.com

The applicants/petitioners have submitted herewith a Plan of Abandonment is submitted showing the proposed deconstruction of that part of ITALIA AVENUE shown as "NEW LOT C" and "NEW LOT D" to be abandoned by the City of Revere as a street or way and to be joined to the respective adjoining owners as follows:

NEW LOT C to be joined to Petitioner Johnny Peguero and Ivonne Florez Montoya land at 56 Geneva Street Revere which is referened by deed recorded with the Suffolk County Registry of Deeds, Registered Land Division, as Document 896556, Certificate of Title 136035

NEW LOT D to be joined to Petitioner Victoria Scaramuzzo's land at 60 Geneva Street, Revere which is referened by deed recorded with the Suffolk County Registry of Deeds, Registered Land Division, as Document 903189, Certificate of Title 136507.

NOTE that "New Lot A" and "New Lot B" were previously abandoned to each adjoining owner by Revere City Council Order 03-718 on December 29, 2003. The completion of that abandonment was completed except for the recording of an approved subdivision

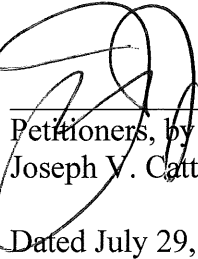
FILED  
AUG 2 2021  
OFFICE CITY CLERK  
REVERE, MASS  
12:02  
AEM

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

plan. Revere City Council Order 03-718 will be completed by the approval and recording of this applications Plan. *EXHIBIT C*

COMMENTS:

The abandonment and discontinuance of land described as New Lots C and D will not injure any person; nor does the land provide any present access or egress to the general public or neighborhood. It presently serves no community purpose nor provides any benefit for an extended period of time. A discontinuance of the land will allow for a more useful and appropriate use of this land that has otherwise remained underutilized.



---

Petitioners, by the Attorney  
Joseph V. Cattoggio Jr.,

Dated July 29, 2021

A



2020 00903189  
Cert#: 136507 Bk: 678 Pg: 107  
Doc: DED 01/24/2020 01:05 PM SF  
ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 01/24/2020 01:05 PM  
Ctrl# 197719 24529 Doc# 00903189  
Fee: \$2,891.04 Cons: \$634,000.00

QUITCLAIM DEED

I, John Cammarata, Trustee of the 60 Geneva Street Realty Trust, u/d/t dated September 25, 2019 as evidenced by a Trustee Certificate pursuant to M.G.L. ch. 184, sec. 35, recorded with the Suffolk County Registry of Deeds, Land Court Division herewith, of Revere, Suffolk County, Massachusetts 02151

For consideration paid in the amount of Six Hundred Thirty-Four Thousand and 00/100 (\$634,000.00) Dollars

Grant to Victoria Scaramuzzo, individually, of 772 Broadway, Everett, Middlesex County, Massachusetts 02149

with QUITCLAIM COVENANTS

The land together with the buildings thereon, in Revere, Suffolk County, Massachusetts, bounded and described as follows:

- Northwesterly by Geneva Street, as shown on plan hereinafter mentioned, Forty-six and 50/100 (46.50) feet;
- Northeasterly by Italia Avenue, as shown on said plan, eighty (80) feet;
- Southeasterly by Lots 5 and 6, as shown on said plan, forty-three and 26/100 (43.26) feet; and
- Southwesterly by Lot 45, as shown on said plan, eighty (80) feet.

(4)

LOCUS: 60 GENEVA STREET, REVERE, MA 02151

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

Said land is shown as Lots 46 and 47 as shown on a plan drawn by John W. Parsons, Surveyor, dated July 25, 1968, as approved by the Land Court, filed in the Land Registration Office as Plan No.36258-A, a copy of a portion of which is filed with Certificate of Title No.86067.

The above described land is subject to restrictions as set forth in a deed given by the City of Revere to Joseph A. Festa, et al, Trustees dated April 11, 1968 duly recorded in Book 8200, Page 603.

So much of the above described land as is included within the limits of Geneva Street and Italia Avenue is subject to the rights of all persons lawfully entitled thereto in and over the same.

The above described land is subject to easements set forth in two grants one made by Crest View Realty Corp. to Massachusetts Electric Company dated September 12, 1963, duly recorded in Book 7796, Page 315, and one made by Joseph A. Festa et al, Trustees to Massachusetts Electric Company dated July 16, 1966 duly recorded in Book 8056, Page 155.

The Grantor hereby declares under the pains and penalties of perjury that the premises were never Homestead property and that no person or persons are entitled to protection under Massachusetts General Laws Chapter 188.

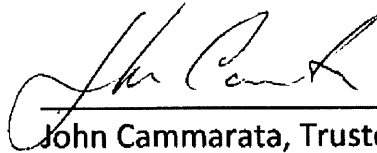
Meaning and intending to describe and convey the same premises conveyed to Grantor by deed dated September 17, 2019 and recorded in Suffolk County Land Registration Office in Certificate No.136205.

SIGNATURE PAGE TO FOLLOW



WITNESS my hand and seal this 23rd day of January, 2020

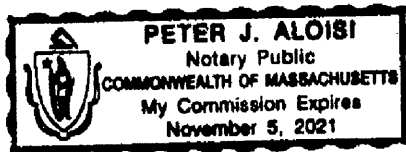
60 Geneva Street Realty Trust

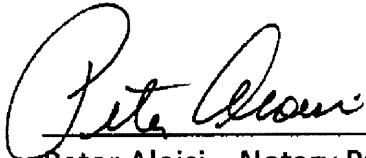
  
\_\_\_\_\_  
John Cammarata, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 23rd day of January, 2020, before me the undersigned notary public, personally appeared John Cammarata, Trustee of the 60 Geneva Street Realty Trust proved to me through satisfactory evidence of identification which was MDL to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, in my presence as Trustee of the 60 Geneva Street Realty Trust as the voluntary act of the 60 Geneva Street Realty Trust.



  
\_\_\_\_\_  
Peter Aloisi – Notary Public  
My Commission Expires: 11/5/21

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

903189

DOC No: 00903189

SUFFOLK LAND COURT  
REGISTRY DISTRICT

\*\* RECEIVED FOR REGISTRATION \*\*

On: Jan 24, 2020 at 01:05P

Document Fee: 155.00 Rec Total: \$3,471.04

CERTIFICATE No: 136507 BK 00678 PG 107

ALSO NOTED ON:

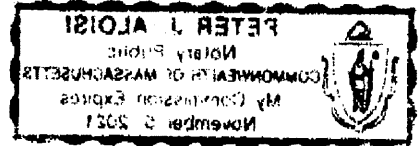
END  
1/24

Attested hereto



Stephen J. Murphy

Asst. Recorder of Land Court





WebPro

- HOME
- SEARCH
- SUMMARY
- INTERIOR
- EXTERIOR
- SALES
- ABOUT

| [Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#) |

Card 1 of 1

Location 60 GENEVA ST	Property Account Number 26/430D/11/	Parcel ID 26-430D-11
		Old Parcel ID RB --

Current Property Mailing Address

Owner SCARAMUZUZZO VICTORIA	City REVERE
Address 60 GENEVA ST	State MA
	Zip 02151
	Zoning RB

Current Property Sales Information

Sale Date 1/23/2020	Legal Reference 678-107
Sale Price 634,000	Grantor(Seller) 60 GENEVA STREET REALTY TRUST,

Current Property Assessment

Year 2021	<b>Card 1 Value</b>
Land Area 0.082 acres	Building Value 371,700
	Xtra Features Value 400
	Land Value 197,300
	Total Value 569,400

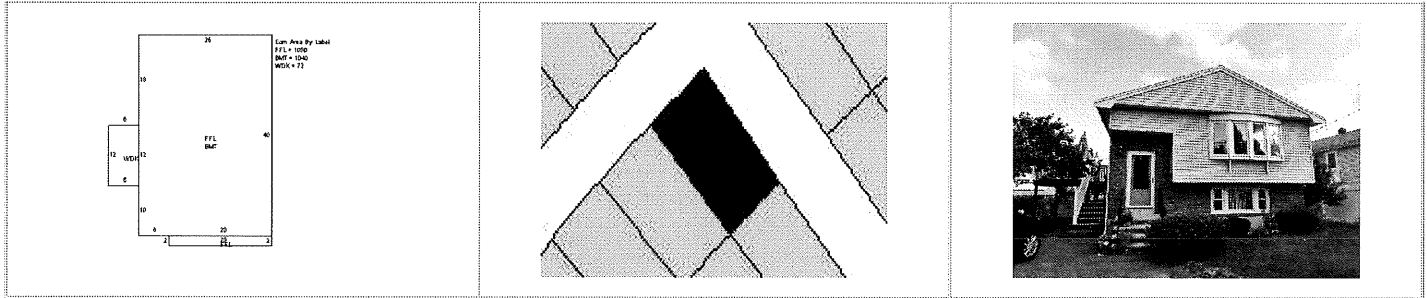
Narrative Description

This property contains 0.082 acres of land mainly classified as TWO FAM with a(n) N/A style building, built about 1975 , having N/A exterior and N/A roof cover, with 2 unit(s), 9 total room(s), 5 total bedroom(s), 2 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

& LOT 47 ITALIA AV S E COR GENEVA AV LOT 46

Property Images



Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

2  
1

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 07/19/2019 01:21 PM  
Ctn# 192582 23820 Doc# 00896556  
Fee: \$2,334.72 Cons: \$512,000.00

FAX No.



10.a

2019 00896556  
Cert#: 136035 Bk: 676 Pg: 35  
Doc: DED 07/19/2019 01:21 PM SF  
ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

B

QUITCLAIM DEED

Property Address: 56 Geneva Street, Revere, MA 02151

I, Rachel Damiano, an unmarried individual, of 11 Leblanc Drive of Peabody, Essex County, Massachusetts

for consideration paid and in full consideration of Five Hundred Twelve Thousand and 00/100 (\$512,000.00) Dollars, hereby grant to Johnny Peguero and Ivonne Florez Montoya, as husband and wife, tenants by the entirety, of 56 Geneva Street, Revere, Suffolk County Massachusetts with Quitclaim Covenants,

That certain parcel of land situated in Revere, in the County of Suffolk, and Commonwealth of Massachusetts, bounded and described as follows:

- SOUTHWESTERLY by Italia Avenue, eighty (80) feet;
- NORTHWESTERLY by Geneva Street, forty (40) feet;
- NORTHEASTERLY by land now or formerly of Betty Baker, eighty (80) feet; and
- SOUTHEASTERLY by land now or formerly of Samuel Missel et al, forty (40) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by David Calichman, Surveyor, dated February 11, 1965, as modified and approved by the Court, filed in the Land Registration Office as Plan No. 33633-A, a copy of which is filed with Certificate of Title No. 74092.

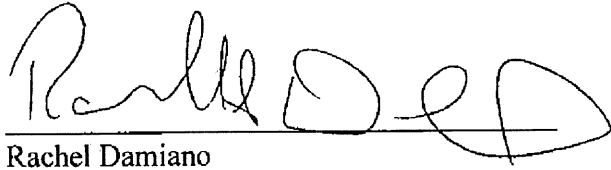
So much of the above described land as lies within the limits of Italia Avenue and Geneva Street as shown on said plan is subject to the rights of all those lawfully entitled thereto in and over the same.

Grantor hereby waive any and all rights of homestead in the subject premises and further certifies that she has no other spouses, domestic partners or family members otherwise entitled to homestead benefits in the subject premises.

For title reference, see deed dated February 11, 2013 and registered February 14, 2013 with the Registered Land Division of the Suffolk County Registry of Deeds as Document Number 815005, at Book 645, Page 44 and noted on Certificate No. 129844.

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

Witness my hand and seal this 19<sup>th</sup> day of July, 2019


  
Rachel Damiano

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS

On this 19<sup>th</sup> day of July, 2019, before me, the undersigned notary public, Rachel Damiano appeared proved to me through satisfactory evidence of identification, which were  Personal Knowledge  Massachusetts Driver's License  Other: \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



  
\_\_\_\_\_  
Ali M. Manigat, Notary Public  
My Commission Expires: 11/22/2024

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

896556

DOC No: 00896556

SUFFOLK LAND COURT  
REGISTRY DISTRICT

\*\* RECEIVED FOR REGISTRATION \*\*

On: Jul 19, 2019 at 01:31P

Document Fee: 125.00 Rec Total: \$2,734.72

CERTIFICATE No: 136035 BK 00676 PG 35

ALSO NOTED ON: CERT 129844 BK 645 PG 44

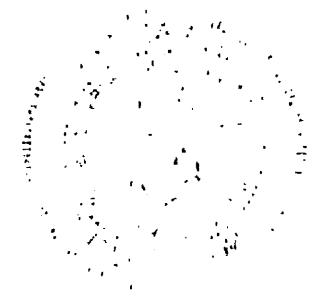
Attested hereto

*Stephen J. Murphy*

Stephen J. Murphy

Asst Recorder of Land Court

*ent and*



*ESF*



City of Revere  
City Council

City Council Order No. 03-718

Offered By Councillor Novoselsky

Date: December 29, 2003

678434

2004 APR - 2 AM 10:30  
SUFFOLK REGISTRY OF DEEDS  
REC'D ENTD BY EX AM ATTEST  
Francis M. Roddy  
REGISTER OF DEEDS

**Findings, Declaration and Order Relative to the  
Abandonment and Discontinuance of a  
Certain Portion of Italia Avenue**

Upon the application of Leonard and Paula Dercolo, 63 Milano Avenue, Revere, Massachusetts, requesting the City Council to discontinue and abandon a certain portion of Italia Avenue, Revere, Massachusetts, and to declare that the City shall no longer be bound to maintain or keep such way for public purposes the City Council, in accordance with the provisions of Chapter 82, Section 32A of the Massachusetts General Laws and Title 12, Chapter 12.12, Section 12.12.010 and 12.12.060 of the Revised Ordinances of the City of Revere Ordered a public hearing to be conducted on this matter on November 24, 2003.

The foregoing public hearing was published in the Revere Journal, a newspaper of general circulation on October 29, November 05, and November 12, 2003, the first notice of the hearing was published fourteen days prior to the public hearing.

Notice of the public hearing was posted in a conspicuous place outside of the Office of the City Clerk for a period of not less than fourteen days prior to the public hearing.

Notice was mailed to all property owners abutting the affected way requested to be discontinued and abandoned.

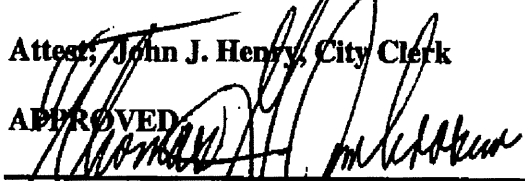
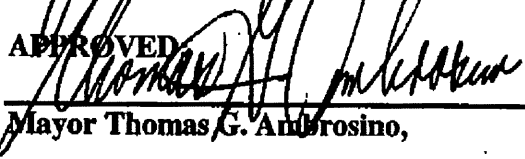
On December 29, 2003, the Revere City Council made the following findings and declaration:

“That a certain section of a way in the City of Revere, known as Italia Avenue as described on an abandonment plan attached hereto, has become abandoned and unused for ordinary travel and that the common convenience and necessity no longer requires said City of Revere way to be maintained in a condition reasonably safe and convenient for travel and declares that the City of Revere shall no longer be bound to keep such way in repair.


Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

Further, the City of Revere reserves its rights and interest in a utility easement twenty feet in width (ten feet on either side of the center line of the existing utilities located in Italia Avenue. No construction of any kind shall occur upon this easement. Said easement shall be posted on the abandonment and discontinuance plan and this declaration and order shall be recorded in the Suffolk Registry of Deeds.

In City Council December 29, 2003, Ordered on a Roll Call: Councillors Casella, Colella, Ferrante, Giannino, Jordan, Novoselsky, Penta, Powers, Rizzo, Vesce voting "yes." Councillor Zambuto absent from the Chambers.

Attest:  City Clerk  
APPROVED:   
Mayor Thomas G. Ambrosino,

1/13/04  
Date

Attest:   
John J. Henry,  
City Clerk

Filed in the Office of the City Clerk Date: 03-10-04  
Post on Way Date: 03-10-04

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)



Document No. 678434  
**REGISTERED LAND**

APR 02 2004



Suffolk Registry District  
RECEIVED FOR REGISTRATION  
NOTED ON CERTIFICATE NO. 101794  
IN REGISTRATION BOOK 501 PAGE 144

101144

501

144

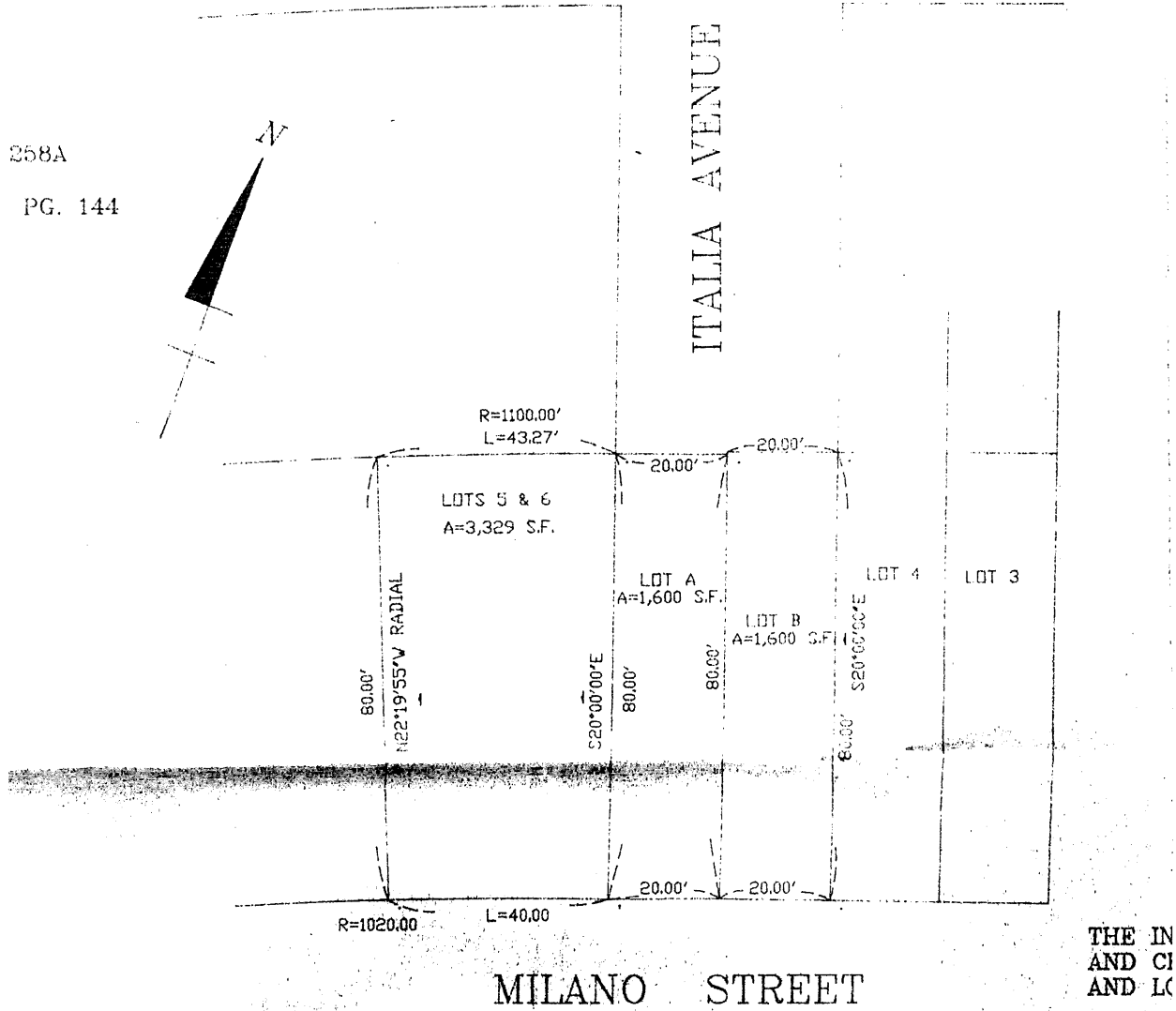
20 50

5

C

258A

PG. 144



THE IN  
AND CI  
AND LC

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CO  
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEED  
COMMONWEALTH OF MASSACHUSETTS.

USE ONLY



PAUL J. FINOCCHIO P.L.S. No.36115

9/23/  
DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW  
NOT REQUIRED  
REVERE PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

NO DETERMINATION AS TO COMPLIANCE WITH  
ZONING ORDINANCE REQUIREMENTS HAS BEEN  
MADE NOR CAN BE CONSTRUED AS INTENDED  
BY THIS ENDORSEMENT.

THE OBJECT OF THIS PLAN IS TO ABANDON A PORTION OF ITALIA AVENUE  
TO CREATE TWO LOTS A AND B. LOT A TO BE COMBINED WITH LOTS 5 AND 6,  
AND LOT B TO BE COMBINED WITH LOT 4.

CONFORMITY  
AS OF THE

ABANDONMENT PLAN  
OF  
A PORTION OF ITALIA AVENUE  
IN  
REVERE, MA

PREPARED BY: P.J.F. AND ASSOCIATES  
11 GLEASON STREET  
MEDFORD, MA. 02155  
(781) 395-7662

0' 10' 20' 30' 40'



SCALE: 1" = 20'

DATE: SEPT. 23, 2003

FILE No. 5026

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

APPROVAL UNDER SUBDIVISION CONTROL LAW  
NOT REQUIRED  
REVERE PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

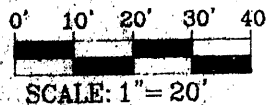
NO DETERMINATION AS TO COMPLIANCE WITH  
ZONING ORDINANCE REQUIREMENTS HAS BEEN  
MADE NOR CAN BE CONSTRUED AS INTENDED  
BY THIS ENDORSEMENT.

THE PURPOSE OF THIS PLAN IS TO ABANDON A PORTION OF ITALIA AVENUE  
TO RECREATE TWO LOTS A AND B. LOT A TO BE COMBINED WITH LOTS 5 AND 6,  
AND LOT B TO BE COMBINED WITH LOT 4.

CONFORMITY  
WITH THE

ABANDONMENT PLAN  
OF  
A PORTION OF ITALIA AVENUE  
IN  
REVERE, MA

PREPARED BY: P.J.F. AND ASSOCIATES  
11 GLEASON STREET  
MEDFORD, MA. 02155  
(781) 395-7662

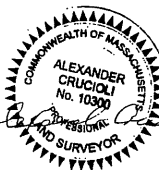
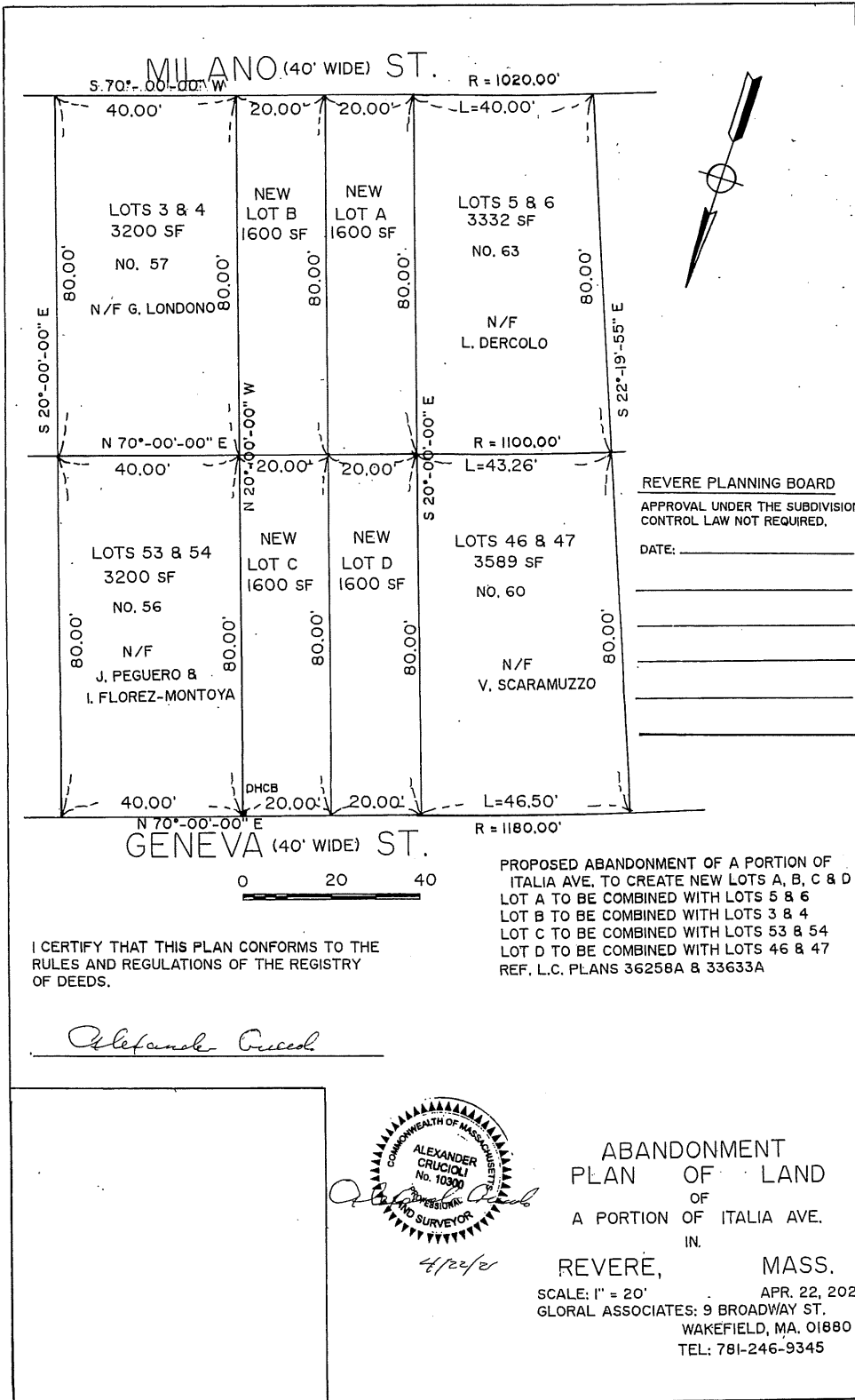


DATE: SEPT. 23, 2003

FILE No. 5026

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)



ABANDONMENT  
 PLAN OF LAND  
 OF  
 A PORTION OF ITALIA AVE.  
 IN  
 REVERE, MASS.

SCALE: 1" = 20' APR. 22, 2021  
 GLORAL ASSOCIATES: 9 BROADWAY ST.  
 WAKEFIELD, MA. 01880  
 TEL: 781-246-9345

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

CZ-21-04

**CITY OF REVERE, MA  
PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, September 27, 2021 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 28, 2021 at 5:30PM in the Office of the Planning Board, 3<sup>rd</sup> Floor, Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere requested by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128:

**Section 1.** Section 17.16.040(D) Business Uses and Consumer Services, Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by allowing Automotive/truck rental office and storage use by Special Permit<sup>^^</sup> in the HB District.

**Section 2.** Section 17.16.040 Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new footnote <sup>^^</sup>:

1. Allowed vehicles as part of the “Automotive/truck rental office and storage” shall be limited to no more than a GVW 10,500 lb limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of ½ acre for any property seeking such a use by Special Permit.
4. No stacking of vehicles will be allowed on site.
5. No repair, maintenance, or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

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

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Louis Ciarlone  
Planning Board, Chairman

Revere Journal  
Check attached: 10323  
September 1, 2021  
September 8, 2021

McDERMOTT  
 QUILTY &  
 MILLER LLP

28 STATE STREET, SUITE 802  
 BOSTON, MA 02109

August 24, 2021

**VIA BY HAND DELIVERY & ELECTRONIC MAIL (amelnik@revere.org)**

Ashley E. Melnik  
 City Clerk - City of Revere  
 281 Broadway  
 Revere, Massachusetts 02151

**RE: Application for Change of Zoning Ordinance  
 Revised Ordinances of the City of Revere  
 Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030  
85 Squire Road, Revere, Massachusetts 02151**

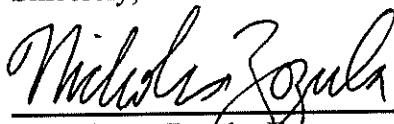
Dear City Clerk Melnik:

As counsel to Enterprise Rent-A-Car Company of Boston, LLC, a Delaware limited liability company (the "Applicant"), and the Applicant for a Change of Zoning Ordinance per MGL40A, § 5 to amend the City of Revere Zoning Ordinance (R.R.O. 17.16.040) to allow an "Automotive/Truck Rental Office and Storage" Use in the Highway Business districts by Special Permit, I am writing to submit the enclosed original application to the Revere City Council for a Change of Zoning Ordinance (Form A).

Also enclosed please find a check made payable to the City of Revere in the amount of \$180.00 and a check made payable to the Revere Journal in the amount of \$140.00.

We respectfully request that this matter be placed on the next available Revere City Council public hearing agenda, if possible, which we understand to be September 27<sup>th</sup>. Thank you for your time and consideration. Please do not hesitate to contact me with any questions in this regard.

Sincerely,

  
 \_\_\_\_\_  
 Nicholas J. Zozula, Esq.

NJZ/rwl  
 enc.

OFFICE CITY CLERK  
 REVERE, MASS

2021 AUG 24 PM 1:23

FILED

Attachment: CZ-21-04EnterpriseRentACar (21-332 : CZ-21-04, Automotive Truck Rental in HB District)

FORM A

APPLICATION NO. \_\_\_\_\_  
DATE: \_\_\_\_\_

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

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

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

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

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

1. Applicant submitting this application is:

Name: Enterprise Rent-A-Car Company of Boston, LLC

Address: 50 Tomahawk Drive Bldg #49 East Boston, MA 02128

Tel. #: 781-389-2539

2. Applicant is: \_\_\_\_\_ City Council  
 Individual Owning Land Affected by Change  
 \_\_\_\_\_ Request by Registered Voters  
 \_\_\_\_\_ Planning Board  
 \_\_\_\_\_ Regional Planning Agency

Attachment: CZ-21-04EnterpriseRentACar (21-332 : CZ-21-04, Automotive Truck Rental in HB District)



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

Name: Joseph P. Hanley, Esq. and Nicholas J. Zozula, Esq.

Title: Attorneys for the Applicant

Address: McDermott, Quilty & Miller, LLP, 28 State Street, Suite 802, Boston, MA

Tel. #: 617 646 4440

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

Name: Sunrise Equities Corp.; Anthony J. Miceli, President

Address: 9 Park Place, 4th Floor, Great Neck, NY 11021

Tel. #: (516) 466-6464

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

Book 12857, Page 68. 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: N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

\_\_\_\_\_

Lot # \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ N/A NOT NEEDED PER CIVIL CLERK OFFICE

~~7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

8. A locus map (8.5" 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.

SEE ATTACHED ZONING MAP SHOWING HB DISTRICTS

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 X

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: CZ-21-04EnterpriseRentACar (21-332 : CZ-21-04, Automotive Truck Rental in HB District)

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 address is 85 Squire Road (Route 60). The current use is a Verizon Retail Store. The property contains 0.692 acres of land with an existing free standing building containing approximately 3,395 square feet and built in 1974.

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

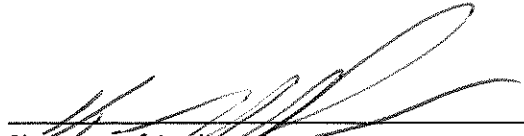
The proposed use is an Enterprise Rental Car location. The property is located within the HB district as a Highway Business district (HB), highway commercial and regional business. Under 17.16.040.D, in the HB District the proposed "Automotive/truck rental office and storage" for an Enterprise Rental Car location is NOT permitted.

The proposed change to the zoning ordinance offered by the Applicant and Property Owner, per MGL 40A, § 5, is to amend the zoning ordinance (R.R.O. 17.16.040) to allow the use in the HB district by special permit (the use is currently allowed by special permit in the TED and PDD1 districts only).


The request is to allow the use in the HB district by special permit with the following conditions and restrictions:

1. Allowed vehicles as part of the "Automotive/truck rental office and storage" shall be limited to no more than a GVW 10,500 lb limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of 1/2 acre for any property seeking such a use by Special Permit.
4. No stacking of vehicles will be allowed on site.
5. No repair maintenance or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

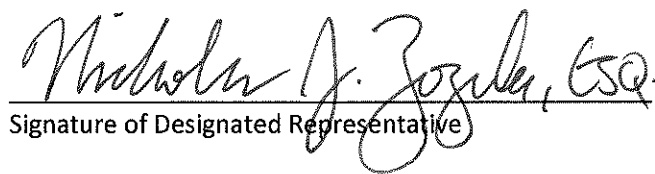
I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

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

8/23/2021  
Date

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

8/20/2021  
Date

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

8/24/2021  
Date

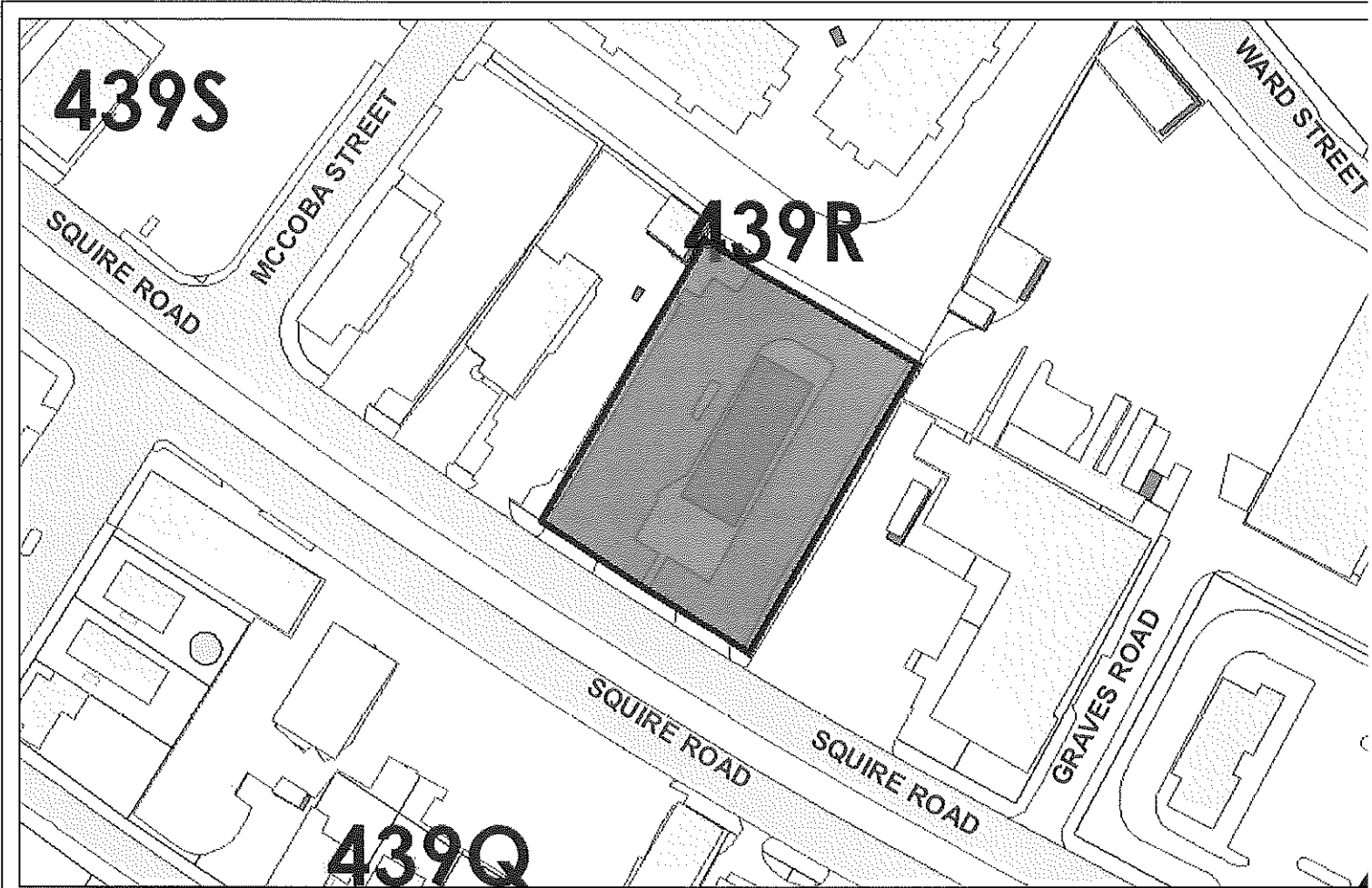
Received from above applicant, the sum of \$ 320 to apply against administrative and mailing costs.

\_\_\_\_\_

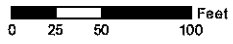
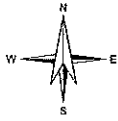
Date Submitted to the Revere Planning Board:

August 24, 2021  
\_\_\_\_\_

Attachment: CZ-21-04EnterpriseRentACar (21-332 : CZ-21-04, Automotive Truck Rental in HB District)



85 Squire Road

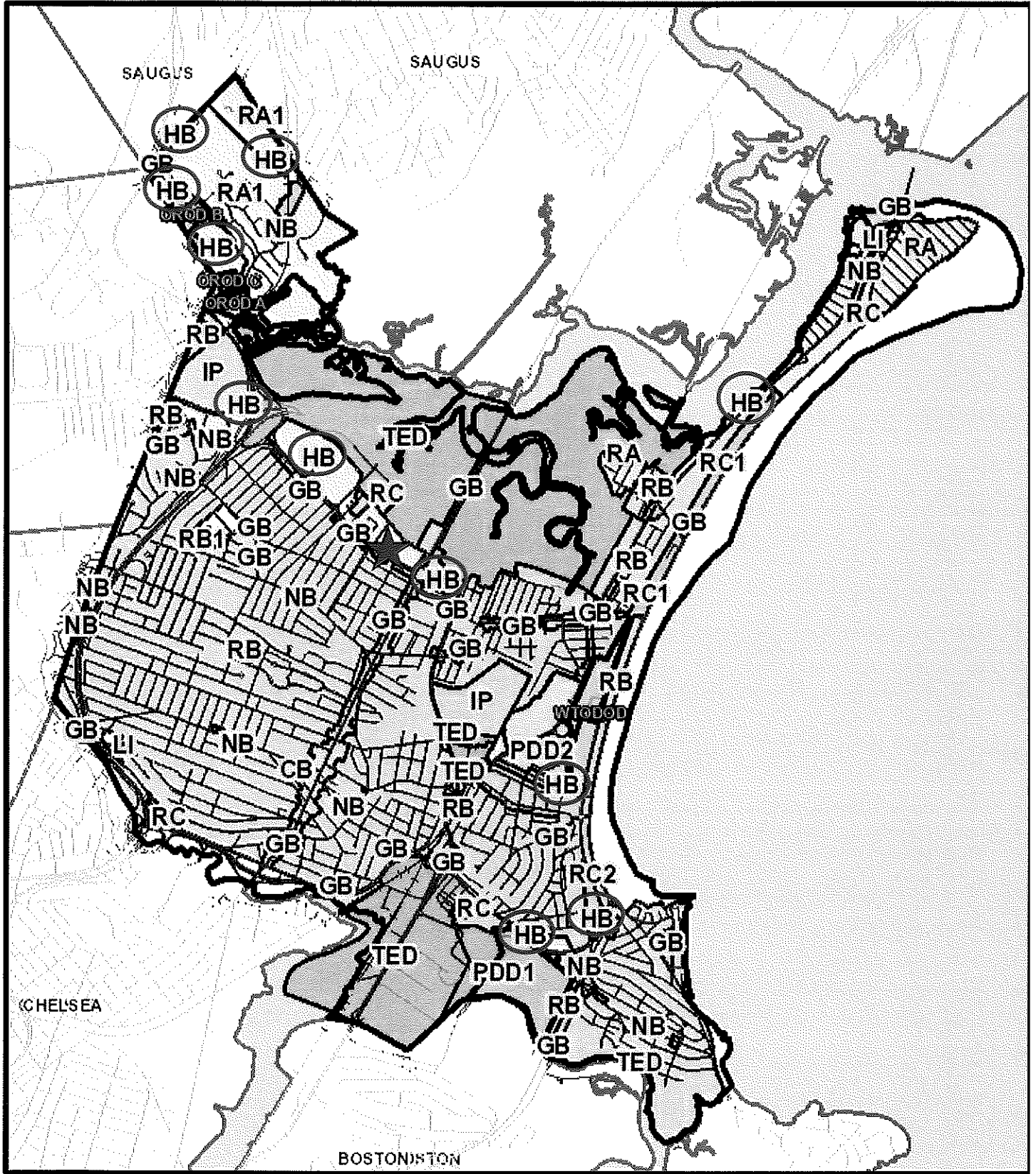


Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use of or reliance upon GIS information.



Attachment: CZ-21-04EnterpriseRentACar (21-332 : CZ-21-04, Automotive Truck Rental in HB District)

# City of Revere Zoning Map – Highway Business Districts



Attachment: CZ-21-04EnterpriseRentACar (21-332 : CZ-21-04, Automotive Truck Rental in HB District)

**MCDERMOTT QUILTY & MILLER LLP**

OPERATING ACCOUNT  
28 STATE ST., #802  
BOSTON, MA 02109  
(617) 946-4600



5-7017/2110

8/23/2021



10322

PAY TO THE ORDER OF Revere Journal

One Hundred Forty and 00/100\*\*\*\*\*

\$ \*\*140.00

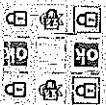
DOLLARS

Revere Journal  
385 Broadway, Suite 105  
Revere, MA 02151

MEMO

Legal Advertising-Enterprise-85 Squire Rd

⑈010323⑈ ⑆211070175⑆ 140204081⑈



VOID AFTER 30 DAYS  
*Seale Miller*  
AUTHORIZED SIGNATURE



Security features. Details on back.

**MCDERMOTT QUILTY & MILLER LLP**

OPERATING ACCOUNT  
28 STATE ST., #802  
BOSTON, MA 02109  
(617) 946-4600



5-7017/2110

8/23/2021



10322

PAY TO THE ORDER OF City of Revere

One Hundred Eighty and 00/100\*\*\*\*\*

\$ \*\*180.00

DOLLARS

City of Revere  
281 Broadway  
Revere, MA 02151

MEMO

Admin Expenses-Enterprise-85 Squire Rd

⑈010322⑈ ⑆211070175⑆ 140204081⑈



VOID AFTER 30 DAYS  
*Seale Miller*  
AUTHORIZED SIGNATURE



Security features. Details on back.

# The City of Revere, Massachusetts



## City Hall

281 Broadway  
 Revere, MA 02151  
 (781) 286-8160  
 (781) 286-8206 FAX

**Ashley E. Melnik**  
 City Clerk

Office of the City Clerk

To: Applicants Seeking a Change of Zoning Ordinances  
 or a Change of the Zoning Map from the Revere City Council  
 From: Ashley E. Melnik, City Clerk  
 RE: Application Procedure

---

The Revere City Council requires all applicants seeking a change of the Zoning Ordinances or a change of the Zoning Map to submit the following documents:

1. An application for a change of the Zoning Ordinances or a change of the Zoning Map from the Revere City Council.
2. An application for an amendment of the Zoning Map shall include a plan indicating the parcels that will be affected by the proposed Zoning Map amendment. N/A NOT NEEDED PER CIVIL CLERK OFFICE
3. The required fees for submission of an application for a change of the Zoning Ordinances or a change of the Zoning Map to the Revere City Council.

Please note that applications for a change of the Zoning Ordinances or a change of the Zoning Map will not be accepted unless the applicant fulfills all of the application requirements of the Revere City Council.

10/28/88  
 10/10/02  
 7/21/05  
 5/24/11  
 2/1/17

Attachment: CZ-21-04EnterpriseRentACar (21-332 : CZ-21-04, Automotive Truck Rental in HB District)

City of Revere, Massachusetts  
Schedule of Fees  
for Public Hearing  
for Licenses, Permits, Zoning Amendment, Board of Appeals

~~Applicant is required to secure a certified list of abutters and abutters to the abutter as required by Chapter 40A, Section 11 of the Massachusetts General Laws from the City of Revere Board of Assessors and the Board of Assessors of neighboring cities and towns if required, and submit said certified list(s) to the City Clerk's Office with the completed application and separate checks listed below. N/A NOT NEEDED PER CIVIL CLERK OFFICE~~

(The Board of Assessors shall provide a hard copy of the certified list(s) and two (2) sets of mailing labels to facilitate the mailing of first notices and decision notices.)

**1.) City of Revere** \$180.00  
For administrative expenses  
of the City Clerk's Office. (\$180.00)

**2.) Revere Journal** \$140.00  
Legal advertising expenses  
relative to variance public hearing (\$70.00/week)

- 3/18/91
- 3/27/92
- 2/2/94
- 9/7/94
- 12/5/96
- 7/21/05
- 5/24/11
- 2/1/17

Attachment: CZ-21-04EnterpriseRentACar (21-332 : CZ-21-04, Automotive Truck Rental in HB District)



N/A - NOT NEEDED PER CITY CLERK OFFICE

**Plot Plan Requirements  
Relative to the Submission of  
~~Variance Application to the Zoning Board of Appeals  
Special Application to the Revere City Council~~**

- ~~1. Applications to the Zoning Board of Appeals or the Revere City Council must include a plot plan illustrated in black ink on 8½' x 14' mylar suitable for recording in the Suffolk County Registry of Deeds in accordance with Suffolk County Registry of Deeds' standards.~~
2. The plot plan must illustrate lot or lots for which application is submitted. Multiple lots assembled to form a buildable lot must be illustrated with hash lines between lots to indicate location of multiple lots. Applications for variances for subdivision purposes must include existing lot lines illustrated with hash lines as well as proposed new lot lines illustrated by bold lines. Plot plans submitted for variance for subdivision purposes must include existing as well as proposed lot numbers.
3. The plot plan must illustrate lot dimensions, i.e., lot frontage and lot size. Plan must also illustrate yard dimensions, i.e., front, side and rear yard setbacks.
4. Plot plan must include calculations of percentage of principal building coverage on the lot, usable open space and current and proposed building and/or structure height. (See section 17.24.010 of Revere Zoning Ordinances for reference.)
5. Plot plan must illustrate parking spaces. (See Section 17.28.020 of Revere Zoning Ordinances for requirements.)
6. Plot plan must indicate current zoning designation of lot as well as street address of lot.
7. Plan must illustrate all existing structure, stairs, decks, chimney foundations, swimming pools, sheds, patios, etc.
8. Plan must illustrate the exact distance of structures on direct abutting properties in proximity to the applicant's property.
9. Plan must indicate the names of direct abutters illustrated on their adjoining properties.
10. Plan must illustrate the amount of new increased square footage being requested by this application.
11. Plan must illustrate the proposed number of stories and height of the proposed structure.

10/28/88

12/1/89      amended

2/2/94      amended

3/27/05      amended

**Public Hearing Notice  
City of Revere, MA  
Proposed Loan Order  
\$3,000,000 – Water Main Bonds**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 27, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed loan order:

That \$3,000,000 is appropriated to pay costs of constructing, reconstructing, laying, relaying, extending , lining and/or relining water mains, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(5) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

Attest:  
Ashley E. Melnik  
City Clerk

Revere Advocate  
August 27, 2021  
Tear Sheet  
Affidavit of Publication  
Send Invoice To: [amelnik@revere.org](mailto:amelnik@revere.org)

**Public Hearing Notice  
City of Revere, MA  
Proposed Loan Order  
\$5,000,000 - Road Bonds**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 27, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed loan order:

That \$5,000,000 is appropriated to pay costs of constructing, reconstructing, paving, repaving and/or repairing roads, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(I) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

Attest:  
Ashley E. Melnik  
City Clerk

Revere Advocate  
August 27, 2021  
Tear Sheet  
Affidavit of Publication  
Send Invoice To: [amelnik@revere.org](mailto:amelnik@revere.org)

Attachment: ph.CapitalImprovementLoanOrderRoadBonds09272021 (21-315 : \$5,000,000 Roadway Bond)

**Public Hearing Notice  
City of Revere, MA  
Proposed Loan Order  
\$175,000 – DPW Backhoe Bonds**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 27, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed loan order:

That \$175,000 is appropriated to pay costs of purchasing a backhoe for the Department of Public Works, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(I) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

Attest:  
Ashley E. Melnik  
City Clerk

Revere Advocate  
August 27, 2021  
Tear Sheet  
Affidavit of Publication  
Send Invoice To: [amelnik@revere.org](mailto:amelnik@revere.org)

**Public Hearing Notice  
City of Revere, MA  
Proposed Loan Order  
\$1,725,000 – Land Acquisition Bonds**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 27, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed loan order:

That the City is hereby authorized to acquire by eminent domain the property located at 29 Thayer Avenue in Revere, Massachusetts, as more completely described in the deed from Thayer Avenue, LLC, dated July 31, 2012, recorded at the Suffolk County Registry of Deeds in Book 49938, Page 53, and to take any other action incidental and related thereto, for recreational and open space purposes; that \$1,725,000 is appropriated to pay the costs of said land acquisition project, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment or the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

Attest:  
Ashley E. Melnik  
City Clerk

Revere Advocate  
August 27, 2021  
Tear Sheet  
Affidavit of Publication  
Send Invoice To: [amelnik@revere.org](mailto:amelnik@revere.org)

Attachment: ph.29ThayerAvenueLandAcquisitionBonds09272021 (21-289 : LOAN ORDER- LAND ACQUISITION LOAN ORDER)



The City of Revere Massachusetts  
 Diane R. Colella  
 Election Commissioner  
 Email: [dcolella@revere.org](mailto:dcolella@revere.org)

City Hall  
 281 Broadway  
 Revere, MA 02151  
 781-286-8200, 781-286-8206 facsimile

September 22, 2021

Honorable Members of the Revere City Council  
 C/o Revere City Hall  
 Office of the City Clerk  
 281 Broadway  
 Revere, MA 02151

Dear Honorable Members of the Revere City Council,

Enclosed for your review and approval is the Warrant for the upcoming Local Election on Tuesday, November 2, 2021, for the Offices of Councillor At Large, Ward Councillors for Wards 1 through 6 and the School Committee.

Please let me know if you have any questions.

Thank you for your continued support.

Respectfully submitted,

*Diane R. Colella*

Diane R. Colella  
 Election Commissioner  
 City of Revere

Enclosure



The City of Revere Massachusetts  
 Diane R. Colella  
 Election Commissioner  
 Email: [dcolella@revere.org](mailto:dcolella@revere.org)

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22 de septiembre de 2021

Miembros Honorables del Consejo de la Ciudad de Revere  
 C/o Ayuntamiento de Revere  
 Oficina del secretario de la Ciudad  
 281 Broadway  
 Revere, MA 02151

Estimados Miembros Honorables del Consejo de la Ciudad de Revere,

Adjunto para su revisión y aprobación, es la Orden para el próximo Elección Local en martes, 2 de noviembre de 2021 para las Oficinas de concejal General Municipal, Concejales del Distritos Electorales por Distrito Electoral 1 a 6 y Comité De La Escuela.

Por favor contáctenos si tiene algunas preguntas.

Gracias por su continuo apoyo.

Respetuosamente,

*Diane R. Colella*

Diane R. Colella  
 Comisionada de Elecciones  
 City of Revere

Adjunto

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

*ESTADO DE MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARIO DEL ESTADO*

*WARRANT CALLING THE LOCAL ELECTION ON TUESDAY, NOVEMBER 2, 2021.*  
ORDEN JUDICIAL ANUNCIANDO LA ELECCION LOCAL DE LA CIUDAD EL MARTES, 2 DE NOVIEMBRE DE 2021.

SS. SUFFOLK COUNTY  
CONDADO DE SUFFOLK  
GREETINGS: TO THE CITY CLERK OF THE CITY OF REVERE  
SALUDOS: A LA SECRETARIA DE LA CIUDAD DE REVERE

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the CITY OF REVERE who are qualified to vote in a Local Election to vote at:

En nombre del Estado de Massachusetts, se requiere que usted notifique y avise a los habitantes de la Ciudad de Revere que estén calificados para votar en una elección local votar en:

WARD 1 PRECINCTS 1, 2 AND 3 Distrito de la Ciudad 1 Distrito Electoral 1, 2 y 3	Beachmont Veteran’s Memorial School, 15 Everard Street, Gymnasium, Entrance on Bennington Street. Escuela Beachmont Veteran’s Memorial, Gimnasio, Entre por Bennington Street.
WARD 2 PRECINCTS 1, AND 3A. Distrito de la Ciudad 2 Distrito Electoral 1 y 3A	Garfield Magnet School, 176 Garfield Avenue, Gymnasium. (En el gimnasio)
WARD 2 PRECINCTS 2, AND 3 Distrito de la Ciudad 2 Distrito Electoral 2 y 3	Carl Hyman Towers, 50 Walnut Avenue. Torres Carl Hyman,
WARD 3 PRECINCTS 1, 2 & 3 Distrito de la Ciudad 3 Distrito Electoral 1, 2 y 3	Saint Anthony’s Church, 250 Revere Street, Rear Entrance, Bingo Hall Iglesia de Santo Anthony, 250 de la calle Revere, entrada por atrás, sala de bingo.
WARD 4 PRECINCTS 1, 2 & 3 Distrito de la Ciudad 4 Distrito Electoral 1, 2 y 3	Staff Sargent James J. Hill Elementary School 51 Park Avenue, Parking Lot entrance. Entrada al estacionamiento
WARD 5 PRECINCT 1 Distrito de la Ciudad 5 Distrito Electoral 1	Point of Pines Yacht Club, 28 Rice Avenue Club de Yates Point of Pines, 28 de la avenida rice
WARD 5 PRECINCTS 1A & 2 Distrito de la Ciudad 5 Distrito Electoral 1A y 2	Jack Satter House, 420 Revere Beach Boulevard Casa de Jack Satter
WARD 5 PRECINCT 2A Distrito de la Ciudad 5 Distrito Electoral 2A	Turkish Cultural Center, 500 Revere Street, Rear Entrance Centro Cultural Turco, 500 de la calle Revere, entrada por atrás.

Attachment: 2021 Local Election Tuesday November 2 2021 (21-317 : Warrant for November 2, 2021 Local Election)



WARD 5 PRECINCT 3  
Distrito de la Ciudad 5  
Distrito Electoral 3

Revere High School, 101 School Street, Foyer  
Escuela Secundaria Revere, 101 de la calle School, Vestíbulo

WARD 6 PRECINCTS 1 & 2  
Distrito de la Ciudad 6  
Distrito Electoral 1 y 2

West Revere Complex, A.C. Whelan School, 107 Newhall Street, Gymnasium.  
Sargent Street Entrance.  
Escuela A.C. Whelan, Gimnasio, Ingrese en Sargent Street.

WARD 6 PRECINCT 3  
Distrito de la Ciudad 6  
Distrito Electoral 3

West Revere Complex, A.C. Whelan School, 107 Newhall Street, Cafeteria,  
Rear Entrance. Entrada trasera.

On **TUESDAY, THE SECOND DAY OF NOVEMBER 2021**, FROM 7:00 A.M. TO 8:00 P.M. for the following purpose:

El martes 2 de noviembre de 2021 de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:

To cast their votes in the Local Election for the candidates for the following offices:  
Para emitir sus votos en la elección local para los candidatos de las siguientes oficinas:

COUNCILLOR AT LARGE  
CONCEJAL GENERAL MUNICIPAL

CITYWIDE  
TODA LA CIUDAD

WARD COUNCILLORS  
CONCEJAL DEL DISTRITO ELECTORAL

ONE THROUGH SIX.  
UNO A SEIS.

SCHOOL COMMITTEE  
COMITÉ DE LA ESCUELA

CITYWIDE  
TODA LA CIUDAD

You are hereby directed to deliver an attested copy to the precinct wardens.  
Por la presente, se le indica que entregue una copia certificada a los guardias del recinto.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.  
Por lo tanto, no falle y devuelva esta orden con sus acciones al respecto en el momento y lugar de dicha votación.

Given under our hands this 27<sup>th</sup> day of September 2021.

Entregado por nuestras manos este 27 día de septiembre de 2021.

Attest:  
Atestigua:

Ashley E. Melnik  
City Clerk  
Secretaria de la Cuidad



## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 23, 2021

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

Re: City of Revere Land Transfers

Dear Members of the Honorable City Council,

I write to request that your ordering the attached home rule petition that would authorize a transfer of an easement from the Department of Conservation and Recreation and the Division of Capital Asset Management and Maintenance to the City of Revere for municipal purposes. Upon Council approval, this legislation would be sent to Representative Jessica A. Giannino for introduction in the Massachusetts House of Representatives.

The transfers would allow for the activation of a public information kiosk at Wonderland Station as well as the construction of essential public fire safety facilities. Statutory information can be found in the text of the legislation itself, and if you would like to hear more about the necessity of this matter, please reach out to Frank Stringi, City Planner, or Don Ciaramella, Chief of Infrastructure.

Thank you for your efforts to ensure the speedy passage of this legislation for the convenience of our residents.

Regards,

Brian M. Arrigo

## CITY OF REVERE LAND TRANSFERS

AN ACT AUTHORIZING THE DEPARTMENT OF CONSERVATION AND RECREATION AND THE DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE TO TRANSFER AN EASEMENT IN CERTAIN PROPERTY AND THE FEE IN CERTAIN PROPERTIES TO THE CITY OF REVERE ALL FOR MUNICIPAL PURPOSES

*Whereas, the deferred operation of this act would tend to defeat its purpose, which is to provide forthwith for the activation of a public information kiosk at Wonderland Station and the construction of essential public fire safety facilities on certain parcels of land in the City of Revere, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.*

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

## SECTION 1. Transfers of Easement and Fee Parcels

(a) Notwithstanding any general or special law to the contrary, the Department of Conservation and Recreation (hereinafter the “Department”), acting through the Division of Capital Asset Management and Maintenance (hereinafter the “Division”) may convey a utility easement in certain parcels of land owned by the Commonwealth and under the care and control of the Department and currently used for landscape, roadway access and parking purposes, as shown on plans entitled “ELECTRICAL POWER SITE PLAN” prepared by WSP for project “REVERE BEACH KIOSK.” that shall be filed with the Commissioner of the Department, to the City of Revere (hereinafter the “City”).

(b) Notwithstanding any general or special law to the contrary, the Department of Conservation and Recreation (hereinafter the “Department”), acting through the Division of Capital Asset Management and Maintenance (hereinafter the “Division”) may convey a certain parcel of land owned by the Commonwealth and under the care and control of the Department and currently used for landscape, roadway access and parking purposes, as shown as Lot A on a plan entitled “Approval Not Required (ANR) Plan Located in Revere, Massachusetts (Suffolk County)” prepared for Winter Street Architects by Brennan Consulting, dated June 8, 2021, which plan shall be filed with the Commissioner of the Department, in fee, by deed and or confirmatory deed, to the City of Revere (hereinafter the “City”) for the purpose of construction of municipal fire safety facilities and other structures and facilities related thereto.

(c) Notwithstanding any general or special law to the contrary, the Department and the Division may convey certain parcels of land owned by the Commonwealth and under the care and control of the Department and currently used for landscape, roadway access and parking purposes, as shown as “Lot B” on a plan entitled “Revere Beach Parkway” prepared for the City of Revere by Beals and Thomas, Inc, dated May 18, 2005, which plan shall be filed with the Commissioner of the Department, in fee, by deed to the City for the purpose of construction of municipal fire safety facilities and other structures and facilities related thereto.

(d) The Commissioner of the Department or her designee may execute and record any instruments necessary on behalf of the Department to effectuate this section upon the

## CITY OF REVERE LAND TRANSFERS

delivery of a deed or deeds to certain lands owned by the City in satisfaction of the City's obligations under the "No Net Loss" policy of the Commonwealth with respect to lands subject to Article 97 of the Massachusetts Constitution.

SECTION 3. If the easement conveyed pursuant to Section 1(a) ceases to be used for the purposes described in said section 1(a), the easement shall revert to the Department.

SECTION 4. No funds shall be paid to the DCR in consideration for any interest transferred or conveyed by this act. No funds shall be paid by the City to the Commonwealth for any interest transferred or conveyed by this act.

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